

# BE REAL ESTATE

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits 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.

## COUNCIL PROPERTY FILE



## Dunedin City Council – Land Information Memorandum

Property Address: 19 Ascot Street Dunedin

Prepared for: Justin George Booth

Prepared on: 22-Jul-2025

### Property Details:

|                    |                         |
|--------------------|-------------------------|
| <b>Property ID</b> | 5059688                 |
| <b>Address</b>     | 19 Ascot Street Dunedin |
| <b>Parcels</b>     | LOT 2 DP 3540           |

### 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 22-Jul-2025

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

## Contents

|   |    |
|---|----|
| Dunedin City Council – Land Information Memorandum .....  | 1  |
| Property Address: 19 Ascot Street Dunedin.....  | 1  |
| Prepared for: Justin George Booth.....  | 1  |
| Prepared on: 22-Jul-2025 .....  | 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 .....   | 5  |
| Other Natural Hazards.....  | 5  |
| Otago Regional Council Hazard Information.....  | 6  |
| Contaminated Site, Hazardous Substances and Dangerous Goods .....   | 6  |
| Contaminated Site Information.....  | 6  |
| Historic Dangerous Goods Licence(s) .....   | 6  |
| Hazardous Substances.....   | 6  |
| s44A(2)(b) Information on private and public stormwater and sewerage drains.....  | 6  |
| Drainage .....  | 6  |
| Foul Sewer and Waste Water .....  | 6  |
| Public Sewer Sheets.....  | 7  |
| Dunedin City Council Private Drainage plans incomplete .....  | 7  |
| s44A(2)(bb) Information Council holds regarding drinking water supply to the land .....   | 7  |
| Water Supply .....  | 7  |
| s44A(2)(c) Information relating to any rates owing in relation to the land .....  | 8  |
| Rates Details .....   | 8  |
| Rates Assessment Details .....  | 8  |
| s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land .....                      | 9  |
| (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....          | 9  |
| (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004 ..... | 9  |
| Building and Drainage Consents.....   | 9  |
| Building and Drainage Permits .....   | 9  |
| 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 .....   | 11 |
| s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....   | 11 |
| 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 ..... | 12 |
| Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.   | 12 |
| Building Information.....   | 12 |
| Minimum Floor Levels .....  | 12 |
| Planning.....   | 12 |
| Resource Consents within 50m of 19 Ascot Street Dunedin.....  | 12 |
| 3 Waters .....  | 15 |
| Information Regarding Watercourses .....  | 15 |
| Transport .....   | 16 |
| Glossary of Terms and Abbreviations.....  | 17 |
| Consent, Permit, Licence & Complaint types .....  | 17 |
| Terms used in Permits & Consents.....   | 17 |
| General terms.....  | 18 |
| Appendices .....  | 19 |

## 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

### Other Natural Hazard Information

#### Flood Hazards

The following flood hazards have been identified:

##### **Minimum Floor Levels - South Dunedin**

South Dunedin properties with ground levels less than 2.5m above sea level (2.50m NZVD2016) are considered to be low lying and may have a history of flooding and are therefore outside the scope of the New Zealand Building Code Acceptable Solution E1/AS1.

Following the July 2015 and October 2024 flood events, Dunedin City Council published flood depth data and developed guidance for setting minimum floor levels which is available on the Dunedin City Council website at the following web address: [Minimum floor levels - Dunedin City Council](#)

#### Land Stability Hazards

No information.

#### Coastal Hazards

The following coastal hazards have been identified:

##### **Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise**

This property is within the study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise'. The report is available on the Council's website at <http://www.dunedin.govt.nz/climatechange> or by contacting Customer Services Agency on 03 477 4000.

##### **Dunedin Groundwater Monitoring and Spatial Observations**

The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned.

The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Please refer to the report for detail [http://shop.gns.cri.nz/sr\\_2020-11-pdf/](http://shop.gns.cri.nz/sr_2020-11-pdf/)



### South Dunedin Risk Assessment Report

This high level report, dated 6 March 2025, identifies risk across South Dunedin by assessing hazard likelihood, exposure, and vulnerability, before assigning corresponding risk scores. The impacts of these risks, should they be realised under different timescale and climate change scenarios, are also described. While the Council is considering actions which may alter, reduce or mitigate the risks identified in this report, the assessment of the risks presented in the Report is based on the assumption that the Council takes no additional actions to mitigate or remediate any risk identified in the Report. A copy of this Report can be found at [Hazard information - Dunedin City Council](#). You are advised to obtain your own professional advice about matters contained in this Report.

