



Dunedin City Council – Land Information Memorandum

Property Address: 14 Te Ra Terrace Dunedin

Prepared for: Roger Bruce Barton

Prepared on: 11-Feb-2026

Property Details:

Property ID	5034515
Address	14 Te Ra Terrace Dunedin
Parcels	LOT 1 DP 16197

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 11-Feb-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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 **15th December 1998**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2034515
Address	14 Te Ra Terrace Dunedin
Valuation Number	27280-71200
Latest Valuation Details	
Capital Value	\$900,000
Land Value	\$405,000
Value of Improvements	\$495,000
Area (Hectares)	0.1698HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,728.36
Rates Outstanding for Year	\$1,659.08

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-2001-292846](#) Building Consent - Alter Dwelling Remove Wall/Install Steel Beam

Lodgement Date 02-Mar-2001
Decision Granted
Decision Date 12-Mar-2001
Current Status **CCC Issued**
Previous Number ABA10381
(Applications before 2007)

[ABA-2000-291301](#) Building Consent - Heater Masport LE 3000 Provincial

Lodgement Date 04-Aug-2000
Decision Granted
Decision Date 07-Aug-2000
Current Status **CCC Issued**
Previous Number ABA2050
(Applications before 2007)

Building and Drainage Permits

[H-1920-6870](#) AAB19200266

5083 - Erect Dwelling, No Plan (Bultie). The permit was lodged on 22-Dec-1920.

[H-1942-24611](#) AAB19420291

690 - Add Upstairs Toilet and Alter Hall and Bedroom (Campbell). The permit was lodged on 04-Nov-1942.

[H-1974-78759](#) AAB19741092

9279 - Erect Carpark (Little). The permit was lodged on 15-May-1974.

[H-1975-80538](#) AAB19751071

1532 - Erect Carport (Little). The permit was lodged on 01-Aug-1975.

[H-1987-101525](#) AAB19871028

2534 - Install Ferra Stack Heater(Thomas). The permit was lodged on 29-Apr-1987.

[H-1921-137005](#) AAD19210689

B1071 - Plumbing for New Dwelling (Bultie). The permit was lodged on 18-Nov-1921.

[H-1923-139026](#) AAD19230966

B4101 - Foul Drainage to Sewer at 18 Aotea Street (Bultie). The permit was lodged on 19-Nov-1923.

[H-1925-141715](#) AAD19251249

B6361 - Stormwater Drainage, No Plan (Huggins). The permit was lodged on 14-Mar-1925.

[H-1942-158878](#) AAD19420539

D8510 - Fit toilet and Extend Drain (Campbell). The permit was lodged on 07-Oct-1942.

[H-1954-172942](#) AAD19541430

F3154 - Clear Blocked Drain, No Plan(Campbell). The permit was lodged on 16-Mar-1954.

[H-1959-180353](#) AAD19591483

G1223 - Repair Drainage, No Plan (Campbell). The permit was lodged on 07-May-1959.

[H-1971-198894](#) AAD19711575

H9496 - Alter Plumbing, No Plan (Little). The permit was lodged on 16-Jul-1971.

[H-1982-215577](#) AAD19821406

K3696 - Repair Stormwater Drain, No Plan (Little). The permit was lodged on 25-Jan-1982.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan (“The 2GP”) is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

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

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

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 14 Te Ra Terrace Dunedin

[5034448 53A Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m2.. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

[5034450 49 Tainui Road Dunedin](#)

[LUC-2008-188](#) Land Use Consent Construct a garage. The outcome was Granted on 01/05/2008.

[5034474 7 Angle Avenue Dunedin](#)

[RMA-2000-364095](#) Resource Management Act (Historical Data) TO BUILD A CONSERVATORY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/06/2000.

[5034477 14 Aotea Street Dunedin](#)

[LUC-2022-23](#) Land Use Consent A partial demolition of the existing garage, with a new façade and garage extension being built up to the road and side boundary setbacks on the northern corner of the property. The outcome was Granted on 25/02/2022.

[RMA-1984-351545](#) Resource Management Act (Historical Data) GARAGE ADDN Ownr:KIRKLAND / App: KIRKLAND Designer: SAGVARI (Non-Notified - Non Complying). The outcome was Granted on 21/09/1984.

[5034480 20 Aotea Street Dunedin](#)

[LUC-2007-477](#) Land Use Consent construct a garage. The outcome was Granted on 13/09/2007.

[POL-2007-350547](#) Planning Other Legislation Creation of rights of way. The outcome was Granted on 13/09/2007.

[5034486 36 Aotea Street Dunedin](#)

[RMA-1989-352507](#) Resource Management Act (Historical Data) ERECT CARPORT AND SHED Ownr:OTTO (Non-Notified - Non Complying). The outcome was Granted on 13/04/1989.

[RMA-1995-352670](#) Resource Management Act (Historical Data) ADD TO DWG / App: OTTO (Non-Notified - Non Complying).

[5034510 20 Kamura Street Dunedin](#)

[LUC-2025-147](#) Land Use Consent multi-unit development for two duplexes and associated earthworks for services and access. The outcome was Granted on 25/08/2025.

[SUB-2025-44](#) Subdivision Consent Undertake a four-lot subdivision. The outcome was Granted on 25/08/2025.

[5127828 21 Kamura Street Dunedin](#)

[LUC-2017-487](#) Land Use Consent land use consent residential activity on an undersized lot and a breach of the height plane angle on the internal boundary associated to SUB-2017-95. The outcome was Granted on 20/10/2017.

[SUB-2017-95](#) Subdivision Consent subdivision consent creating two lots. The outcome was Granted on 20/10/2017.

[5127829 21A Kamura Street Dunedin](#)

[LUC-2018-374](#) Land Use Consent land use consent for the earthworks which exceed the change in ground thresholds to establish a building platform and breaches of the height plane angle and side yard from the proposed dwelling. The outcome was Granted on 23/07/2018.

[LUC-2017-487](#) Land Use Consent land use consent residential activity on an undersized lot and a breach of the height plane angle on the internal boundary associated to SUB-2017-95. The outcome was Granted on 20/10/2017.

[SUB-2017-95](#) Subdivision Consent subdivision consent creating two lots. The outcome was Granted on 20/10/2017.

[5148381 53B Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m2.. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

[5148382 53D Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m².. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

[5148383 53E Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m².. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

[5148384 53F Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m².. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

[5148400 53C Tainui Road Dunedin](#)

[LUC-2025-166](#) Land Use Consent The continued use of outdoor living spaces that are less than 15m².. The outcome was Granted on 22/07/2025.

[SUB-2025-55](#) Subdivision Consent A six lot subdivision.. The outcome was Granted on 22/07/2025.

[LUC-2008-597](#) Land Use Consent authorisation of an existing 4-unit dwelling and the construction of a new 2-unit dwelling. The outcome was Granted on 13/02/2009.

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:

Private Terrace

This property's vehicle access is via a private road, Te Ra Terrace, DCC Transport does not own or maintain this private terrace. It is advised if there isn't already one in place that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

Neighbouring property driveway access – vehicle access for the neighbouring property is over this property's boundary.

Access to the neighbour's property is over this property's boundary, the maintenance of the private driveway/s is the property owners/users responsibility. 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.

