

Dunedin City Council Land Information Memorandum

100004

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 Section 44A 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 **20 March 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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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.

PROPERTY ADDRESS

36 Grove Street Dunedin

**LIM Applicant
Print Date**

Wilkinson Rodgers
20-Mar-2025

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PROPERTY DETAILS

Property ID 5059065
Address 36 Grove Street Dunedin
Parcels LOT 35 BLK XVII DP 705, PT LOT 34 BLK XVII DP 705

Rubbish Day Wednesday

RATES DETAILS

Rate Account 2059065
Address 36 Grove Street Dunedin
Valuation Number 27500-27200

Latest Valuation Details
Capital Value \$650,000
Land Value \$630,000
Value of Improvements \$20,000
Area (Hectares) 0.0695HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,654.05

Rates Outstanding for Year \$706.80

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.

BUILDING, PLUMBING AND DRAINAGE

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>

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.

Building and Drainage Information

Drainage plans on file are indicative only.

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

Building and Drainage Consents

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

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1969-195637](#) AAD19691998

H6690 - Plumbing and Drainage Alterations, (Kerr). The permit was lodged on 18-Nov-1969.

[H-1960-246165](#) AAK19600076

141 - Alter Dwelling, (Finnie). The permit was lodged on 19-Jan-1960.

[H-1974-247996](#) AAK19740163

61198 - Erect Carport & Shed, (Kerr). The permit was lodged on 03-May-1974.

[H-1982-249497](#) AAK19820178

97041 - Erect Shed, (Kerr). The permit was lodged on 28-Apr-1982.

[H-1914-7514](#) AAD1914

A5269 - DEMOLISHED - Drainage for Two Dwellings, No Plan (Howarth). The permit was lodged on 23-Feb-1914.

[H-1908-118642](#) AAD19080161

3679 - Plumbing, No Plan (Howarth). The permit was lodged on 26-May-1908.

[H-1908-118495](#) AAD19080008

D4189 - Plumbing, No Plan (Howarth). The permit was lodged on 09-Oct-1908.

[H-1914-129351](#) AAD19141465

A5399 - Plumbing and Drainage Alterations, No Plan (Howarth). The permit was lodged on 13-Mar-1914.

[H-1955-173747](#) AAD19550683

F4720 - Plumbing and Drainage Alterations, (Dow). The permit was lodged on 07-Mar-1955.

[H-1986-221124](#) AAD19860820

K9508 - Boiler Tube, No Plan (Kerr). The permit was lodged on 23-May-1986.

[H-1990-229319](#) AAD19901310

L6285 - Plumbing Alterations, No Plan (Kerr). The permit was lodged on 09-Mar-1990.

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.

HAZARDS

SITE HAZARDS

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.

The property is identified within the report "The Natural Hazards of South Dunedin" which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council the council has 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 read the report here <https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

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/

Minimum Floor Levels - South Dunedin

Dunedin City Council has commissioned a report 'Methodology for Determining Minimum Floor Levels 2011' (MWH 2011) and the Council is undertaking further work to enable appropriate minimum floor levels to be determined in different parts of Dunedin.

Local adjustment factors have been applied to the methodology described in the report and have identified that land in South Dunedin below 102.85m Otago Metric Datum may be subject to increasing risk over the next 50 years as a result of increasing hazards resulting from elevated sea-level rise associated with climate change.

All or part of the land (subject to this LIM) has been identified as being below 102.85m Otago Metric Datum.

The land in this area is afforded some degree of protection to coastal hazards, therefore minimum floor levels for new, or extensions to, residential or communal buildings will continue to be based on the Acceptable Solution E1/AS1 using a level that is 150mm above the crown of road.

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.

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> .

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.

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

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

HAZARDOUS SUBSTANCES

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.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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.

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.

District Plan Information

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 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 L_{max} 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

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 36 GROVE STREET DUNEDIN **5058984 41A Grove Street Dunedin**

[RMA-1999-363310](#) Resource Management Act (Historical Data) CHANGE OR CANCELLATION OF CONDITION OF RESOURCE CONSENT 980735 Hazards Comments: (Other). The outcome was Granted on 22/09/1999.

[RMA-1998-362003](#) Resource Management Act (Historical Data) ADD CONSERVATORY TO DWELLING CHQ/LR POWELL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/06/1998.

[RMA-1998-362276](#) Resource Management Act (Historical Data) SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 24/09/1998.

[RMA-1998-362274](#) Resource Management Act (Historical Data) SUBDIVISION OF TITLE INTO TWO LOTS (Non-Notified - Non Complying). This consent has since Lapsed.

[RMA-1993-355956](#) Resource Management Act (Historical Data) ER 2ND HOUSEHOLD UNIT Ownr:L R POWELL / App: L R POWELL 107 PRINCE ALBERT RD (Non-Notified - Non Complying). The outcome was Granted on 17/03/1993.

[POL-2000-349862](#) Planning Other Legislation CREATION OF RIGHT OF WAY (Other). The outcome was Granted on 05/10/2000.

[5058991](#) 31 Grove Street Dunedin

[RMA-1991-350926](#) Resource Management Act (Historical Data) Flats Plan / App: T.B. Hendry PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 09/05/1991.

[5058994](#) 14A New Street Dunedin

[RMA-1995-353102](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Declined on 17/06/1995.

[5059035](#) 51 Prince Albert Road Dunedin

[RMA-1997-361470](#) Resource Management Act (Historical Data) DEMOLISH & ERECT DWELLING Hazards Comments:. The outcome was Granted on 24/12/1997.

[5059045](#) 43 Prince Albert Road Dunedin

[RMA-1992-354995](#) Resource Management Act (Historical Data) erect three household units (Non-Notified - Non Complying). The outcome was Granted on 16/04/1992.

[5059046](#) 41 Prince Albert Road Dunedin

[RMA-2006-370123](#) Resource Management Act (Historical Data) RESIDENTIAL ACTIVITY WITH NON-COMPLIANCE RE DENSITY YARDS AND FRONTAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/05/2006.

[RMA-2006-370122](#) Resource Management Act (Historical Data) SUBDIVISION OF 593M SQUARE RESIDENTIAL 2 SITE INTO TWO LOTS (Non-Notified - Non Complying). The outcome was Granted on 12/05/2006.

