



Dunedin City Council – Land Information Memorandum

Property Address: 3 - 20 Ings Avenue Dunedin

Prepared for: McMillan & Co Solicitors

Prepared on: 22-Jul-2025

Property Details:

Property ID	5060687
Address	3 - 20 Ings Avenue Dunedin
Parcels	FLAT 3 DP 12144 on LOT 2 DP 8879 3/13 SH 0.0112HA, LOT 2 DP 12143 3/13 SH 0.0005HA, LOT 7 DP 2459 3/13 SH 0.1012HA, PT LOT 8 DP 2459 3/13 SH 0.0124HA, PT LOT 21 DP 3516 3/13 SH 0.003HA, PT LOT 51 DP 3516 3/13 SH 0.0393HA

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.

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

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:

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 adaption 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.

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/

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

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.

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2060687
Address	3 - 20 Ings Avenue Dunedin
Valuation Number	27520-08200-C
Latest Valuation Details	
Capital Value	\$600,000
Land Value	\$245,000
Value of Improvements	\$355,000
Area (Hectares)	0HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,866.80
Rates Outstanding for Year	\$2,751.80

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	-	
	Refused	-	
	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-1993-323798](#) Building Consent - Add Conservatory to Flat 3

Lodgement Date	12-Nov-1993
Decision	Granted
Decision Date	06-Dec-1993
Current Status	CCC Issued
Previous Number	ABA934811

(Applications before 2007)

Building and Drainage Permits

[H-1969-194248](#) AAD19690462

H6057 - New Drain in Common for New Flats, (Milne). The permit was lodged on 07-Aug-1969.

[H-1969-194249](#) AAD19690463

H6416 - Plumbing for New Flats, No Plan (Milne). The permit was lodged on 14-Oct-1969.

[H-1969-247330](#) AAK19690165

39817 - Erect Four Flats and Six Carports, (Milne). The permit was lodged on 17-Apr-1969.

[H-1915-130607](#) AAD19150415 A9931 - Plumbing and Drainage for 18 Ings Ave, Shared with 20 Ings Avenue - DEMOLISHED (Marshall). The permit was lodged on 15-Dec-1915.

Building Notices

No Building Notices

Resource Consents

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

[LUC-1968-354250](#) - Land Use Consent

Description	Change of use for former St Clair Croquet Club property from recreational to residential use (no decision document found but appears to have been granted)
Lodgement Date	18-Mar-1968
Decision	Granted
Decision Date	18-Mar-1968
Current Status	Completed

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 19th 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 1

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 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident: 115294 – 15.1.2013 - Completed

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 3 - 20 Ings Avenue Dunedin

5060595 13 Ings Avenue Dunedin

[LUC-2017-259](#) Land Use Consent land use consent relating to existing bowling club, existing stand alone parking, use of existing under width driveway & existing & new yard & height plane angle linked to SUB-2017-50. The outcome was Granted on 12/07/2017.

[SUB-2017-50](#) Subdivision Consent subdivision consent for boundary adjustment. The outcome was Granted on 12/07/2017.

[RMA-1996-359874](#) Resource Management Act (Historical Data) VERANDAH ON CLUB HOUSE DBTR - ST CLAIR BOWLING CLUB INCORPORATED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1993-355869](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor Ownr:ST CLAIR BOWLING CLU / App: ST CLAIR BOWLING CLU CAUDWELLS BOX 957 DN (Non-Notified - Non Complying). The outcome was Granted on 03/05/1994.

[RMA-1993-356054](#) Resource Management Act (Historical Data) RESOURCE CONSENT TO EXTEND LICENSING HOURS OF ST CLAIR BOWLING CLUB (APPLICATION REDRAFTED 25/8/1993) (Non-Notified - Non Complying). The outcome was Granted on 23/02/1994.

5060678 12 Ings Avenue Dunedin

[RMA-2002-365837](#) Resource Management Act (Historical Data) ADD BEDROOM TO EXISTING REST HOME (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 20/08/2002.

5060685 1 - 20 Ings Avenue Dunedin

[LUC-1968-354250](#) Land Use Consent Change of use for former St Clair Croquet Club property from recreational to residential use (no decision document found but appears to have been granted). The outcome was Granted on 18/03/1968.

5060686 2 - 20 Ings Avenue Dunedin

[LUC-1968-354250](#) Land Use Consent Change of use for former St Clair Croquet Club property from recreational to residential use (no decision document found but appears to have been granted). The outcome was Granted on 18/03/1968.

5060688 4 - 20 Ings Avenue Dunedin

[LUC-1968-354250](#) Land Use Consent Change of use for former St Clair Croquet Club property from recreational to residential use (no decision document found but appears to have been granted). The outcome was Granted on 18/03/1968.

5060689 5 - 20 Ings Avenue Dunedin

[LUC-1968-354250](#) Land Use Consent Change of use for former St Clair Croquet Club property from recreational to residential use (no decision document found but appears to have been granted). The outcome was Granted on 18/03/1968.

5060693 26 Ings Avenue Dunedin

[LUC-2022-546](#) Land Use Consent A multi-unit development that includes: density and height-in-relation to boundary contraventions, associated large scale earthworks, and residential buildings that are not relocatable.. The outcome was Granted on 16/06/2023.

[SUB-2022-179](#) Subdivision Consent The subdivision of the land into thirteen residential lots and access lot. The outcome was Granted on 16/06/2023.

5060694 26B Ings Avenue Dunedin

LUC-2022-546 Land Use Consent A multi-unit development that includes: density and height-in-relation to boundary contraventions, associated large scale earthworks, and residential buildings that are not relocatable.. The outcome was Granted on 16/06/2023.

SUB-2022-179 Subdivision Consent The subdivision of the land into thirteen residential lots and access lot. The outcome was Granted on 16/06/2023.

5060695 26A Ings Avenue Dunedin

RMA-2005-369267 Resource Management Act (Historical Data) EXTENSION OF DWELLINGS WITHIN SIDE YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/08/2005.

RMA-1992-355087 Resource Management Act (Historical Data) TO DEMOL EXISTING CARPORT & ER GARAGE Ownr:CASEY / App: MR G G CASEY 26A INGS AVE (Non-Notified - Non Complying). The outcome was Granted on 26/05/1992.