Shared private driveway – vehicle access to this property is over adjoining property boundary.

Access to this property appears to be via a private driveway over the adjoining property boundary. The maintenance of the private driveway/s is the property owners/users responsibility. 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



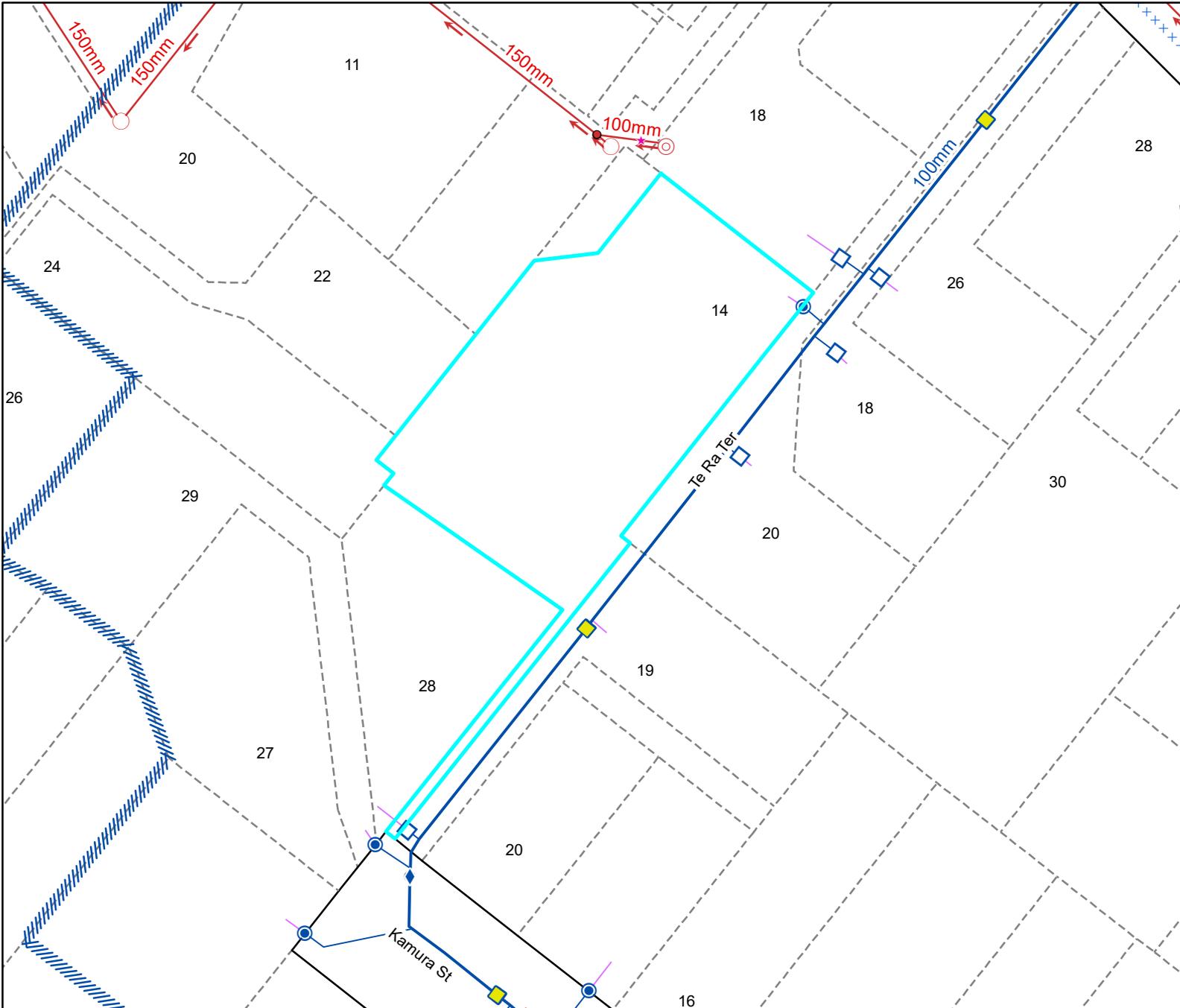
Photographic Map

Scale at A4:
1:750
4/02/2026
8:03:18 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys
Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013.
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2006/2007 Urban photography March 2007,
copyright NZAM. Rural photography March
2006, copyright Terralink International Ltd.



Legend

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

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

Scale at A4:
1:750
4/02/2026
8:03:24 PM



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

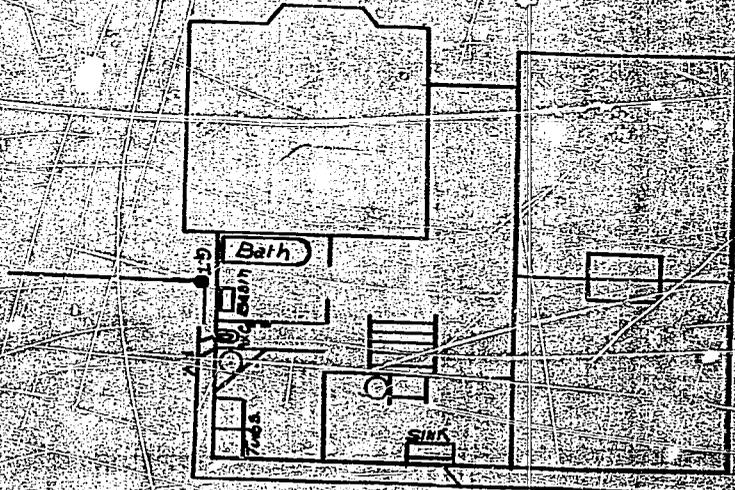
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION NO. _____
DATE _____
SCALE 1/4" = 1'-0"
NEW SEWAGE DRAIN _____
STORMWATER DRAIN _____
OLD DRAINS _____

Binding Margin to be left blank.



See Same Plan 127

LEGEND



Owner Mrs Butler
Street Begg Hill Lane
Locality Beffield

Block 3
Section 104
Allotment _____

Signature of Drainer R. G. G. [Signature]