### 7 Potential Adaptation Futures for South Dunedin and Context Summary Reports

This report on the 7 Potential Adaptation Futures for South Dunedin outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment Report). The report describes the key characteristics of each potential adaptation future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in the year 2100). The context summary report provides additional background detail and explains the methodology used to develop the potential adaptation futures. A copy of these Reports can be found at [Hazard information - Dunedin City Council](#). You are advised to obtain your own professional advice about matters contained in this Report.

#### Seismic Hazards

The following seismic hazards have been identified:

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C. 'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

#### Other Natural Hazards

The following other natural hazards have been identified:

Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information. HazID 12118 <https://arcg.is/1bLqOa>

## Otago Regional Council Hazard Information

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

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

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

### **WARNING – Change in legislation and management of hazardous substances**

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

## Foul Sewer and Waste Water

### **Drainage Reticulation Plans**

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

### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement.

This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **7<sup>th</sup> May 2002**.

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](http://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](http://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](http://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

|                                   |                         |
|-----------------------------------|-------------------------|
| <b>Rate Account</b>               | 2059688                 |
| Address                           | 19 Ascot Street Dunedin |
| Valuation Number                  | 27500-74100             |
| <b>Latest Valuation Details</b>   |                         |
| Capital Value                     | \$445,000               |
| Land Value                        | \$370,000               |
| Value of Improvements             | \$75,000                |
| Area (Hectares)                   | 0.0443HA                |
| Units of Use                      | 1                       |
| <b>Current Rates</b>              |                         |
| Current Rating Year Starting      | 01-Jul-2025             |
| Dunedin City Council Rates        | \$3,389.87              |
| <b>Rates Outstanding for Year</b> | <b>\$3,389.87</b>       |

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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

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

#### Building and Drainage Consents

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

#### Building and Drainage Permits

[H-1926-143306](#) AAD19261397

B8726 - Plumbing and Drainage, (Hicks). The permit was lodged on 24-Jun-1926.

[H-1941-158325](#) AAD19411013

D7442 - Repair Boundary Trap, No Plan (Various Owners). The permit was lodged on 05-Aug-1941.

[H-1984-218782](#) AAD19841799

DK6919 - Plumbing, No Plan (Reid). The permit was lodged on 20-Jun-1984.

[H-1981-249277](#) AAK19810171

51249 - Glasshouse, (Reid). The permit was lodged on 09-Sep-1981.

[H-1927-144443](#) AAD19271155

(B9745) - Plumbing and Connect to Existing Drain B9439, (Hellyer). The permit was lodged on 03-Feb-1927.

#### 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

Dunedin currently has two district plans, and as at 19<sup>th</sup> August 2024, the partially operative Dunedin City Second Generation District Plan (“The 2GP”) almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. **The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued:** there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

## OPERATIVE DISTRICT PLAN INFORMATION

### Zoning

This property is zoned as follows in the District Plan.

*Zone*

RESIDENTIAL 2

### Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

*Noise Zone*

50Dt/40Nt dBA, 45SP dBA

## SECOND GENERATION PLAN INFORMATION

### Zoning

- General Residential 2 (refer Section 15, Residential)

### Scheduled Items

- Nil

### Overlay Zones

- Hazard 3 (coastal) Overlay Zone

### Mapped Areas

- South Dunedin Mapped Area

### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

### Minimum Floor Levels

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

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control 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 19 Ascot Street Dunedin

#### **5059680 24 Royal Crescent St Kilda**

[RMA-1998-362280](#) Resource Management Act (Historical Data) ERECT GARAGE ENCROACHING FRONT & SIDE BOUNDARY REQUIREMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/09/1998.

#### **5059682 22 Royal Crescent St Kilda**

[RMA-1986-354429](#) Resource Management Act (Historical Data) ESTABLISH CHURCH Ownr: GRAHAM/JOHNSON / App: GRAHAM & JOHNSON BOX 923 ANDERSON LLOYD (Notified - Non Complying). The outcome was Granted on 22/09/1986.