[5059048](#) 37 Prince Albert Road Dunedin

[LUC-2018-135](#) Land Use Consent land use consent to authorise a sleepout that breaches side yard and height plane angle requirements; and the authorisation of yard and height plane angle breaches by an existing dwelling and carport. The outcome was Granted on 06/04/2018.

[5059057](#) 32A Grove Street Dunedin

[RMA-1998-361919](#) Resource Management Act (Historical Data) FURTHER CROSS LEASE ON SUBJECT SITE Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 05/05/1998.

[5059069](#) 38C Grove Street Dunedin

[RMA-1996-359400](#) Resource Management Act (Historical Data) UPDATE TO CROSS LEASE PLAN FOR FLATS AT 38C & 38D GROVE STREET (Non-Notified Controlled). The outcome was Granted on 28/03/1996.

[RMA-1991-353223](#) Resource Management Act (Historical Data) ADD TO FLAT (CONSERVATORY) Ownr:ILLINGWORT / App: ILLINGWORT (Non-Notified - Non Complying). The outcome was Granted on 19/08/1991.

[5059070](#) 38D Grove Street Dunedin

[RMA-1996-359400](#) Resource Management Act (Historical Data) UPDATE TO CROSS LEASE PLAN FOR FLATS AT 38C & 38D GROVE STREET (Non-Notified Controlled). The outcome was Granted on 28/03/1996.

[5069176](#) 43A Prince Albert Road Dunedin

[RMA-1993-357868](#) Resource Management Act (Historical Data) Flats Plan Ownr:STEVENSON & WILLIAMS / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 28/05/1993.

[RMA-1992-354995](#) Resource Management Act (Historical Data) erect three household units (Non-Notified - Non Complying). The outcome was Granted on 16/04/1992.

[RMA-1993-355699](#) Resource Management Act (Historical Data) Flats plan (Non-Notified - Non Complying). The outcome was Granted on 30/04/1993.

[5069178](#) 43B Prince Albert Road Dunedin

[RMA-1993-357868](#) Resource Management Act (Historical Data) Flats Plan
Ownr: STEVENSON & WILLIAMS / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 28/05/1993.

[RMA-1992-354995](#) Resource Management Act (Historical Data) erect three household units (Non-Notified - Non Complying). The outcome was Granted on 16/04/1992.

[5069179](#) 43C Prince Albert Road Dunedin

[RMA-1993-357868](#) Resource Management Act (Historical Data) Flats Plan
Ownr: STEVENSON & WILLIAMS / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 28/05/1993.

[RMA-1992-354995](#) Resource Management Act (Historical Data) erect three household units (Non-Notified - Non Complying). The outcome was Granted on 16/04/1992.

[5102928](#) 27 Grove Street Dunedin

[RMA-1996-359259](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified Controlled). The outcome was Granted on 26/02/1996.

[5106259](#) 41 Grove Street Dunedin

[RMA-1999-362737](#) Resource Management Act (Historical Data) TEMPORARY SIGNS AT VARIOUS LOCATIONS FOR WINE AND FOOD FESTIVAL AT GARDENS (Non-Notified - Non Complying). The outcome was Granted on 25/03/1999.

[RMA-1998-362497](#) Resource Management Act (Historical Data) TEMPORARY SIGNS FOR CHRISTMAS CRAFT SHOW (Non-Notified - Non Complying). The outcome was Granted on 24/11/1998.

[5109257](#) 31A Grove Street Dunedin

[RMA-1991-350926](#) Resource Management Act (Historical Data) Flats Plan / App: T.B. Hendry PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 09/05/1991.

[RMA-1995-352823](#) Resource Management Act (Historical Data) DISPENSATION 1342 FOR ENCROACHMENT INTO YARD BY NEW RESIDENTIAL UNIT (Non-Notified - Non Complying). The outcome was Granted on 31/05/1990.

[5115971](#) 6A New Street Dunedin

[LUC-2024-490](#) Land Use Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

[SUB-2024-175](#) Subdivision Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

[5127289](#) 32 Grove Street Dunedin

[LUC-2018-235](#) Land Use Consent land use consent for existing residential activity on new undersized Lot 1 SUB-2018-44 with height plane angle breaches in respect of the existing and new boundaries; the retention of the existing garage on new Lot 2 SUB-2018-44 with no associated activity; and the future residential activity of Lot 2 SUB-2018-44 with a legally under-width access. The outcome was Granted on 08/06/2018.

[SUB-2018-44](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/06/2018.

[5127290](#) 32C Grove Street Dunedin

[BACT-2018-40](#) Boundary Activity Notice boundary activity - height planes. The outcome was Issued on 02/08/2018.

[LUC-2018-235](#) Land Use Consent land use consent for existing residential activity on new undersized Lot 1 SUB-2018-44 with height plane angle breaches in respect of the existing and new boundaries; the retention of the existing garage on new Lot 2 SUB-2018-44 with no associated activity; and the future residential activity of Lot 2 SUB-2018-44 with a legally under-width access. The outcome was Granted on 08/06/2018.

[SUB-2018-44](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/06/2018.

5132786 37 Grove Street Dunedin

LUC-2020-368 Land Use Consent Non-relocatable residential building on Lot 2 SUB-2020-107 with setback, site coverage, maximum height contraventions, and shared access to Lots 1 and 2 SUB-2020-107 with width and distance from building contraventions.. The outcome was Granted on 13/08/2020.

SUB-2020-107 Subdivision Consent Two lot subdivision. The outcome was Granted on 13/08/2020.

5132787 37A Grove Street Dunedin

LUC-2020-368 Land Use Consent Non-relocatable residential building on Lot 2 SUB-2020-107 with setback, site coverage, maximum height contraventions, and shared access to Lots 1 and 2 SUB-2020-107 with width and distance from building contraventions.. The outcome was Granted on 13/08/2020.

SUB-2020-107 Subdivision Consent Two lot subdivision. The outcome was Granted on 13/08/2020.

5137730 12A New Street Dunedin

SUB-2022-75 Subdivision Consent The a two lot fee simple subdivision around two existing dwellings. The outcome was Granted on 21/06/2022.

5143220 6B New Street Dunedin

LUC-2024-490 Land Use Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

SUB-2024-175 Subdivision Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

5143221 6C New Street Dunedin

LUC-2024-490 Land Use Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

SUB-2024-175 Subdivision Consent Establish a multi-unit development (5 units) and undertake an 8-lot subdivision. There has been no outcome yet.