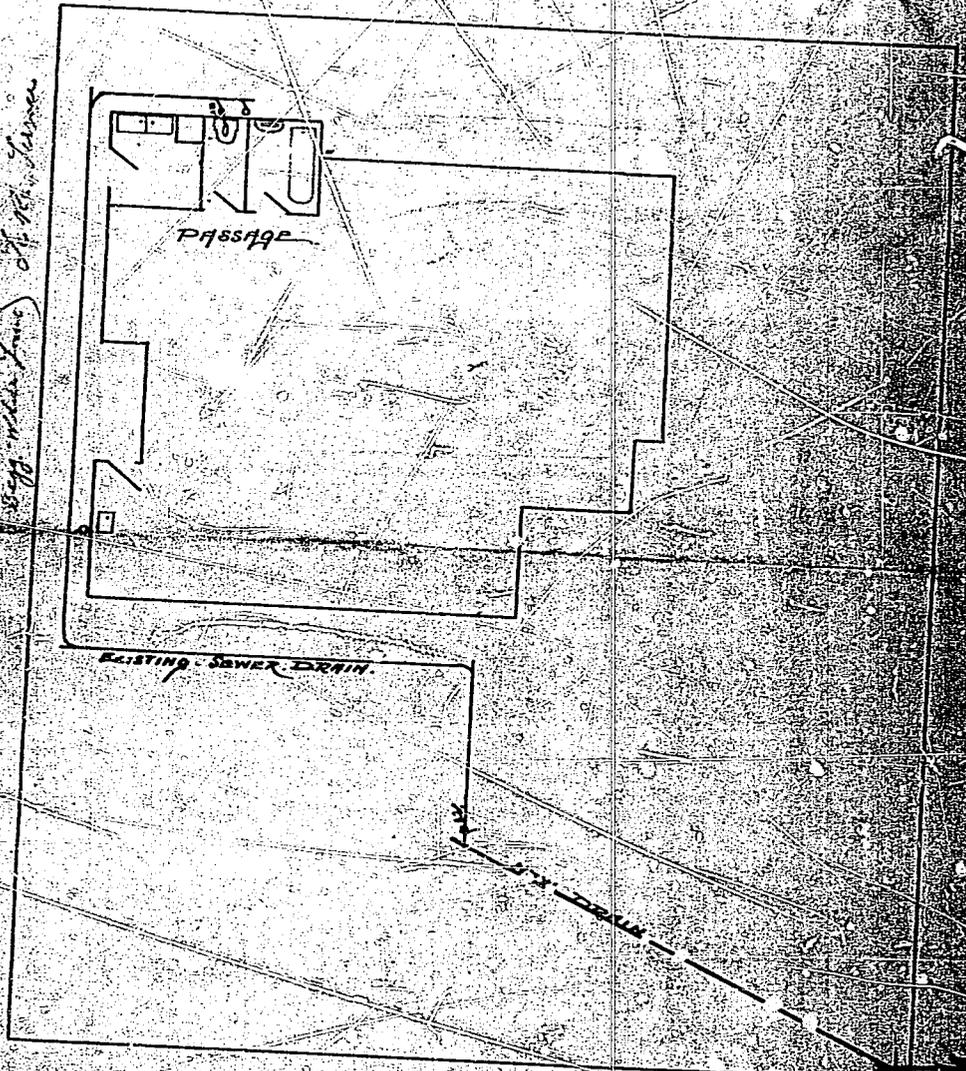
DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. 107
DATE
SCALE: 3/4 in. to
NEW SEWERAGE
STORMWATER DOT
OLD DRAINS

Binding Margin to be left blank

8 ft. 6 in. from
of the corner



LEGEND

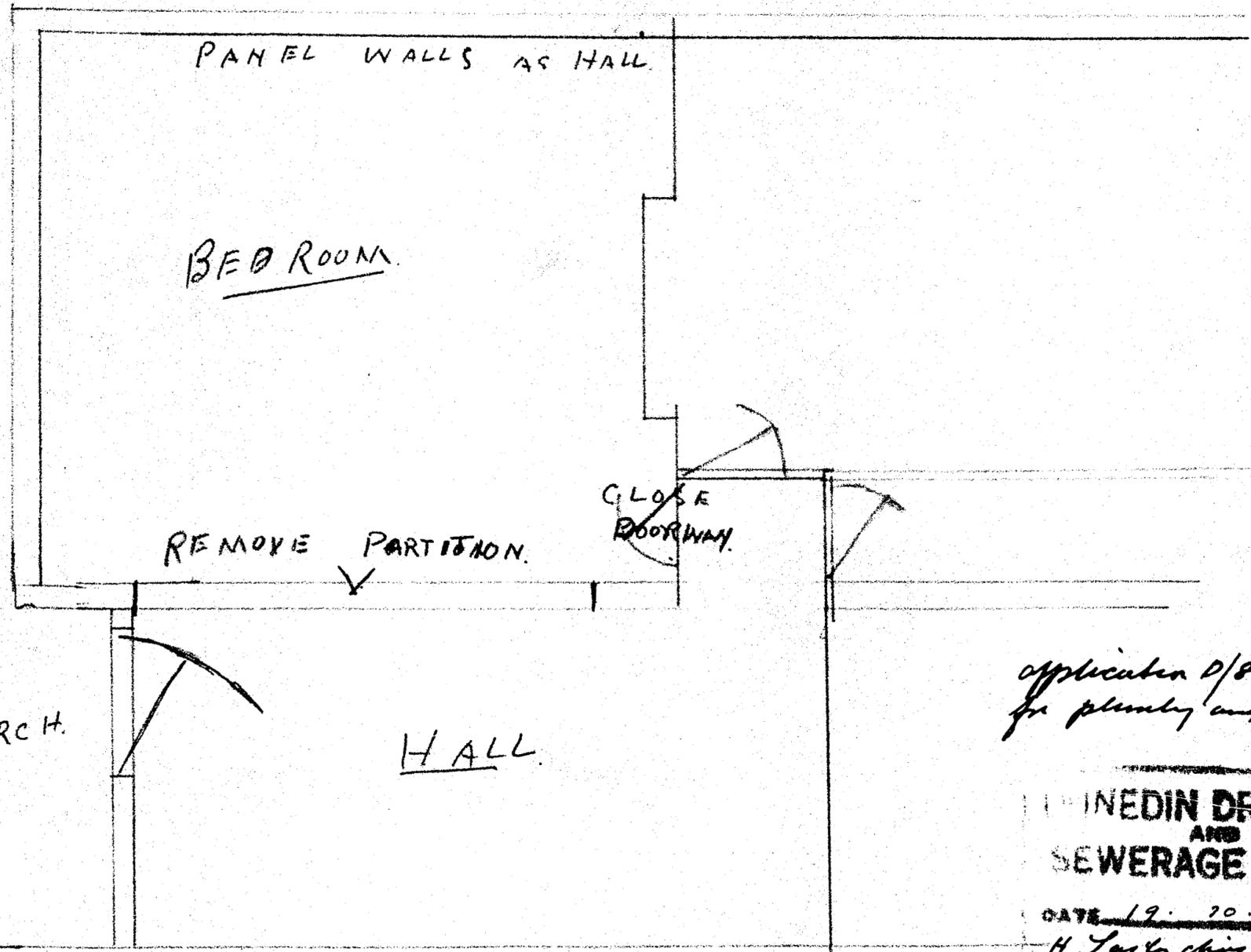
- Existing Drains
- - - New Foul Drains
- - - New Stormwater Drains

Owner Mrs. Bulla
Street Aoka Street
Locality Andersons Bay

Block 3 Andersons Bay
Section Part of 3 and 4
Allotment

Signature of Drainer J. T. Bulla (for J. Bulla)