#### **5059687 21 Ascot Street Dunedin**

[RMA-2000-364483](#) Resource Management Act (Historical Data) TO ERECT A LEAN-TO STRUCTURE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/12/2000.

#### **5059748 16A Ascot Street Dunedin**

[LUC-1985-354452](#) Land Use Consent construct three flats. The outcome was Granted on 25/06/1985.

[RMA-1993-355963](#) Resource Management Act (Historical Data) ADD CONSERVATORY Ownr: I M & W P SCOONES (Non-Notified - Non Complying). The outcome was Granted on 25/03/1993.

#### **5059749 16B Ascot Street Dunedin**

[LUC-1985-354452](#) Land Use Consent construct three flats. The outcome was Granted on 25/06/1985.



**5059750 16C Ascot Street Dunedin**

LUC-1985-354452 Land Use Consent construct three flats. The outcome was Granted on 25/06/1985.

**5059751 18 Ascot Street Dunedin**

LUC-2025-250 Land Use Consent The proposal comprises the construction and use of two one-bedroom residential studio units within the rear yard of 18 Ascot Street, St Kilda.. There has been no outcome yet.

**5101297 9 Ravelston Street Dunedin**

RMA-1997-360557 Resource Management Act (Historical Data) SUBDIVISION OF TWO EXISTING ALLOTMENTS TO CREATE THREE ALLOTMENTS EACH CONTAINING A SEPARATE DWELLING. (Non-Notified - Non Complying). The outcome was Granted - Environment Court on 11/06/1998.

**5101298 11 Ravelston Street Dunedin**

RMA-1997-360557 Resource Management Act (Historical Data) SUBDIVISION OF TWO EXISTING ALLOTMENTS TO CREATE THREE ALLOTMENTS EACH CONTAINING A SEPARATE DWELLING. (Non-Notified - Non Complying). The outcome was Granted - Environment Court on 11/06/1998.

**5101299 13 Ravelston Street Dunedin**

RMA-1997-360557 Resource Management Act (Historical Data) SUBDIVISION OF TWO EXISTING ALLOTMENTS TO CREATE THREE ALLOTMENTS EACH CONTAINING A SEPARATE DWELLING. (Non-Notified - Non Complying). The outcome was Granted - Environment Court on 11/06/1998.

**5122321 20 Ascot Street Dunedin**

LUC-2015-358 Land Use Consent land use consent being the existing and new yard, height plane angle, and site coverage breaches of the existing dwellings on Lots 1 and 2 SUB-2015-65. The outcome was Granted on 07/09/2015.

SUB-2015-65 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 07/09/2015.

**5122322 20A Ascot Street Dunedin**

LUC-2015-358 Land Use Consent land use consent being the existing and new yard, height plane angle, and site coverage breaches of the existing dwellings on Lots 1 and 2 SUB-2015-65. The outcome was Granted on 07/09/2015.

SUB-2015-65 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 07/09/2015.

**5137424 1 - 17 Ravelston Street Dunedin**

SUB-2022-47/A Subdivision Consent s127 variation to condition - A nine-lot subdivision. The outcome was s127 Upheld on 13/05/2024.

LUC-2022-133 Land Use Consent A multi-unit development with density and bulk and location breaches. The outcome was Granted on 24/05/2022.

SUB-2022-47 Subdivision Consent A nine-lot subdivision. The outcome was Granted on 24/05/2022.

**5137425 2 - 17 Ravelston Street Dunedin**

SUB-2022-47/A Subdivision Consent s127 variation to condition - A nine-lot subdivision. The outcome was s127 Upheld on 13/05/2024.

LUC-2022-133 Land Use Consent A multi-unit development with density and bulk and location breaches. The outcome was Granted on 24/05/2022.

SUB-2022-47 Subdivision Consent A nine-lot subdivision. The outcome was Granted on 24/05/2022.

**5137426 3 - 17 Ravelston Street Dunedin**

[SUB-2022-47/A](#) Subdivision Consent s127 variation to condition - A nine-lot subdivision. The outcome was s127 Upheld on 13/05/2024.

[LUC-2022-133](#) Land Use Consent A multi-unit development with density and bulk and location breaches. The outcome was Granted on 24/05/2022.

[SUB-2022-47](#) Subdivision Consent A nine-lot subdivision. The outcome was Granted on 24/05/2022.