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.

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined and a desktop visual inspection of this property has been carried out.

If applicable, 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.

3 WATERS

WATER

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

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 **19th March 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.

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

APPENDIX

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 of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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



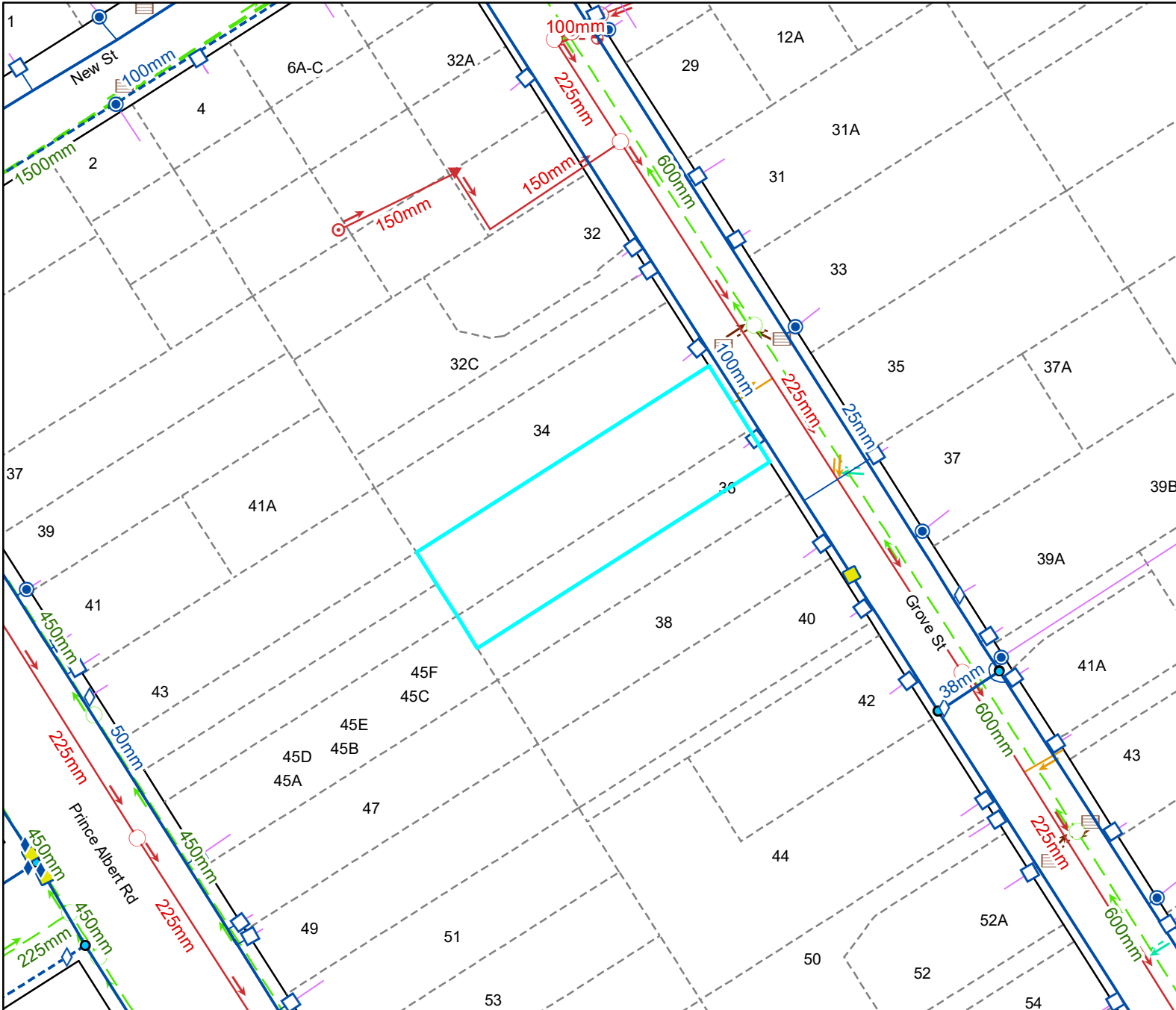
Photographic Map

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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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

	Standard Manhole		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)



Council Water & Drainage Services

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

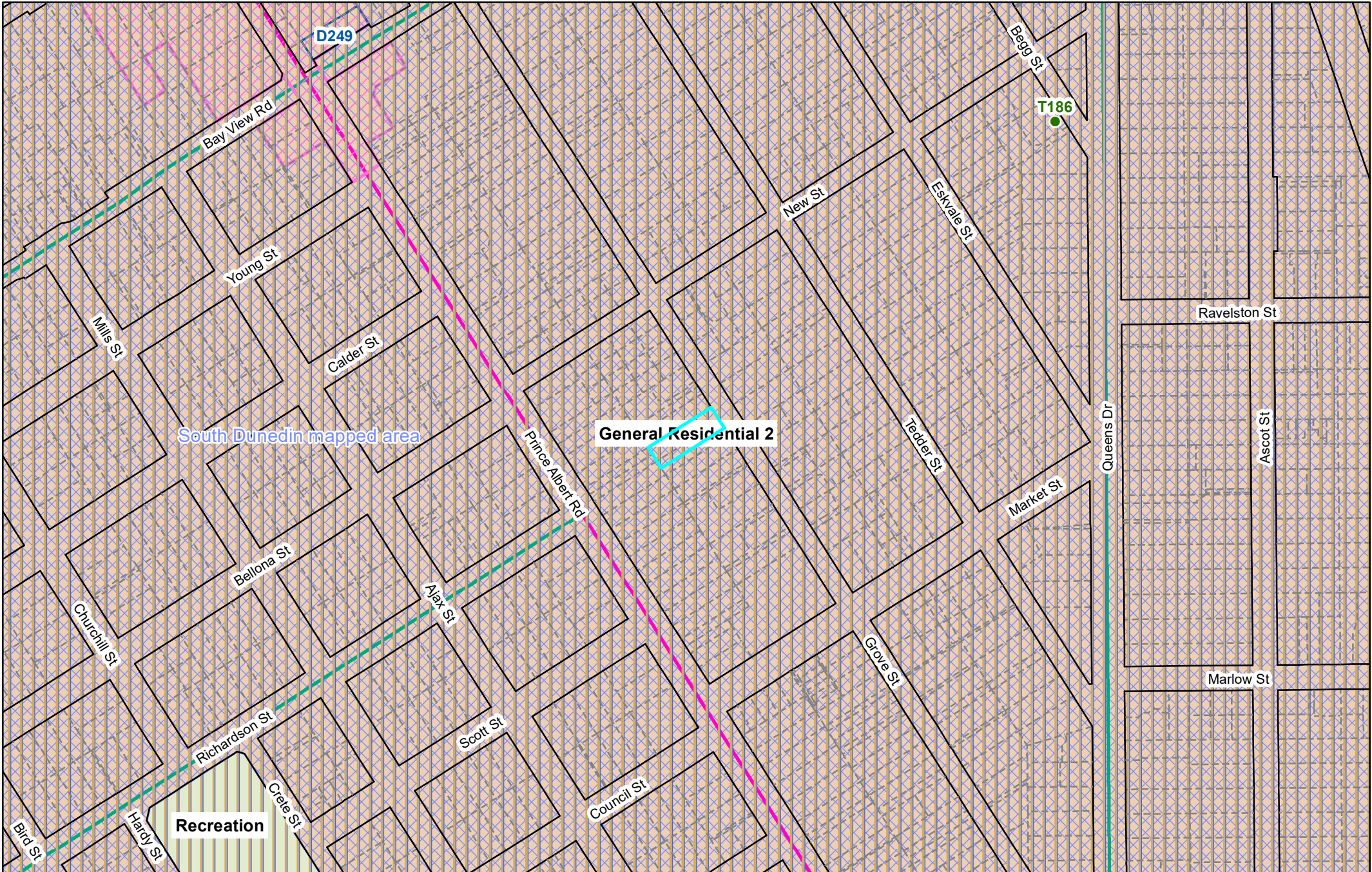
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Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