22
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40



Lot 144 13 (Plan 2031)
And Bay West

16/10/22

application D/8510 received
for plumbing and drainage

**UNIONEDIN DRAINAGE
AND
SEWERAGE BOARD**

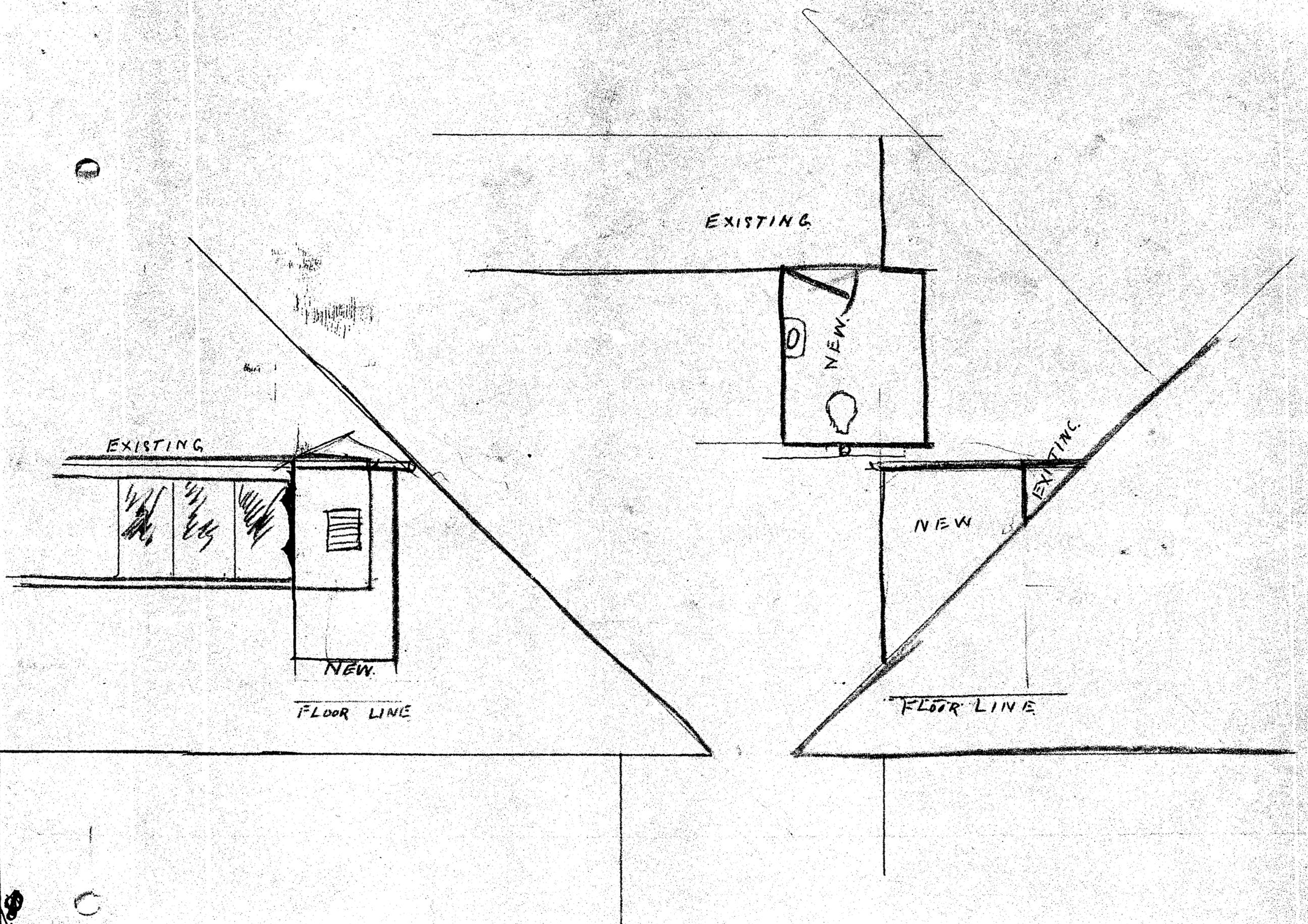
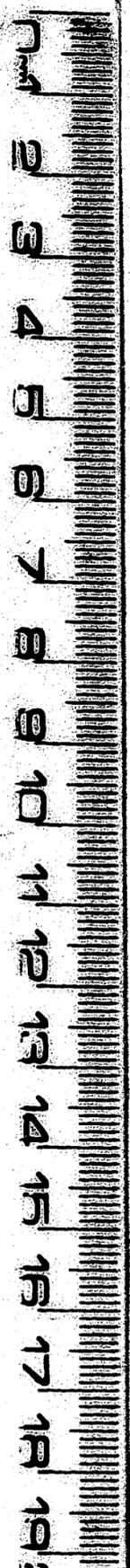
DATE 19. 10. 20
H. Taylor Chief Engineer