**5137427 4 - 17 Ravelston Street Dunedin**

[SUB-2022-47/A](#) Subdivision Consent s127 variation to condition - A nine-lot subdivision. The outcome was s127 Upheld on 13/05/2024.

[LUC-2022-133](#) Land Use Consent A multi-unit development with density and bulk and location breaches. The outcome was Granted on 24/05/2022.

[SUB-2022-47](#) Subdivision Consent A nine-lot subdivision. The outcome was Granted on 24/05/2022.

**5137428 5 - 17 Ravelston Street Dunedin**

[SUB-2022-47/A](#) Subdivision Consent s127 variation to condition - A nine-lot subdivision. The outcome was s127 Upheld on 13/05/2024.

[LUC-2022-133](#) Land Use Consent A multi-unit development with density and bulk and location breaches. The outcome was Granted on 24/05/2022.

[SUB-2022-47](#) Subdivision Consent A nine-lot subdivision. The outcome was Granted on 24/05/2022.

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](mailto: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](http://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](http://www.dunedin.govt.nz).

## Transport

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

**Encroachment on road reserve – Licence to Occupy required for privately owned garage and fence**

On the property's frontage there is a part of garage and fence that are located within the road reserve. These may remain at the pleasure of Council however due to the size of the encroachment, a Licence to Occupy the road reserve is required, please refer to our website for further details on how to apply, fees and charges will apply. Council accepts this situation but accepts no liability. Any damaged caused and the 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   |
| ABA | Application Building Act 1991                                    |
| AMD | Amendment to a Building Consent                                  |
| BC  | Building Consent   |
| BCC | Building Compliance Certificate - Sale and Supply of Alcohol Act |
| BCM | Building Complaint   |
| CER | Certifier  |
| COA | Certificate of Acceptance  |
| DGL | Dangerous Goods Licensing  |
| ENV | Health complaint   |
| HTH | Health licence   |
| LIQ | Alcohol licence  |
| NTF | Notice to Fix  |
| NTR | Notice to Rectify  |
| PIM | Project Information Memorandum                                   |
| POL | Planning Other Legislation                                       |
| RMA | Resource Management Act - Resource consent                       |
| RMC | Resource consent complaint                                       |
| WOF | Building Warrant of Fitness                                      |

### Terms used in Permits & Consents

|        |                                 |
|--------|---------------------------------|
| ALT    | Alteration                      |
| ADD    | Addition                        |
| BD D/C | Board drain in common           |
| BLD    | Building                        |
| BLDNG  | Building                        |
| BT     | Boundary trap                   |
| B/T    | Boiler tube                     |
| CCC    | Code Compliance Certificate     |
| DAP    | Drainage from adjacent property |
| DGE    | Drainage                        |
| DIC    | Drain in common                 |
| DR     | Drainage                        |
| DWG    | Dwelling                        |
| FS     | Foul sewer                      |



|     |                         |
|-----|-------------------------|
| HEA | Heater                  |
| ICC | Interim Code Compliance |
| MH  | Manhole                 |
| PL  | Plumbing                |
| PLB | Plumbing                |
| PTE | Private                 |
| SIS | Sewer in section        |
| WC  | Water course            |
| WT  | Water table             |
| SW  | Stormwater              |