5060696 28 Ings Avenue Dunedin

RMA-1996-359655 Resource Management Act (Historical Data) ADD TO DWG - GARAGE (Non-Notified - Non Complying). The outcome was Granted on 21/05/1996.

5060698 32 Ings Avenue Dunedin

LUC-2008-543 Land Use Consent replace carport with a garage. The outcome was Granted on 05/11/2008.

LUC-2007-79 Land Use Consent ALTERATION TO REAR OF DWELLING INCLUDING NON COMPLIANCE HPA. The outcome was Granted on 28/03/2007.

5060706 84A Hargest Crescent Dunedin

RMA-1996-359411 Resource Management Act (Historical Data) Flats Plan for three residential units (Non-Notified - Non Complying). The outcome was Granted on 28/03/1996.

5060707 84B Hargest Crescent Dunedin

RMA-1996-359411 Resource Management Act (Historical Data) Flats Plan for three residential units (Non-Notified - Non Complying). The outcome was Granted on 28/03/1996.

5060708 84C Hargest Crescent Dunedin

RMA-1996-359411 Resource Management Act (Historical Data) Flats Plan for three residential units (Non-Notified - Non Complying). The outcome was Granted on 28/03/1996.

5060710 90 Hargest Crescent Dunedin

RMA-2001-364953 Resource Management Act (Historical Data) CONSTRUCT EXTENSIONS TO EXISTING DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/08/2001.

5060717 33 Coughtrey Street Dunedin

RMA-2003-366771 Resource Management Act (Historical Data) TO EXTEND EXISTING RESIDENCE PARTIALLY WITHIN SIDE YARD REQUIREMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/07/2003.

5060724 17A Coughtrey Street Dunedin

RMA-1998-362011 Resource Management Act (Historical Data) Use existing dwelling as a day care facility for residents of St Barnabas Home for the Elderly. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

5120259 94 Hargest Crescent Dunedin

[SUB-2013-73](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent boundary adjustment. The outcome was Granted on 09/10/2013.

5125361 92 Hargest Crescent Dunedin

[SUB-2017-30](#) Subdivision Consent subdivision consent for 3 sites. The outcome was Granted on 16/05/2017.

[LUC-2017-171](#) Land Use Consent existing residential activity on Lot 1 SUB-2017-30 with yard, height plane angle, site coverage breaches and no on-site parking, and existing residential activity on new undersized Lot 2 SUB-2017-30 with a height plane angle breach. The outcome was Granted on 16/05/2017.

[SUB-2013-73](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 09/10/2013.

[LUC-2013-374](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent boundary adjustment. The outcome was Granted on 09/10/2013.

5125362 92A Hargest Crescent Dunedin

[SUB-2017-30](#) Subdivision Consent subdivision consent for 3 sites. The outcome was Granted on 16/05/2017.

[LUC-2017-171](#) Land Use Consent existing residential activity on Lot 1 SUB-2017-30 with yard, height plane angle, site coverage breaches and no on-site parking, and existing residential activity on new undersized Lot 2 SUB-2017-30 with a height plane angle breach. The outcome was Granted on 16/05/2017.

[SUB-2013-73](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 09/10/2013.

[LUC-2013-374](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent boundary adjustment. The outcome was Granted on 09/10/2013.

[LUC-2010-23](#) Land Use Consent convert a former church building into a dwelling. The outcome was Granted on 04/02/2010.

5125363 94A Hargest Crescent Dunedin

[LUC-2021-307](#) Land Use Consent the establishment of a residential unit. The outcome was Granted on 08/09/2021.

[SUB-2017-30](#) Subdivision Consent subdivision consent for 3 sites. The outcome was Granted on 16/05/2017.

[SUB-2013-73](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 09/10/2013.

[SUB-2013-73](#) Subdivision Consent boundary adjustment. The outcome was Granted on 09/10/2013.

5125594 13 Ings Avenue Dunedin

[LUC-2017-259](#) Land Use Consent land use consent relating to existing bowling club, existing stand alone parking, use of existing under width driveway & existing & new yard & height plane angle linked to SUB-2017-50. The outcome was Granted on 12/07/2017.

[SUB-2017-50](#) Subdivision Consent subdivision consent for boundary adjustment. The outcome was Granted on 12/07/2017.

[RMA-1998-371152](#) Resource Management Act (Historical Data) Section 223 request Hazards Comments:. The outcome was Granted on 10/12/1998.

[RMA-1998-362173](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT TO CREATE 3 LOTS FROM 3 LOTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 24/08/1998.

[RMA-1996-359874](#) Resource Management Act (Historical Data) VERANDAH ON CLUB HOUSE DBTR - ST CLAIR BOWLING CLUB INCORPORATED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1993-355869](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor Ownr:ST CLAIR BOWLING CLU / App: ST CLAIR BOWLING CLU CAUDWELLS BOX 957 DN (Non-Notified - Non Complying). The outcome was Granted on 03/05/1994.

[RMA-1993-356054](#) Resource Management Act (Historical Data) RESOURCE CONSENT TO EXTEND LICENSING HOURS OF ST CLAIR BOWLING CLUB (APPLICATION REDRAFTED 25/8/1993) (Non-Notified - Non Complying). The outcome was Granted on 23/02/1994.

5125595 13 Ings Avenue Dunedin

[LUC-2017-259](#) Land Use Consent land use consent relating to existing bowling club, existing stand alone parking, use of existing under width driveway & existing & new yard & height plane angle linked to SUB-2017-50. The outcome was Granted on 12/07/2017.

[SUB-2017-50](#) Subdivision Consent subdivision consent for boundary adjustment. The outcome was Granted on 12/07/2017.

[RMA-1998-371152](#) Resource Management Act (Historical Data) Section 223 request Hazards Comments:. The outcome was Granted on 10/12/1998.

[RMA-1998-362173](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT TO CREATE 3 LOTS FROM 3 LOTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 24/08/1998.