PROPOSED ALTERATIONS.
14 TERRA TERRACE

690

40

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32



DUNEDIN DRAINAGE AND SEWERAGE BOARD

House Connection Plan

APPLICATION NO. **D**

DATE

SCALE **1/4" = 1'**

LEGEND

- Existing Drain
- - - New Foul Drain
- · - · - New Stormwater Drain

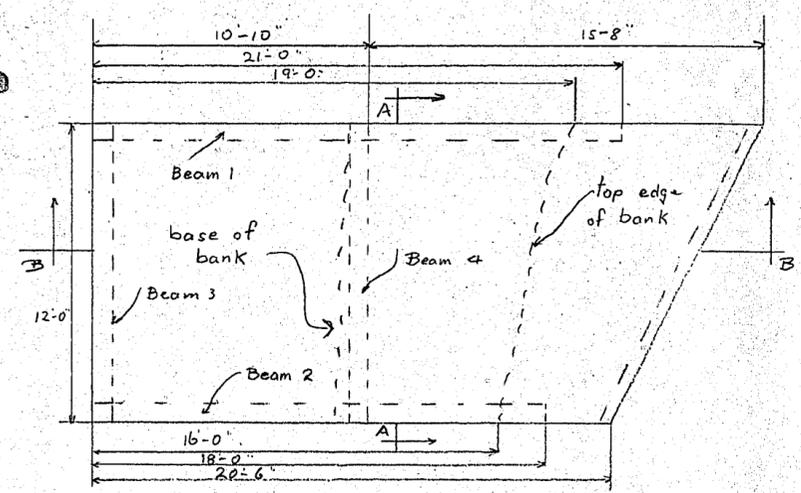
NEW SEWERAGE DRAINS
STORMWATER, DOTTED
OLD DRAINS, FULL BLANK

Te Ra Terrace

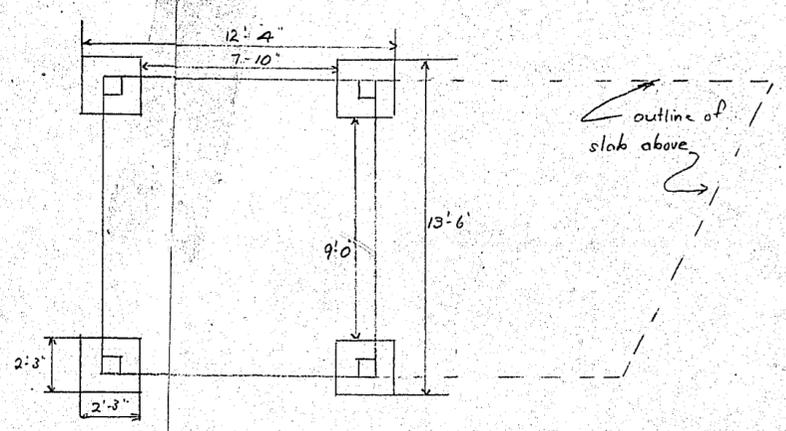
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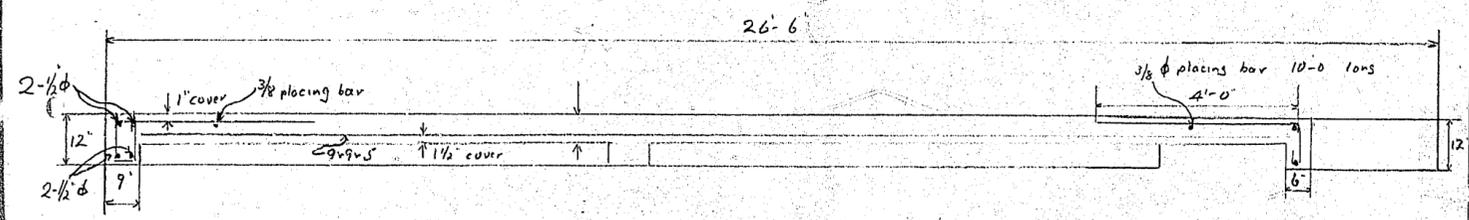
Owner *M. Campbell* Block *III Andy Bay*
 Street *Te Ra Terrace* Section *Plan 231*
 Locality *Bayfield Andy Bay* Allotment *1 of 15*
 Signature of Drainer *J. A. Law*



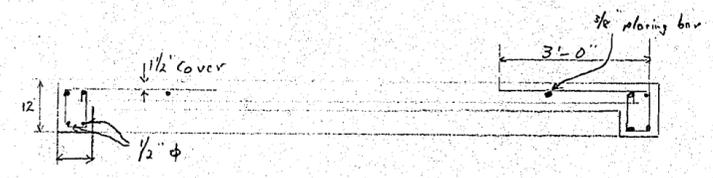
Floor plan 6" RC slab



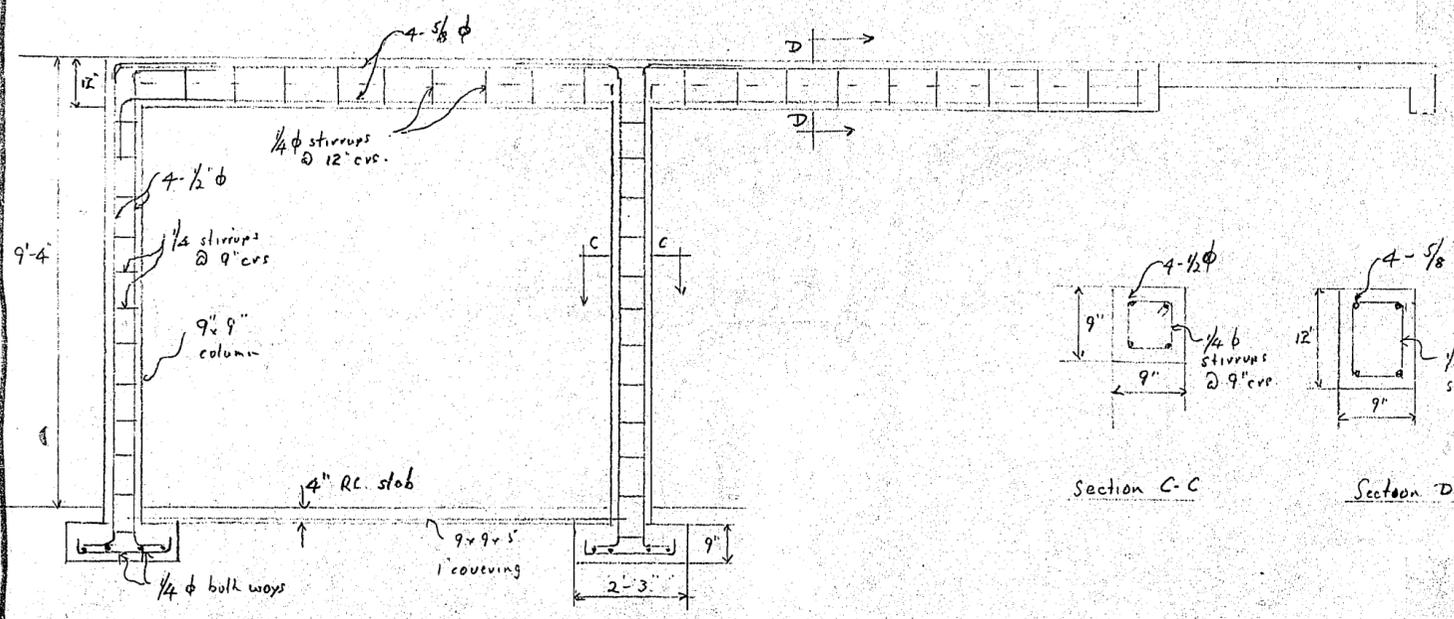
Foundation plan



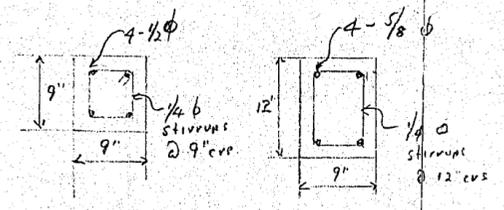
Section B-B



Section A-A

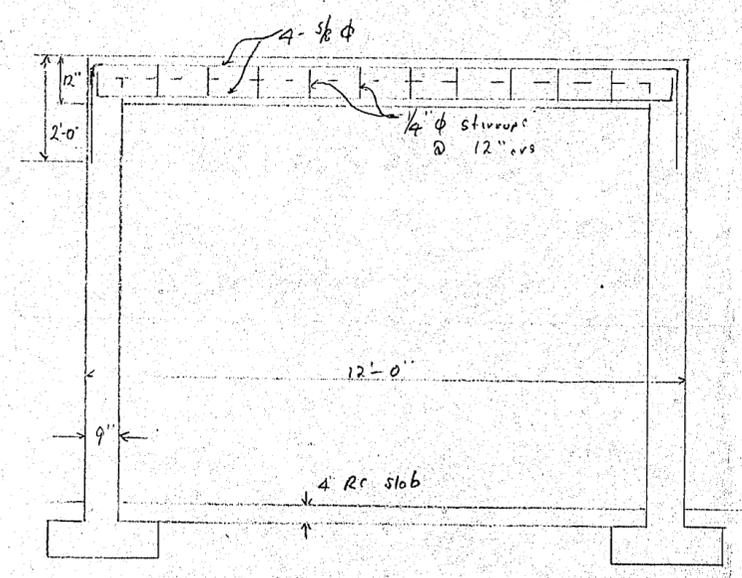


Beam 1
4 supporting columns
Beam 2 similar



Section C-C

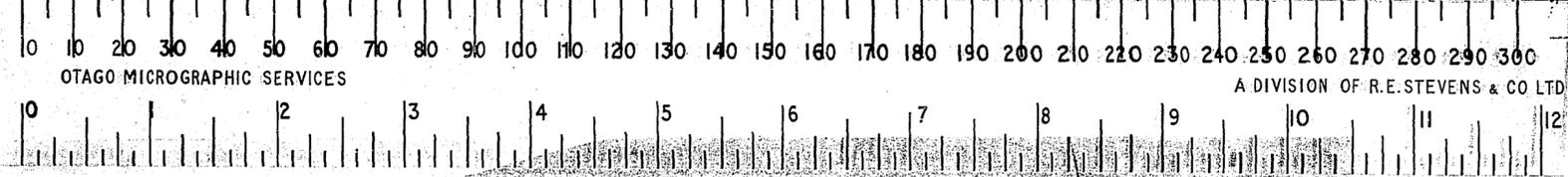
Section D-D



Beams 3 & 4

Scales 1/4 1/2 1' = 1'-0"