### General terms

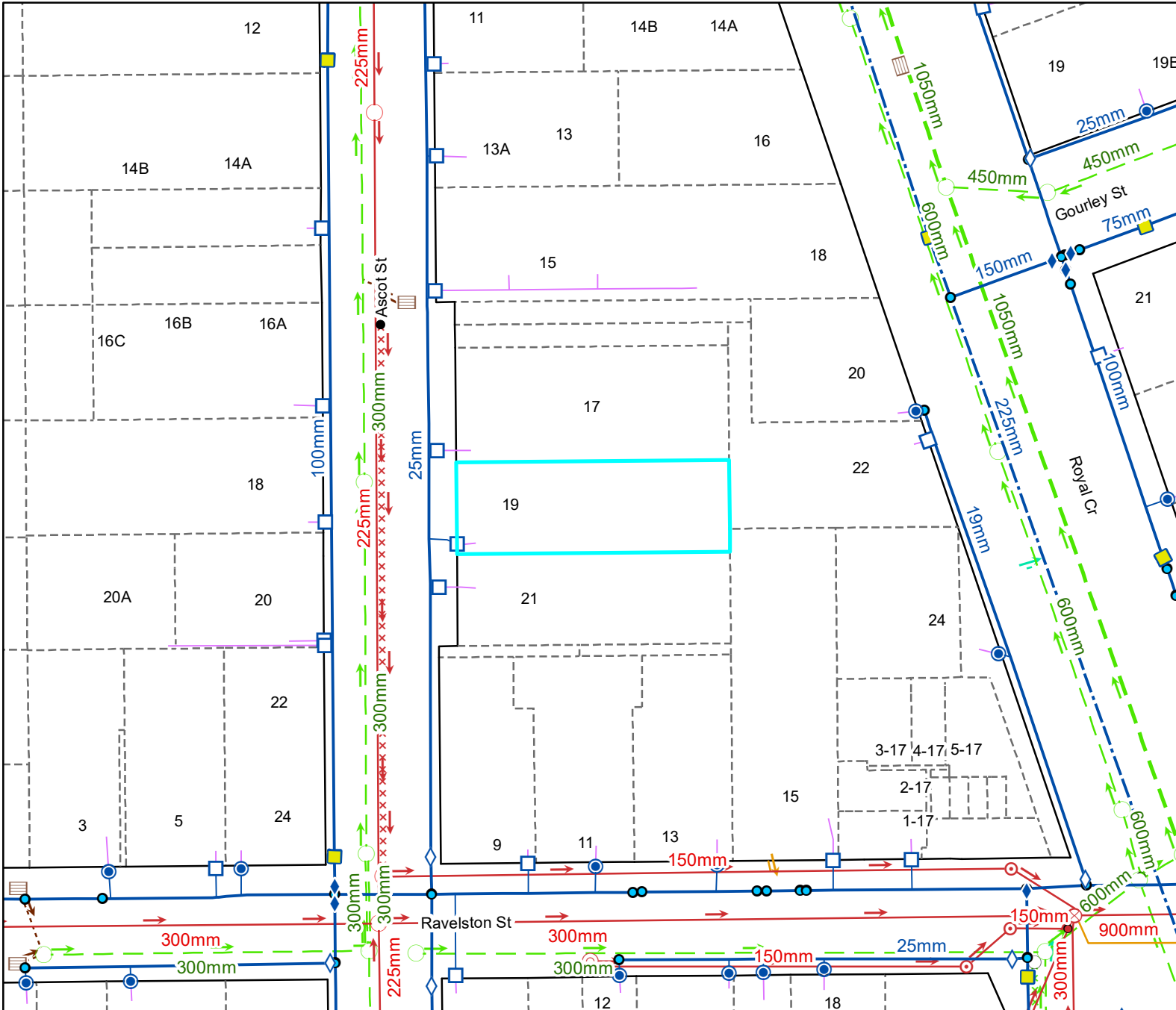
RDMS Records and Document Management System

## Appendices









Legend

### Water Supply

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

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

### Foul Sewerage

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

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

### Stormwater

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

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

### General

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

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

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES

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

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DUNEDIN DRAINAGE AND SEWERAGE BOARD