[RMA-1996-359874](#) Resource Management Act (Historical Data) VERANDAH ON CLUB HOUSE DBTR - ST CLAIR BOWLING CLUB INCORPORATED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

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5125596 13 Ings Avenue Dunedin

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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:

Vehicle crossing - shared vehicle access

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

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

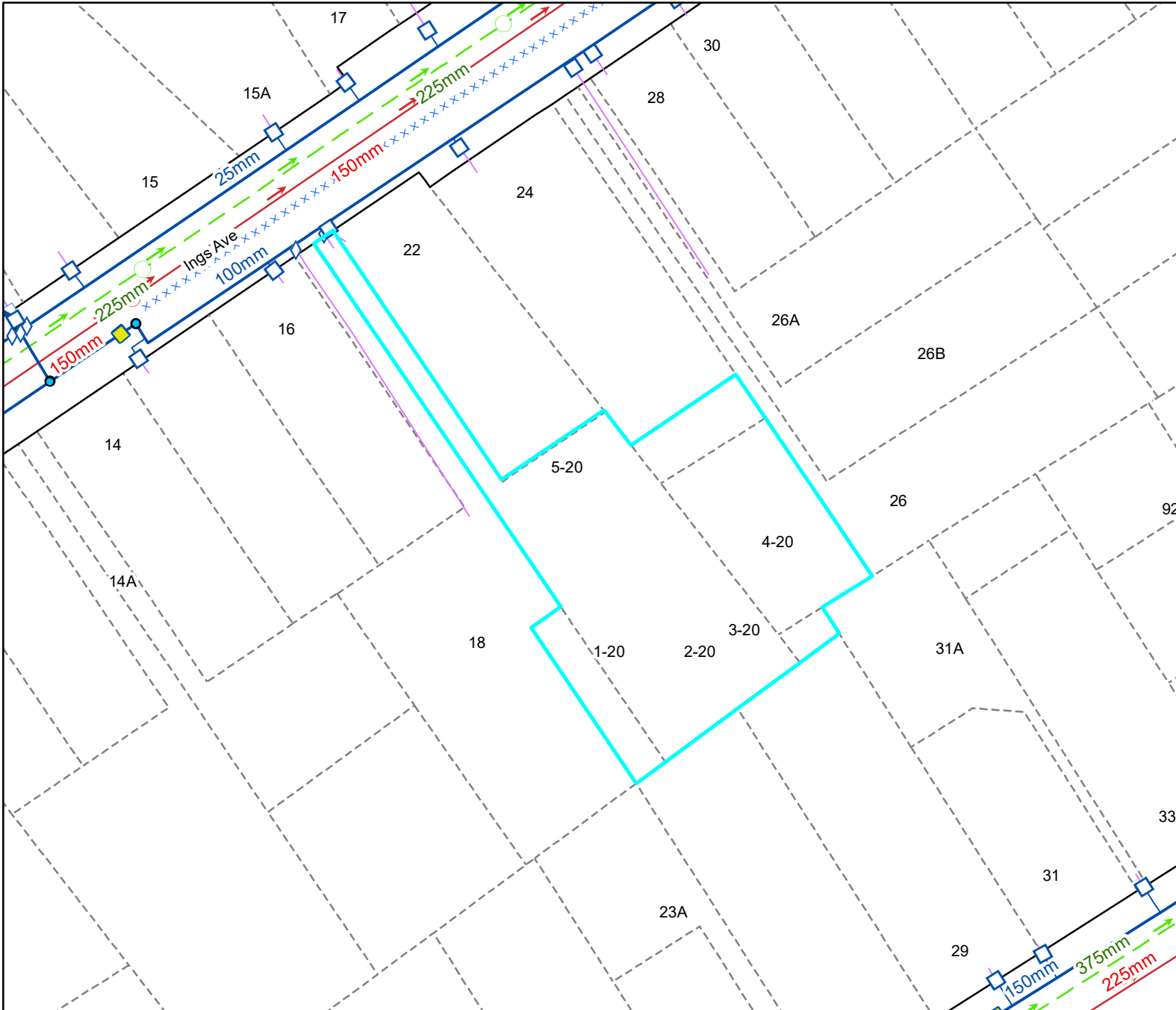
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

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
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

Cadastral

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.

Scale at A4:
1:750
16/07/2025
8:03:48 PM



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.

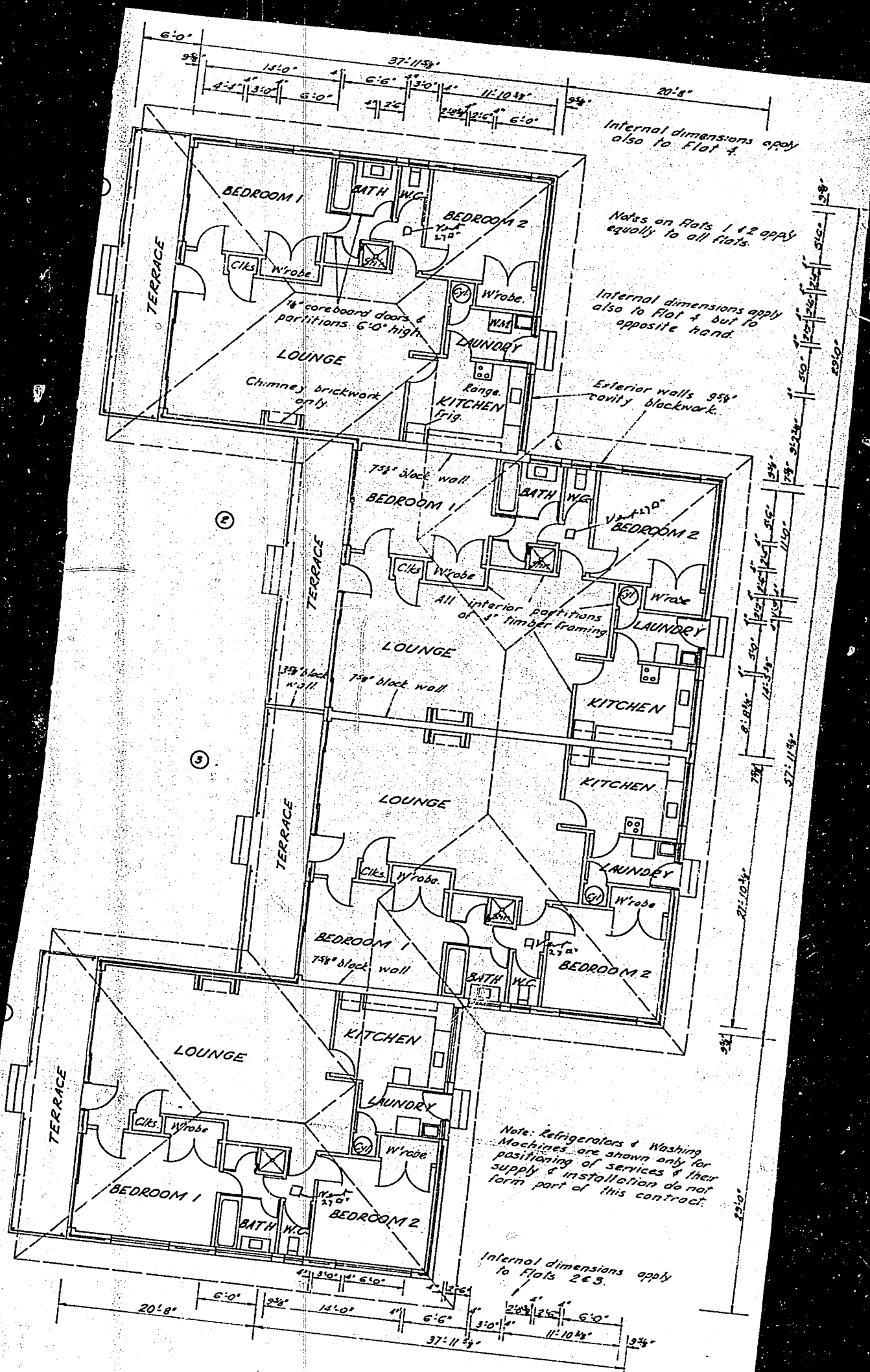
2019-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.