OTAGO MICROGRAPHIC SERVICES

A DIVISION OF R.E. STEVENS & CO LTD

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
 At the Street boundary the approved level with respect to street is —

Motor Vehicle Licence	Vehicular Licence	Garage
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fence is *Via front end*

Adjustments made for Crossing are *NA*

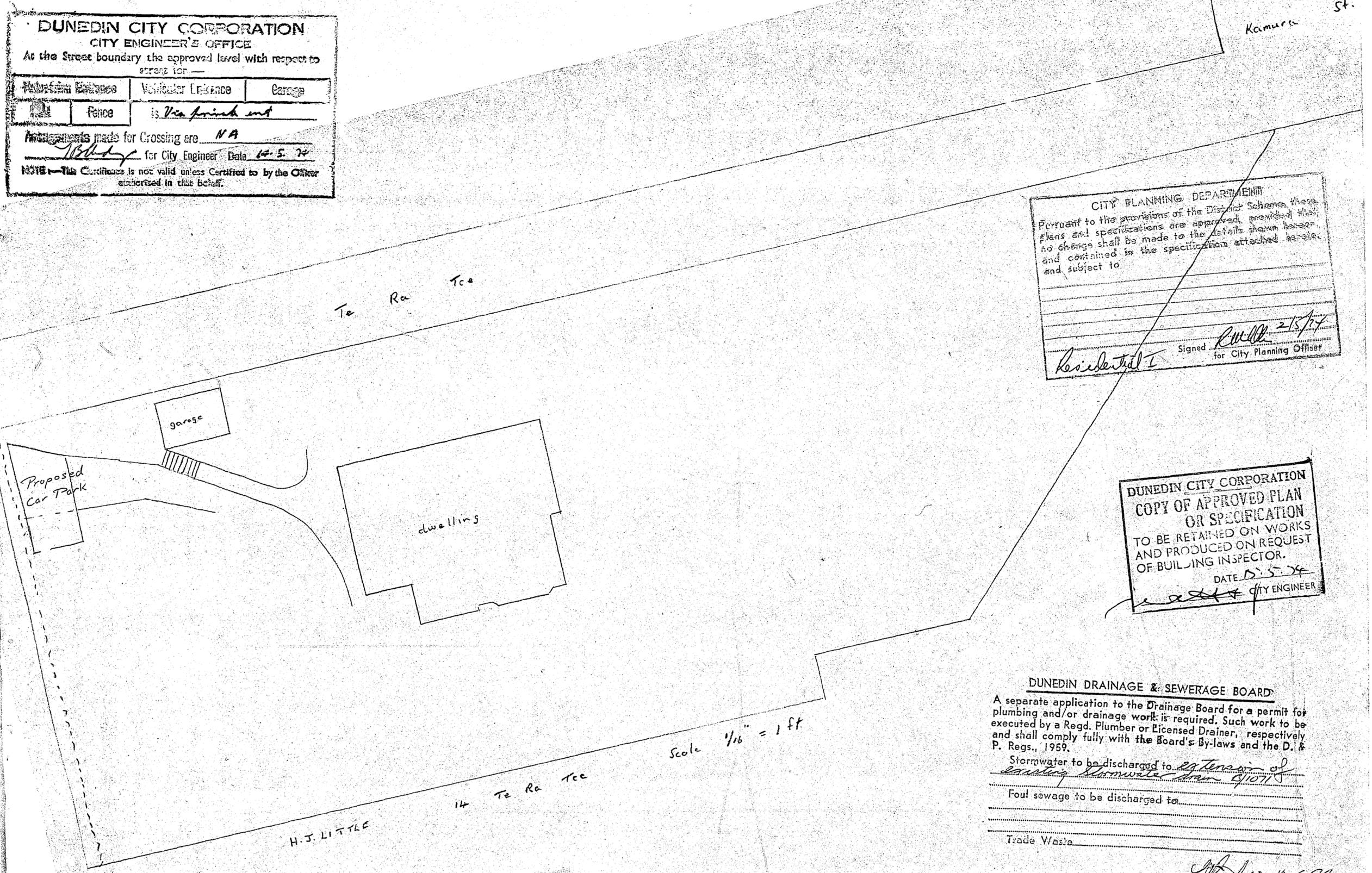
[Signature] for City Engineer Date *14.5.74*

NOTE — This Certificate is not valid unless Certified to by the Officer authorized in this behalf.



OTAGO MICROGRAPHIC SERVICES

A DIVISION OF R.E. STEVENS & CO LTD



CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

[Signature] Signed *[Signature]* 2/5/74
 for City Planning Officer

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
 TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
 DATE *12.5.74*
[Signature] CITY ENGINEER