Second Generation District Plan

Scale at A4:
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Legend

- Significant Trees
- ◆ Transpower Structure
- Transpower Lines
- Heritage Structure
- Heritage Facade
- X DP Archaeological Sites
- Airport Fan Designation 274 bdy
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Taiari Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Unformed Legal Road

- #### Zones
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside

Port & Airport Noise

- XXXX Air Noise Boundary
- XXXX Airport Outer Control Boundary
- XXXX Outer Port Control Boundary
- XXXX Port Noise Boundary

Esplanade Requirement

- ★★★★ Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominence boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000
 Optimal scale range is 1:2000 - 1:5000

This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.



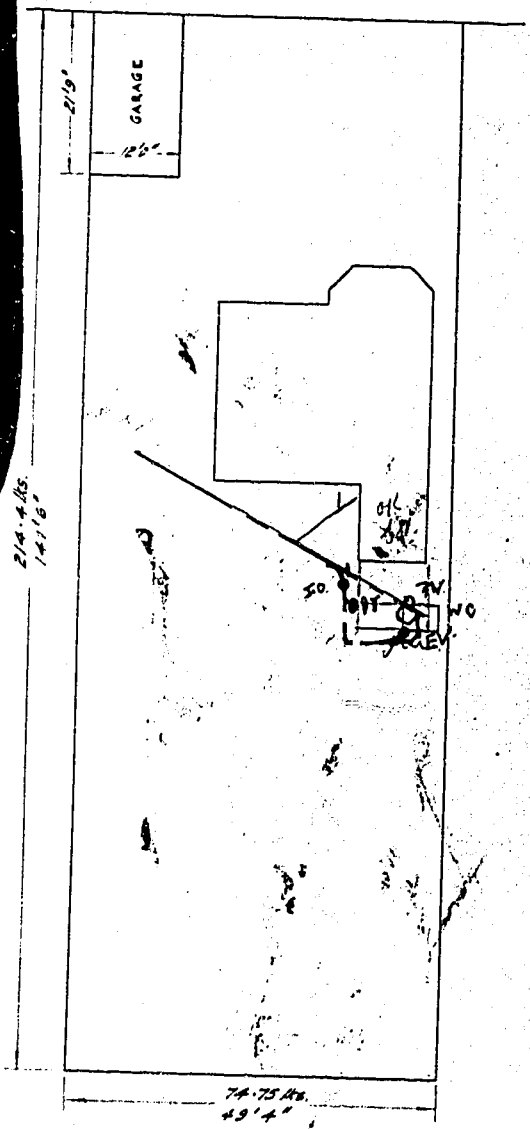
Operative District Plan Map

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GROVE ST.



LEGEND

- Existing Drains
- - - New Foul Drains
- - - New Stormwater Drains

SITE PLAN

Scale: $\frac{1}{16}$ " to one foot

ALTERATIONS & ADDITIONS

EXISTING
KITCHEN.

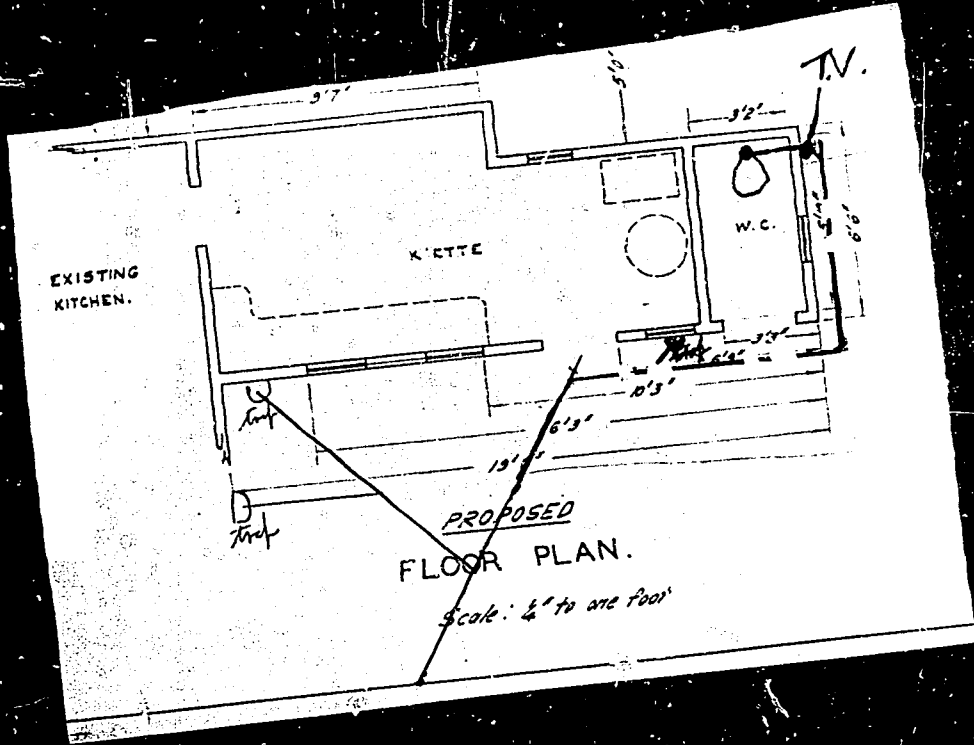
KITCHEN

W.C.