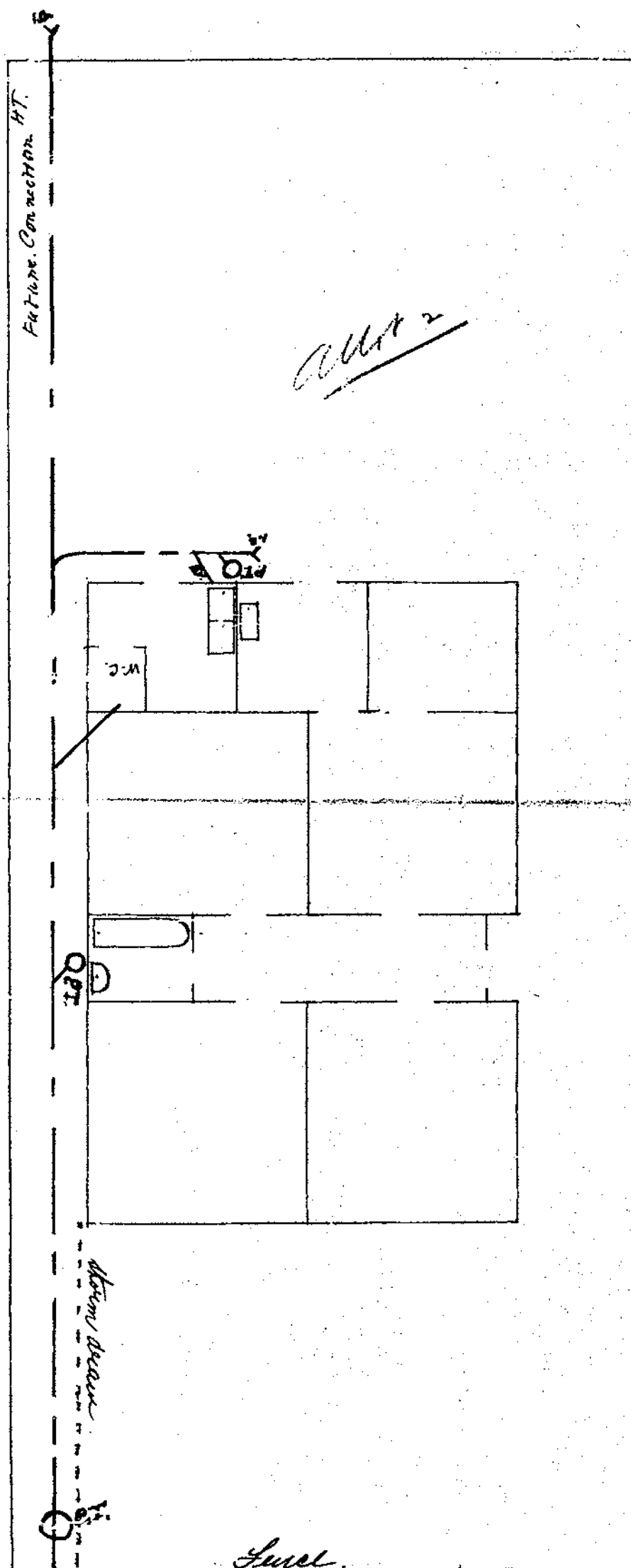
# HOUSE CONNECTION PLAN.