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

Stormwater to be discharged to *to the stormwater drain 131071*

Foul sewage to be discharged to _____

Trade Waste _____

[Signature] 10-5-74

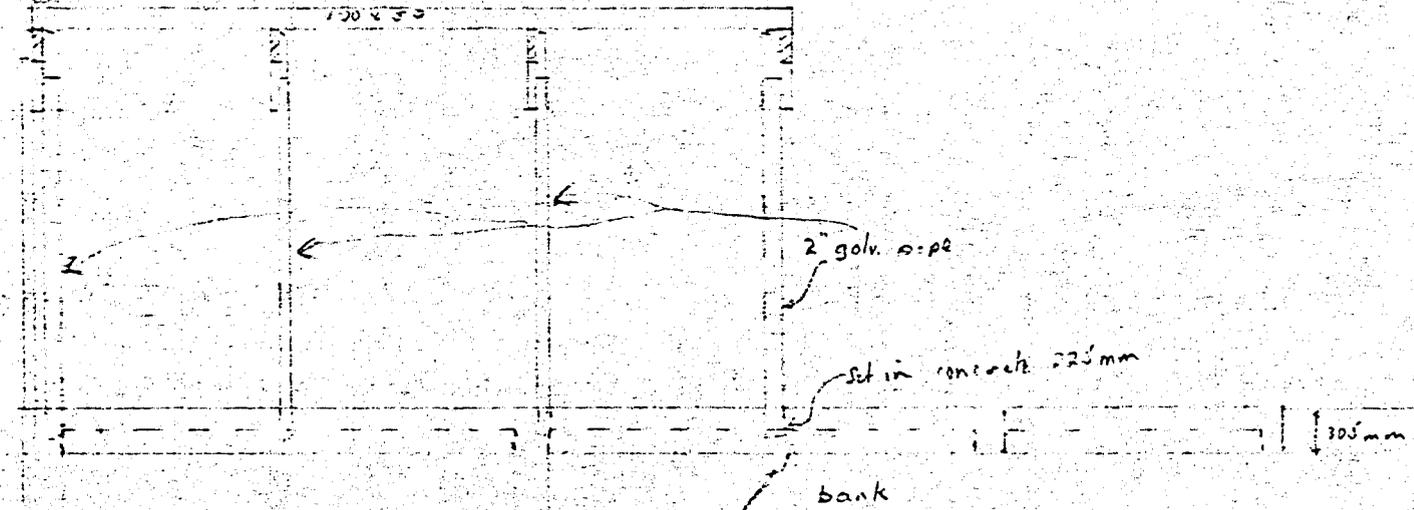
9279

A DIVISION OF R. E. STEVENS & CO LTD

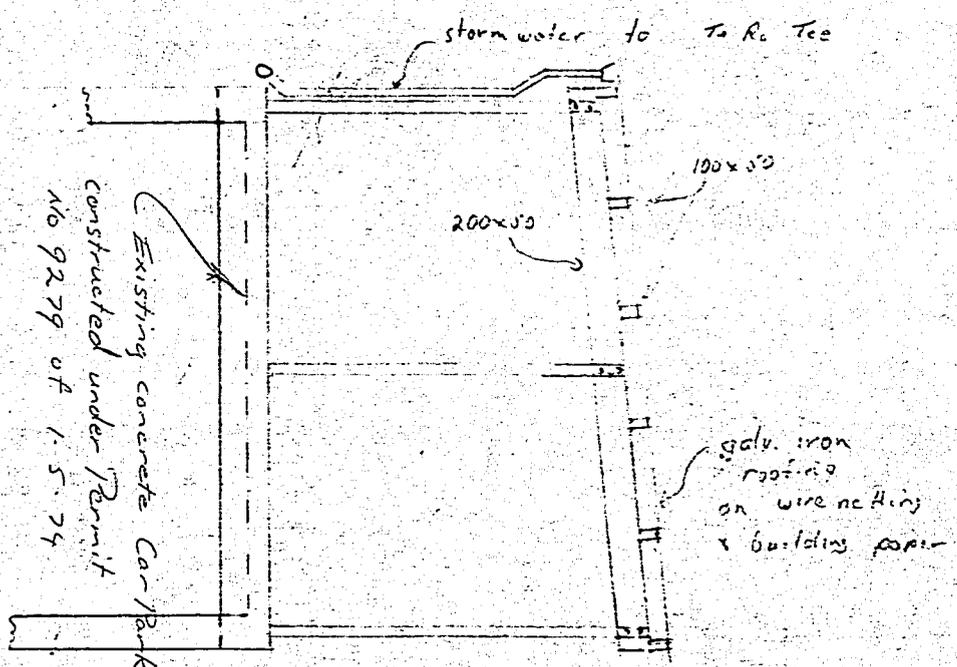
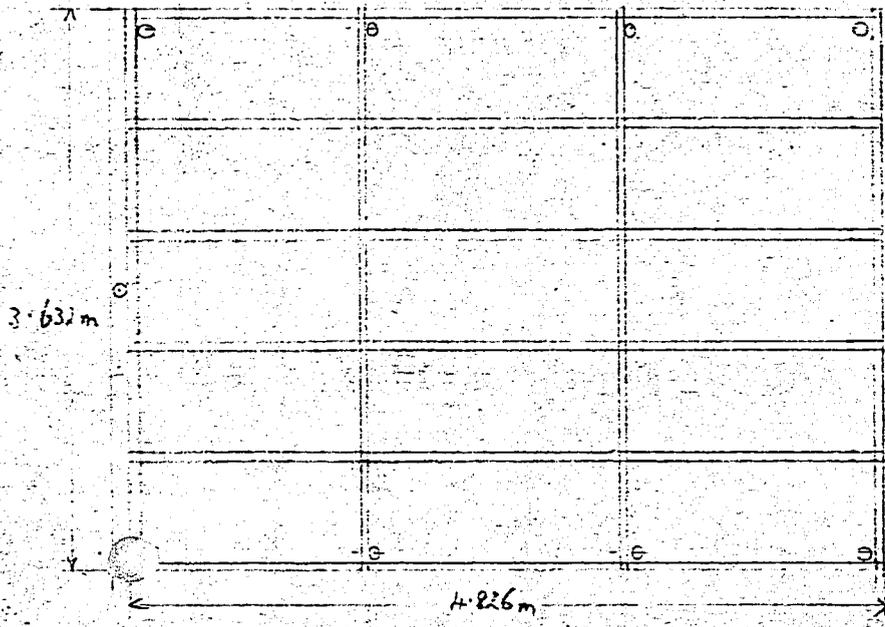


Scale 1:50

North Elevation



To Ra Tee



1532

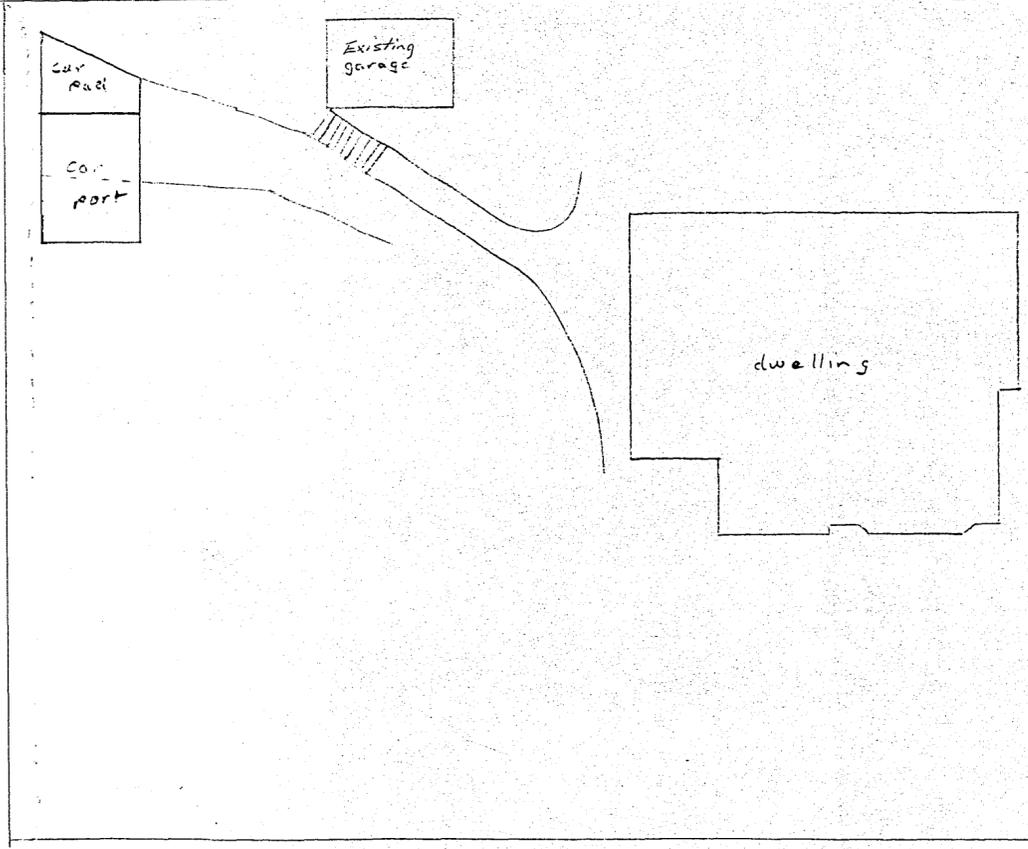


CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

24/7/75
 Signed *R.W. Ellis*
 for City Planning Officer

Kamura St.