T.V.

PROPOSED
FLOOR PLAN.

Scale: $\frac{1}{4}$ " to one foot



PLAN APPROVED

DUNEDIN DRAINAGE & SEWERAGE BOARD

SUBJECT TO FOLLOWING CONDITIONS

A separate application to the Board for a permit for plumbing and/or drainage work to be executed by a Regd. plumber or plumber, respectively.

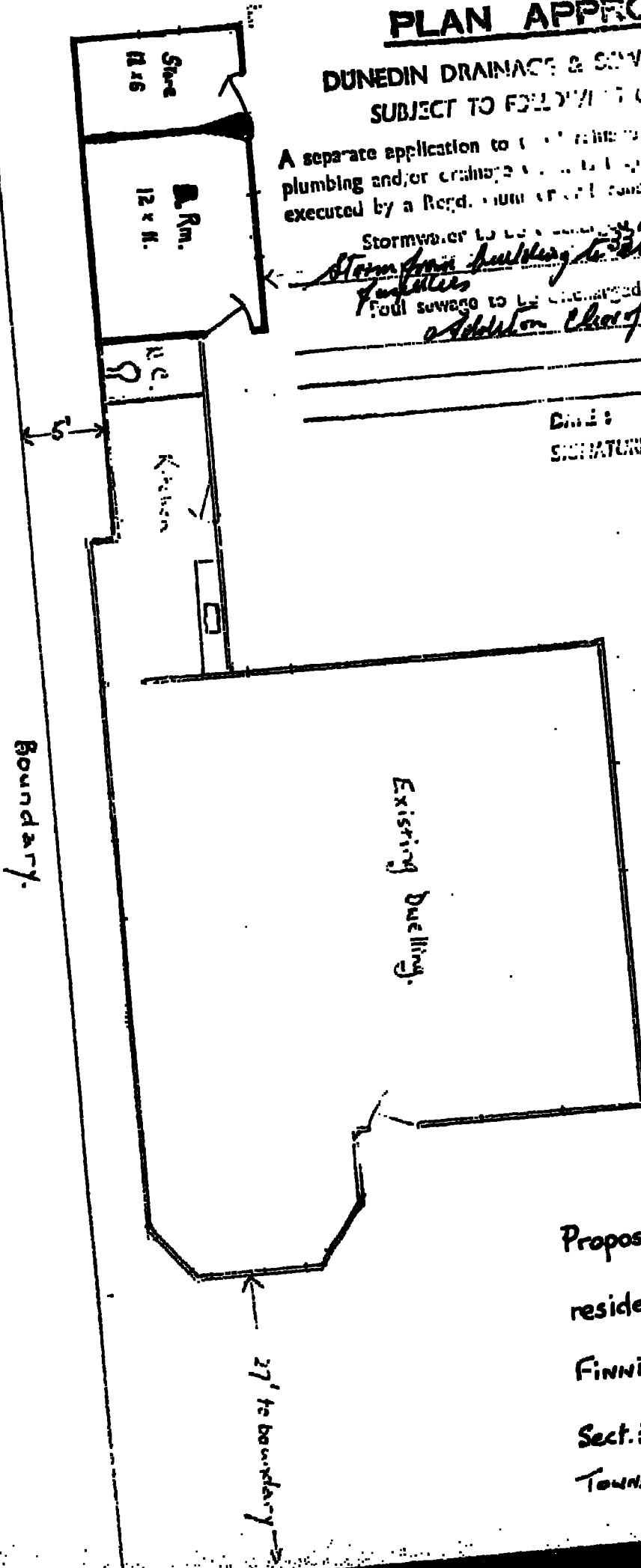
Stormwater to be discharged to _____

Storm from building to be discharged to stormwater facilities