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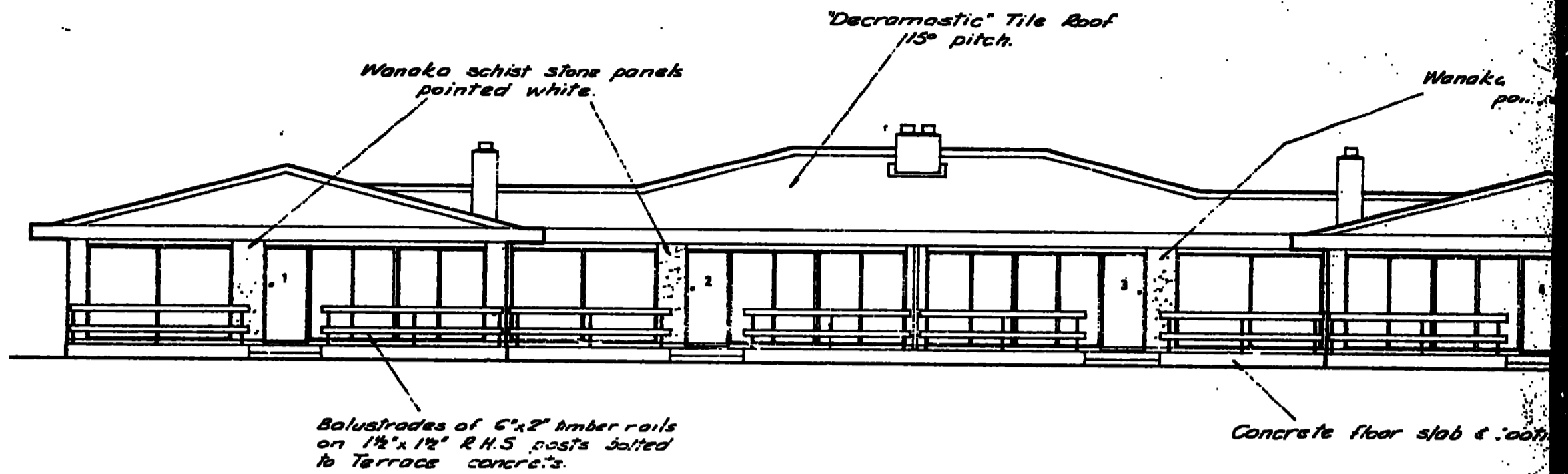
_____ Existing Drains
 — — — — — New Foul Drains
 - - - - - New Stormwater Drains

SITE PLAN

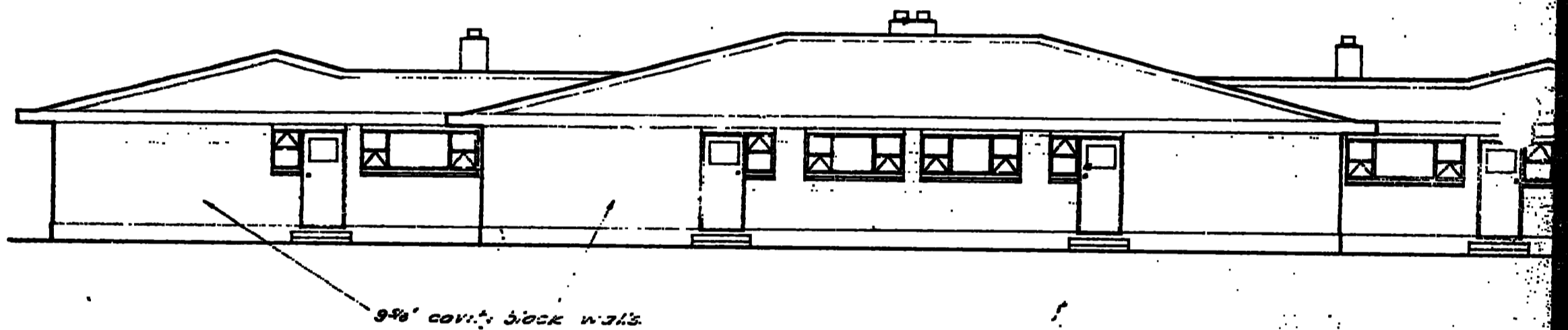
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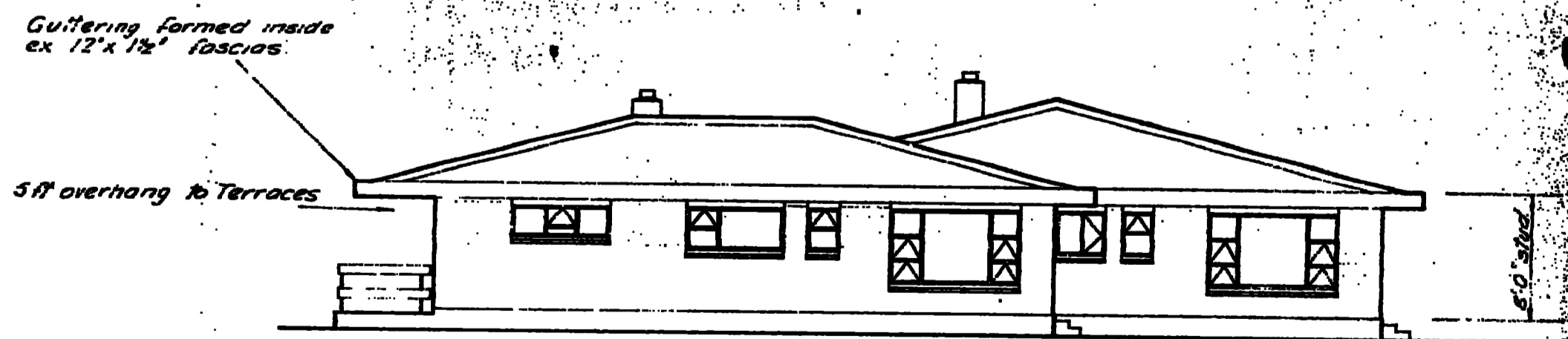
FLOOR PLAN