APPLICATION No. **B** 8776

DATE 28/6/76

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

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



fee B/9439  
is 9745

See 15A+15B  
Ascot St

## LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner A. G. G. G.

Street Princes Street

Locality Musselburgh

Block 9 Musselburgh

Section 9-10-11

Allotment 2

Signature of Drainer R. G. Proctor



DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. **B9748**

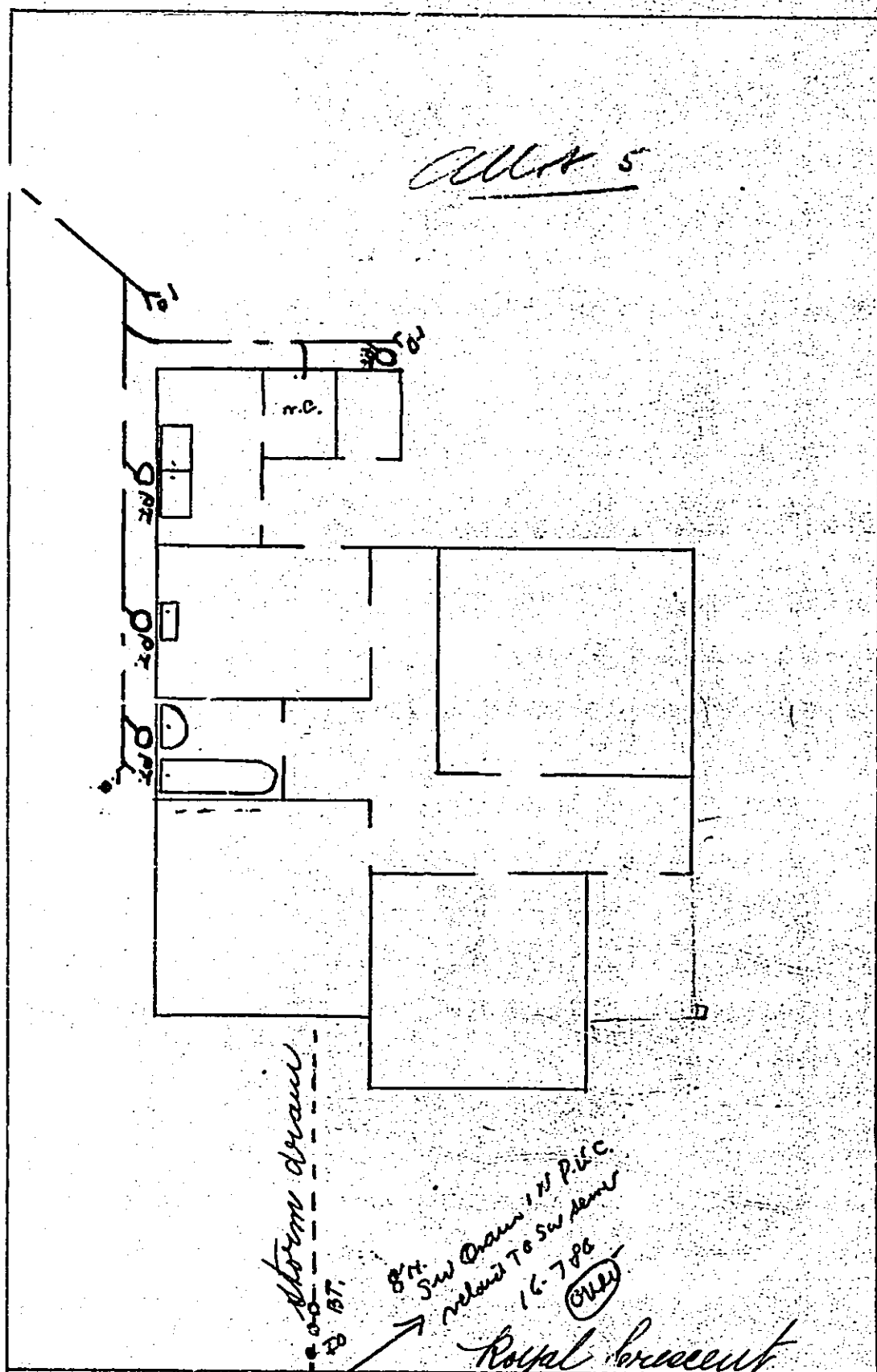
# HOUSE CONNECTION PLAN.

DATE \_\_\_\_\_

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

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

Drawn in Common Section 4



See 15.8  
B/9429  
B/8726  
P 19 Ascot

## LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner Mrs. Hellyer  
Street Royal Crescent  
Locality St. Kilda

Block 9  
Section 5 of 9.10.11.  
Allotment

Signature of Drainer H. C. Proctor

Glasshouse OK - 17.9.81

JH



ST. KILDA BOROUGH COUNCIL

The Town Clerk,  
P.O. Box 4001, St. Kilda

Having read the information on the reverse of this form, I hereby  
apply for a permit to carry out the following building work, and  
enclose detailed plans and specifications.

1. DESCRIPTION OF PROPOSED WORK

Elder Pituit glasshouse  
900mm from boundaries

2. DESCRIPTION OF SITE

Valuation Roll No. .... / .... / ....

ADDRESS

19 Ascot St

Lot ..... D.P. .... Section ..... Block .....

Nature of Soil ..... Area ..... m<sup>2</sup> .....

3. OWNER Name

Stanley Charles Reid

Telephone 51-695

Postal Address .....

4. BUILDER Name

Telephone .....

Postal Address .....

5. FURTHER PARTICULARS OF BUILDING

Area of Ground Floor ..... m<sup>2</sup> .....

Total Floor Area ..... 45 ..... m<sup>2</sup> .....

Area of all other Buildings on the Site ..... m<sup>2</sup> .....

Purpose for which every part of the Building is to be used or  
occupied .....

6. BUILDING PROJECTS AUTHORITY REGISTRATION

(Required for non-residential buildings valued at over \$20,000)

Estimated Date of Commencement .... / .... / .... Completion .... / .... / ....

Registration Number ..... Expiry Date .....

7. VEHICLE CROSSING REQUIRED

Yes/No (Separate Form Attached)

8. ESTIMATED VALUE OF THE WORK

Building

\$

Plumbing & Drainage

\$

Total

\$

600

9. SIGNATURE OF APPLICANT

S. C. Reid ..... Owner Builder

Date 9.9.80

Paid 9-9-81 368503.