Foul sewage to be discharged to _____

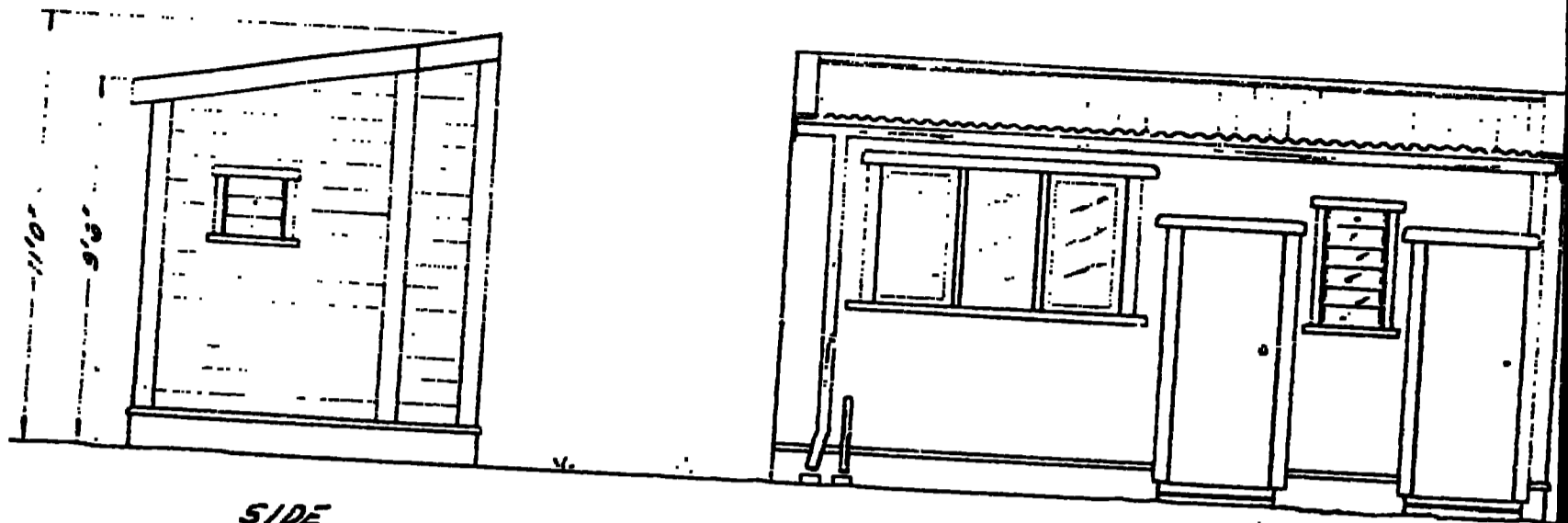
Addition of cesspit

Date: 18-1-60
Signature: *A. Thomson*



Proposed alterations to residence of William Donald FINNIE, 36 Grove St. St Kilda. Sect. 35 - part 34 Blk XVII D.P. 705 Township of Musselburgh.

Ground level

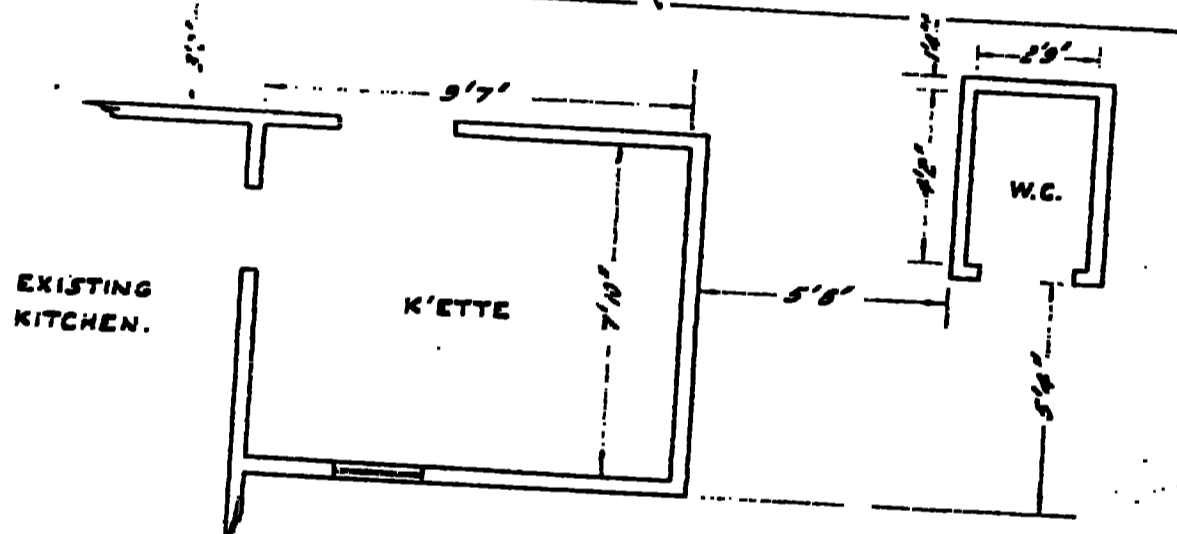


SIDE

FRONT

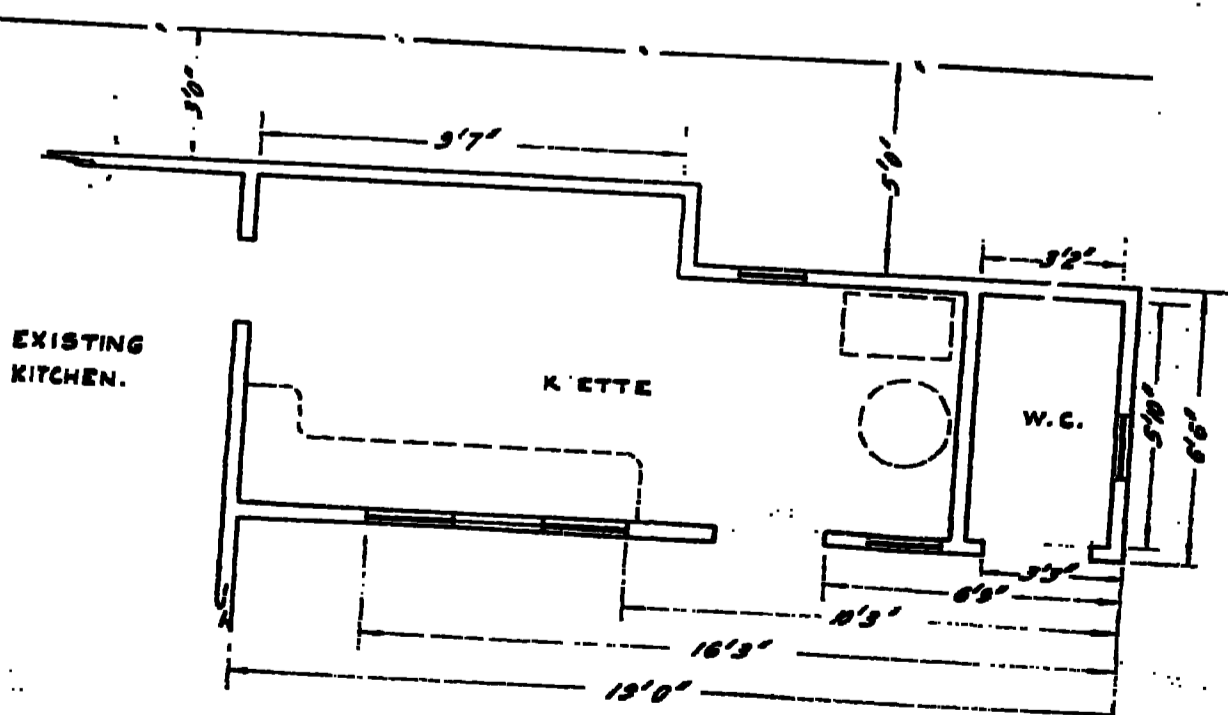
ELEVATIONS
 Scale: 1/4" to one foot.