FRONT ELEVATION

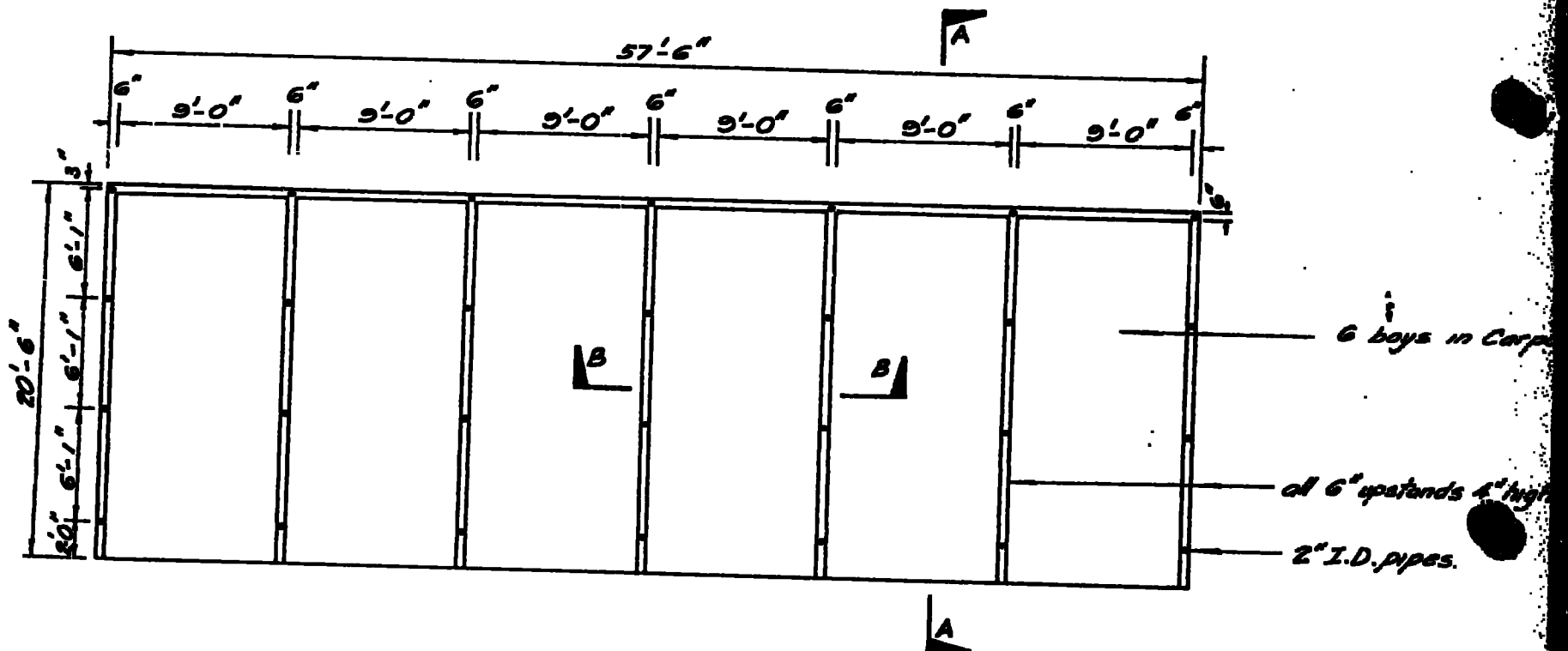


REAR ELEVATION



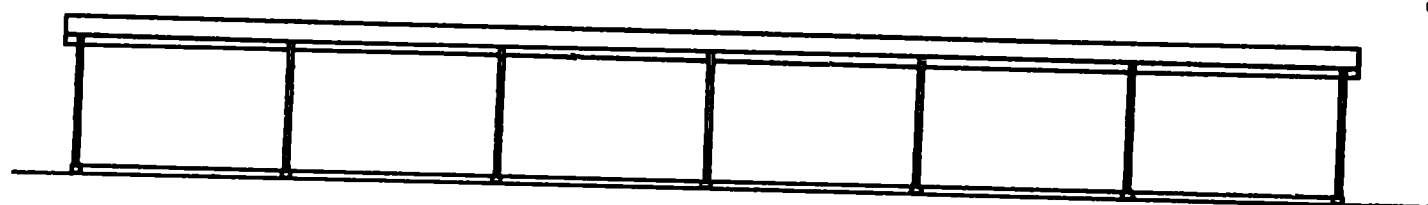
SIDE ELEVATION

PROPOSED BLOCK OF FLATS AT INGS AVE. ST. CLAIR FOR



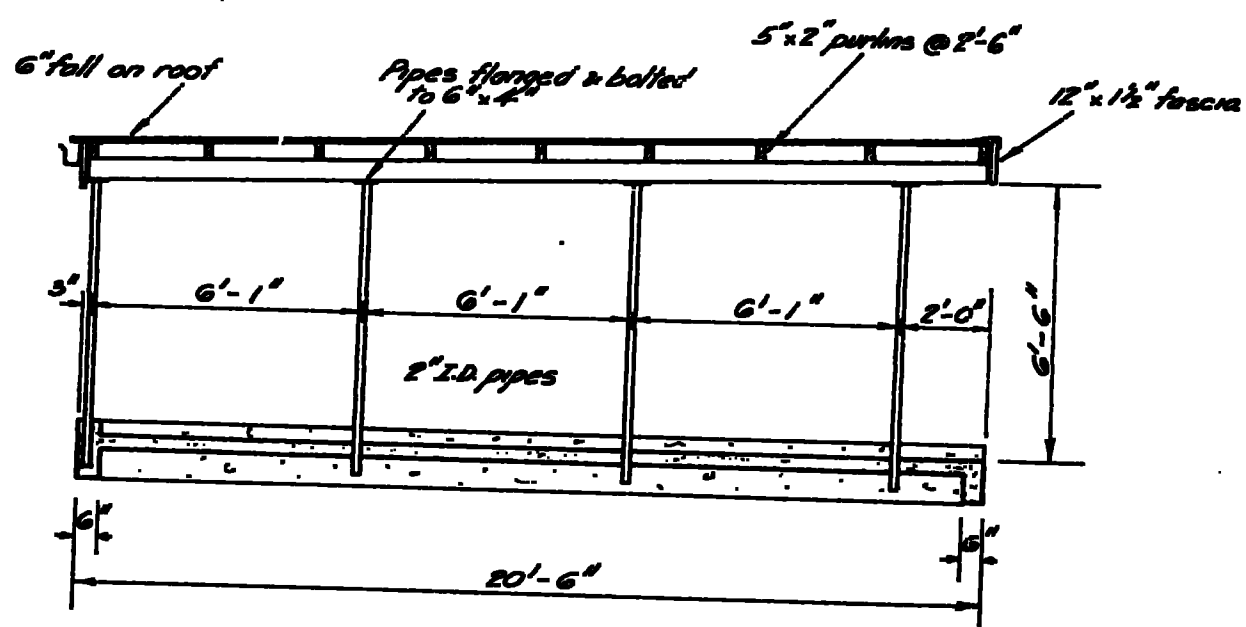
PLAN VIEW

Scale: $\frac{1}{8}$ inch to 1 ft



FRONT ELEVATION

Scale: $\frac{1}{8}$ inch to 1 ft

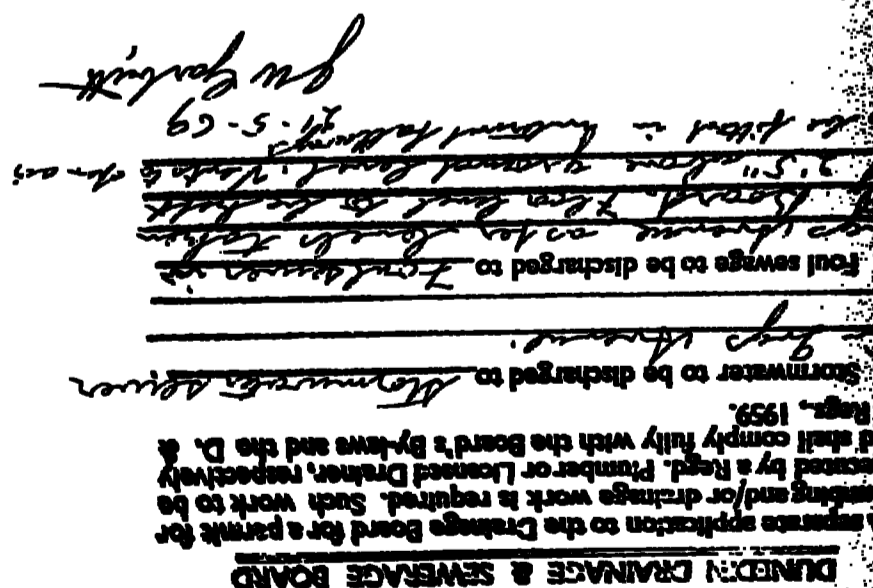


SECTION A-A

Scale: $\frac{1}{4}$ inch to 1 ft

PROPOSED BLOCK OF FLATS AT INGS AVE. ST. CLAIR. FOR MR. J. A.

ELEVATION



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-1993-323798	Telephone No:	03 477 4000
APPLICANT		PROJECT	
D J Garrick C/O Graeme Lewis PO Box 15171 Waiholo 9243		Work Type: Additions & Alterations Intended Use/Description of Work: Add Conservatory to Flat 3 Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		This CCC also applies to the following Amended Consents: N/A	
3 - 20 Ings Avenue Dunedin			
LEGAL DESCRIPTION			
Legal Description: FLAT 3 DP 12144 on LOT 2 DP 8879 3/13 SH 0.0112HA, LOT 2 DP 12143 3/13 SH 0.0005HA, LOT 7 DP 2459 3/13 SH 0.1012HA, PT LOT 8 DP 2459 3/13 SH 0.0124HA, PT LOT 21 DP 3516 3/13 SH 0.003HA, PT LOT 51 DP 3516 3/13 SH 0.0393HA Valuation Roll No: 27520-08200-C Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

The building work complies with the Building Consent

This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 30 December 1993 instead of from time of issue of the Code Compliance Certificate.

Signed for and on behalf of the Council:



Team Leader Inspections

Date: 12 July 2014

BUILDING CONSENT No.:

93/4811

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

Project Information Memorandum No.:

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

APPLICANTName:
MRS J NIEPER
Mailing Address:3/20 INGS AVE
DUNEDIN**PROJECT**All
Stage No. X of an intended stages ☐New Building ☐Alteration ☐

Intended Use(s) (in detail):

ADD TO DWG

Intended Life:

Indefinite, but not less than 50 years
Specified as ☒ yearsDemolition ☐

Estimated Value: \$ 4,200.00

PROJECT LOCATION

Street Address:

3/20 INGS AV
DUNEDIN**LEGAL DESCRIPTION**

Property Number: 606870

Valuation Roll Number: 2752008200C

Lot: FLAT C DP: 12144

Section: Block:

Survey District:

COUNCIL CHARGESThe balance of Council's charges payable on uplifting
of this building consent, in accordance with the tax
invoice are:

Total: \$ 0.00

ALL FEES ARE G.S.T. INCLUSIVE

Signed for and on behalf of the Council:

Name: *J. A. Davis*

Position:

Date: 06.12.1993

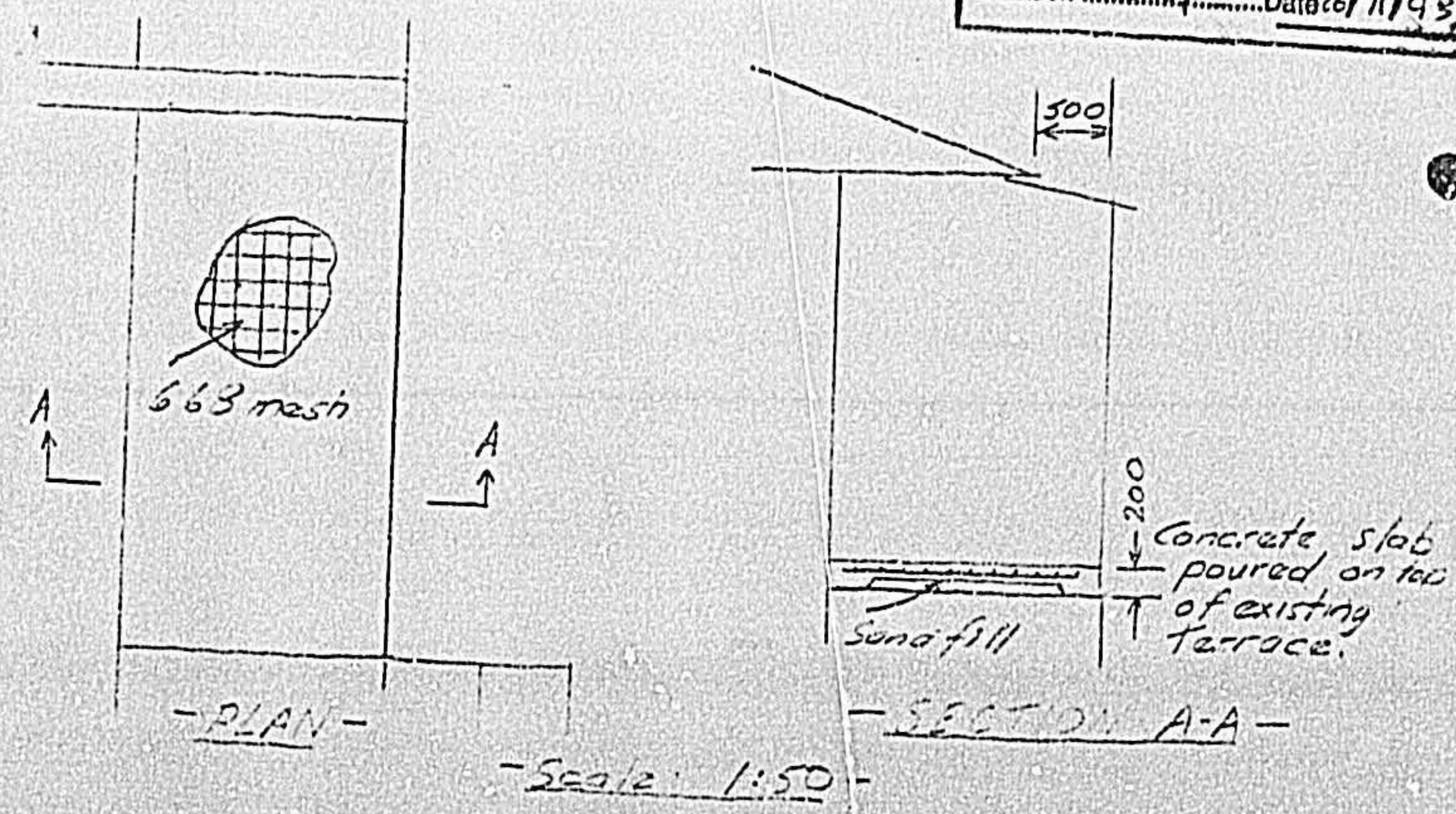
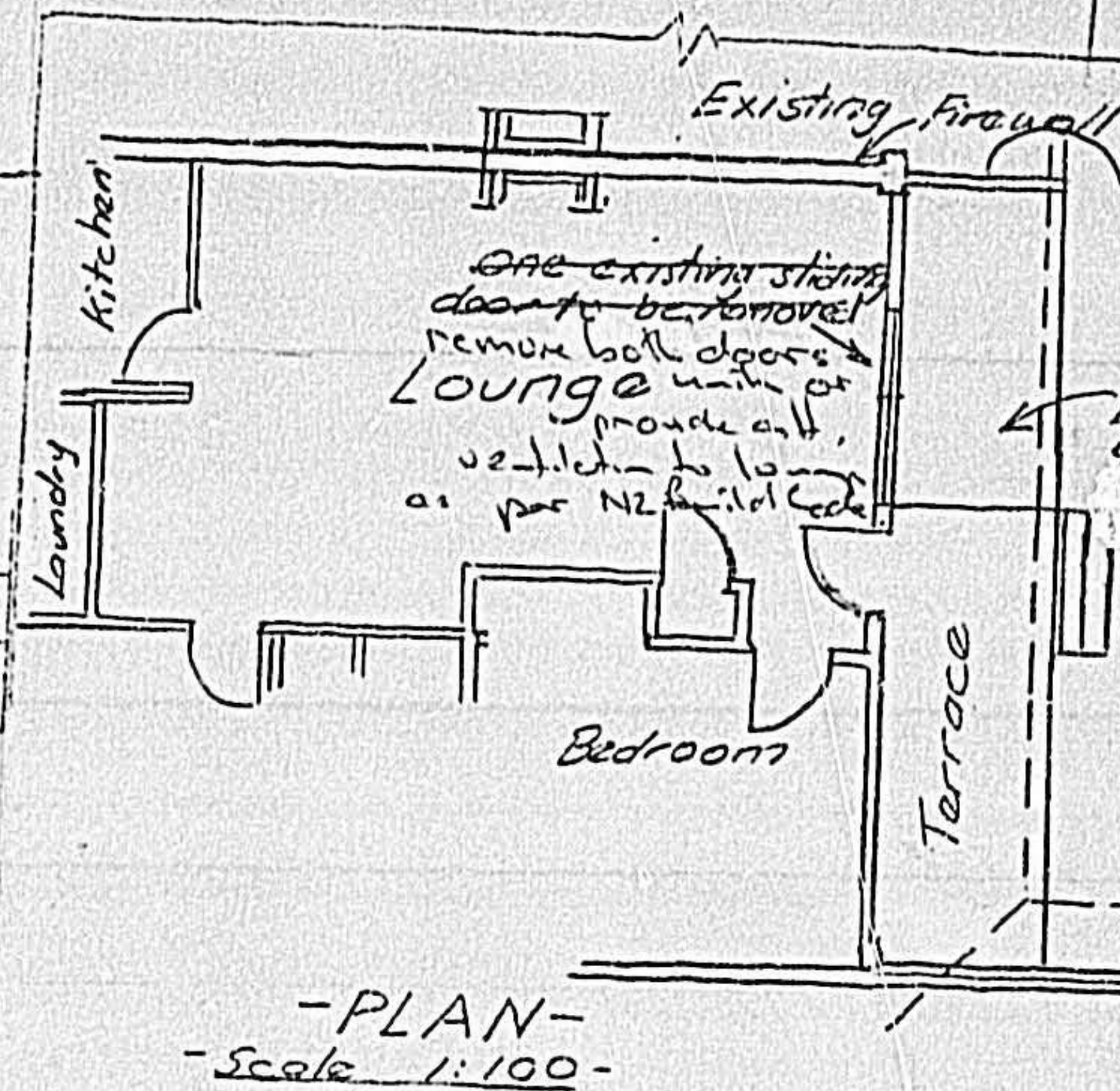
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