Boundary



EXISTING

Boundary

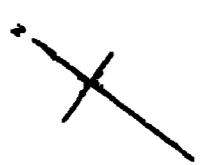


PROPOSED
FLOOR PLAN.

Scale: 1/4" to one foot

DRAWN A.D.D.	DATE 9.12.54
------------------------	------------------------

21. Grove Street

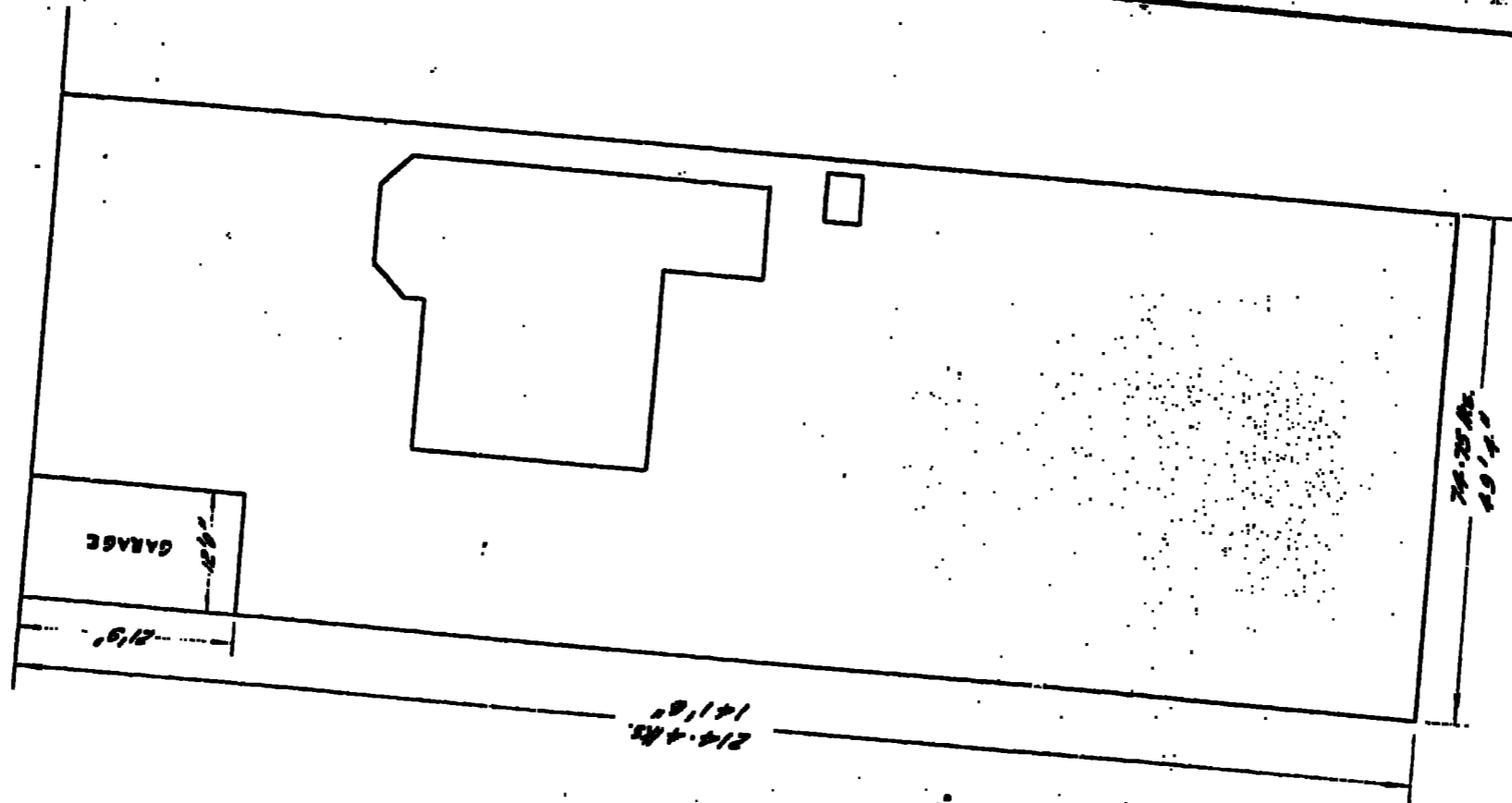


GROVE ST.

36	2200
35	2200
34	2200

TOWNSHIP OF MUSSELDURGH
 BLOCK 17, AREA: O.G. 27.48r
 LOT 35 1 PART LOT 34.
 REF: VOL. 149, FOLIO. 19.

DESCRIPTION
 Scale: 2'ches to one inch.



SITE PLAN
 Scale: 1/8" to one foot

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

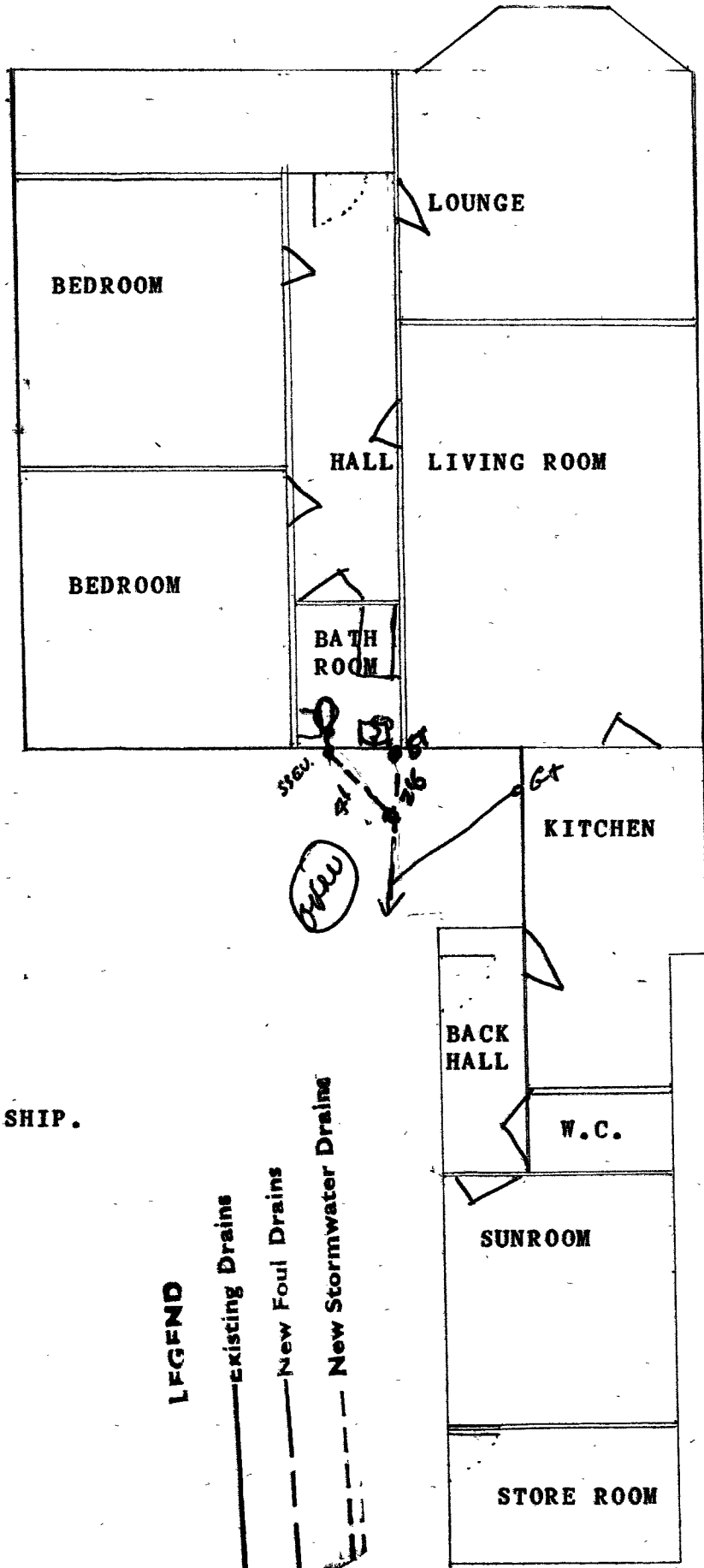
Foyle sewage to be discharged to sewer channel
 as per sewer etc. see 10/5268
 recommended to be after clean of gully & drain
 UNIFIED DRAINAGE
 AND
 SEWERAGE BOARD
 16 Dec 54
John W. Jones

PROPOSED ALTERATIONS & ADDITIONS
 TO RESIDENCE OF A.D.DOW.
 36 GROVE ST. ST. KILDA DN.

H 6690 S.V.

27/11/69

33'



I. W. KERR
50 GROVE STREET,
ST. KILDA,
DUNEDIN.

LOTS 35 PART 34
BLOCK 17 DP 705
MUSSELBURGH TOWNSHIP.

LEGEND

Existing Drains

New Foul Drains

New Stormwater Drains

72' 4"

21' 8"

11' 2"

EXISTING HOUSE

11' 0"

PROPOSED CAR PORT. + SHED

FOR

MR. J. W. KERR

36 GROVE ST.

ST. KILDA,

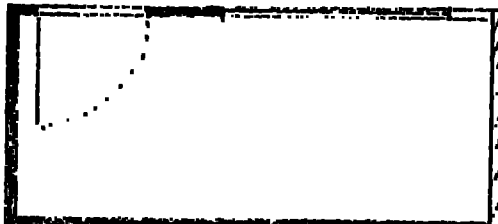
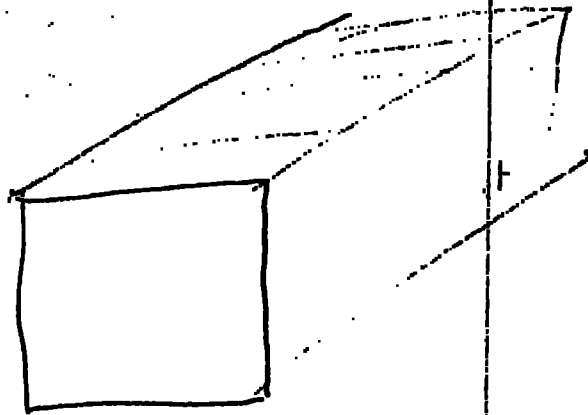
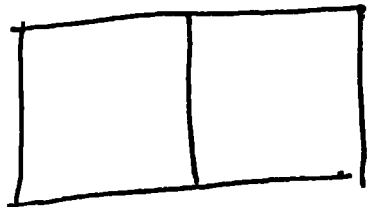
SCALE 1/4" = 1 FT.

11' 5"

30' 9"

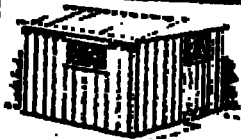
5' 0"

20' 1"



GROVE ST.

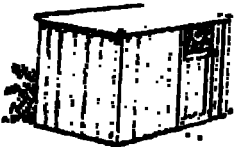
SKYLINE GARDEN SHEDS



6' 9" x 6' 9"
2057 x 2057

MINI SHEDS

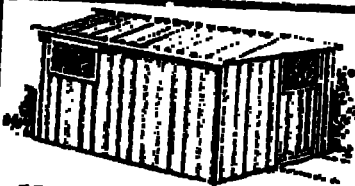
\$405.00



6' 6" x 3' 9 1/2"
1981 x 1163

MINI-MINI SHEDS

\$290.00



8' 9" x 9' 2"
2057 x 2790

MAXI SHEDS

\$478.00

ERECTED PRICE ON YOUR SECTION

SKYLINE GARAGES

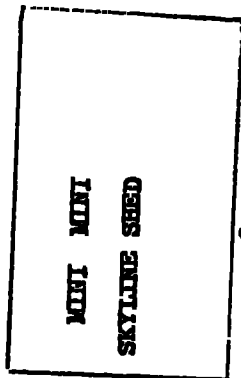
85 PORTOBELLO ROAD - DUNEDIN
PHONE 51-862. A.H. 42-160.

BACK BOUNDARY

14981

056

1981



3600

9400

1163

1163

1981

I. W. KERR,
36 GROVE STREET,
ST. KILDA.

ST. KILDA
BOROUGH COUNCIL

APPROVED

subject to compliance
with Building Bylaws
(including NZS 3604).

These plans and
specifications are to be
kept on the site until
the work is complete.

[Signature]
Building Inspector

28. 4. 82