This building consent is issued subject to the conditions specified in the attached pages,
headed "Conditions of Building Consent No. 1"



PROPOSED CONSERVATORY
FOR MISS NIEBER
FLAT 3 20 INGS AVE. DUNEDIN
15/11/93

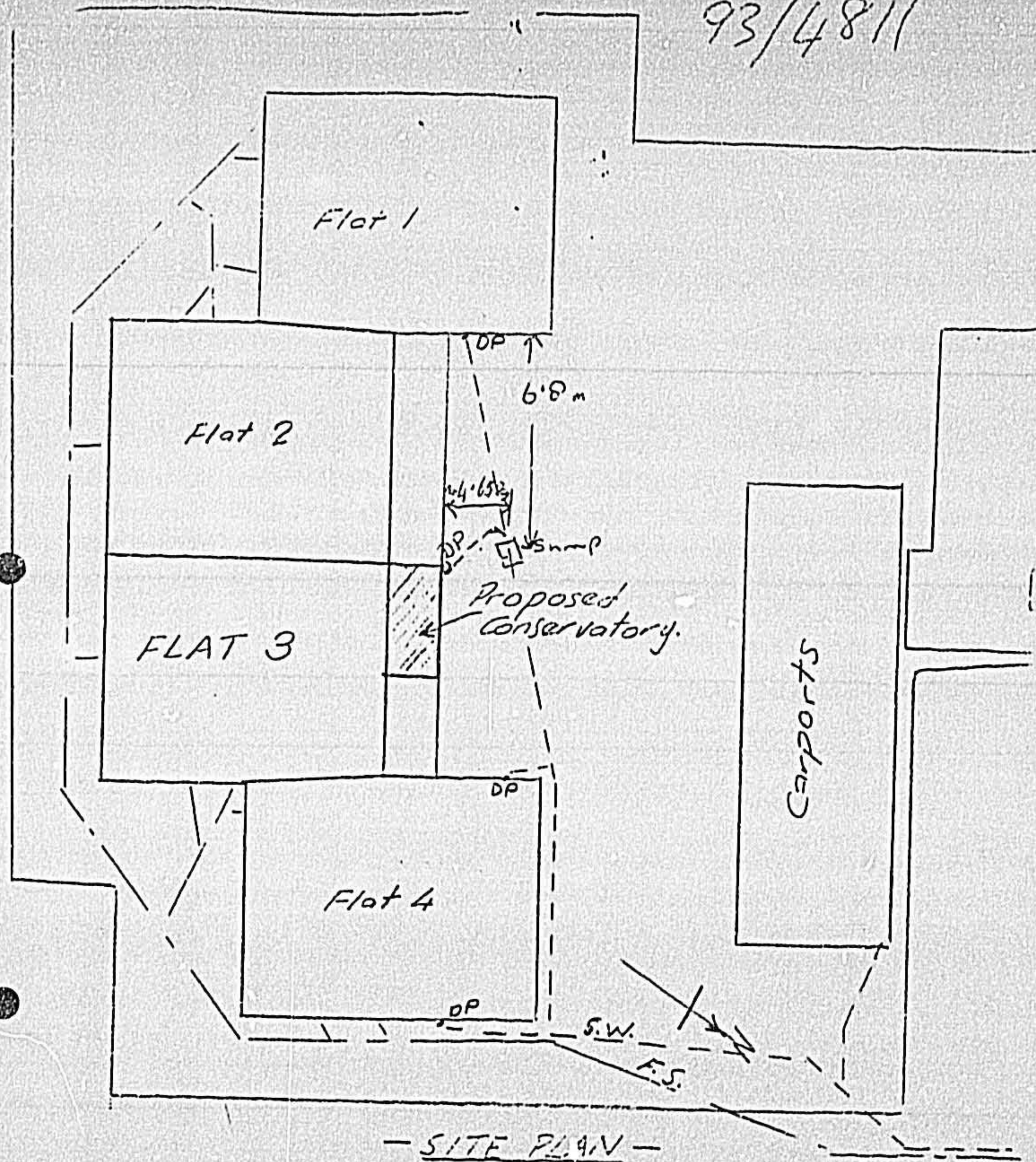
93/4811



DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 15/11/93
BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
Plans and Specifications
Approved in accordance
with clause E.1.G.1.G.12.G.13
of the Building Regulations
1992
Signed *S.J.F.*
Position *Inspr.* Date *26/11/93*

93/4811



- SITE PLAN -
- Scale: 1:200 -

PROPOSED CONSERVATORY
FOR MISS NIESEN
FLAT 3 20 INGLIS AVE. DUNEDIN

93/4811