Te Ra Tce



DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 1.8.75
R.W. Ellis CITY ENGINEER

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to Street channel or to sanitary stormwater facilities

Foul sewage to be discharged to.....

Trade Waste.....

R.W. Ellis 28.7.75

1532

H.J. LITTLE 14 Te Ra Tce Scale 1:200

CITY ENGINEER'S OFFICE
 Required level at Street Boundary Any entrance or fence shall be at a level of Private Street and constructed to the same grade as the adjoining street.
 Vehicle Crossing Fee/Deposit

Special Conditions

R.W. Ellis For City Engineer Date 28.7.75
 NOTE This endorsement overrules any levels or instructions shown on the plan

Porch

Door

Window

Living Room

DUNEDIN CITY COUNCIL

Copy of Approved Plan
and/or Specification

TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 14.4.87

[Signature] FOR CITY ENGINEER

145cm

hearth

Internal Fireplace

Door

Door

Door

Window

Window

2534

CODE COMPLIANCE CERTIFICATE



Section 43(3), Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 2050	Reference No:	5034515
---------------	----------	---------	----------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>DE JONG, RICHARD PETER 14 TE RA TERRACE DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail: HEATER MASPORT LE 3000 PROVINCIAL</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5034515 Valuation Roll No: 27280 71200</p> <p>Street Address: 14 TE RA TERRACE, DUNEDIN 9001</p> <p>Legal Description: LOT 1 DP 16197</p>	

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 02/10/2000

BUILDING CONSENT

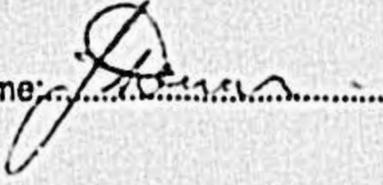
Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 2050	Reference No:	5034515
---------------	----------	-------------	----------	---------------	---------

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

APPLICANT	PROJECT
Name: DE JONG, RICHARD PETER 14 TE RA TERRACE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 14 TE RA TERRACE, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: HEATER MASPORT LE 3000 PROVINCIAL
LEGAL DESCRIPTION	Intended Life:
Property Number: 5034515	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Valuation Roll No: 27280 71200	Specified as _____ years
Legal Description: LOT 1 DP 16197	Demolition <input type="checkbox"/>
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 07/08/2000

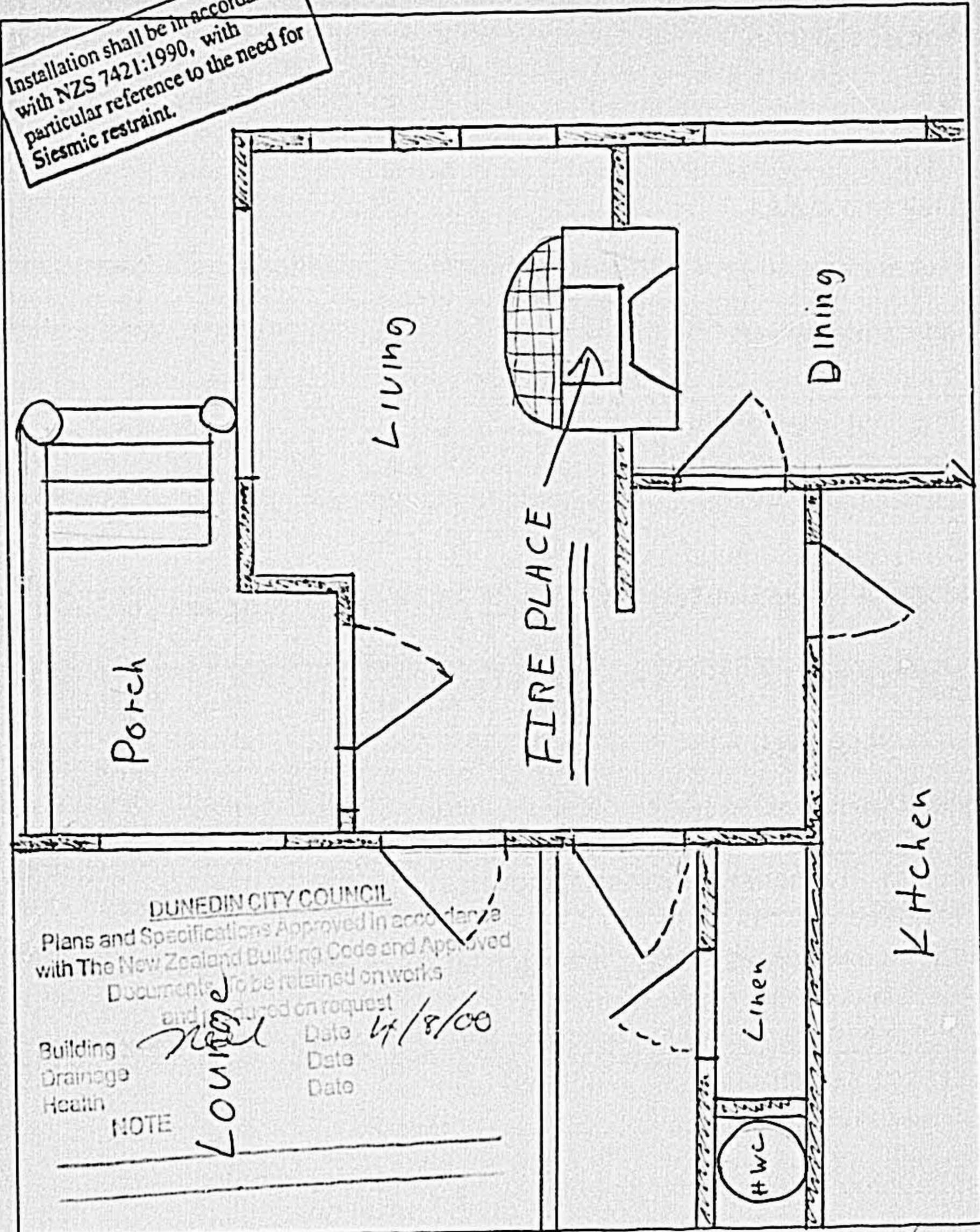
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.

2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for seismic restraint.



Plan of proposed solid fuel heater at:
14 TE RA Terrace
Dunedin

Project No: _____
Approving Officer: *Neil [Signature]*
Date: 4/8/00

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 10381	Reference No:	5034515
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: DE JONG, RICHARD PETER 14 TE RA TERRACE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALT DWG REMOVE WALL/INTALL STEEL BEAM
Property Number: 5034515 Valuation Roll No: 27280 71200 Street Address: 14 TE RA TERRACE, DUNEDIN 9001 Legal Description: PT LOT 1 DP 16197	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>

- This is:
- A final code compliance issued in respect of all of the building work under the above building consent.
 - An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
 - This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 30/04/2001

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



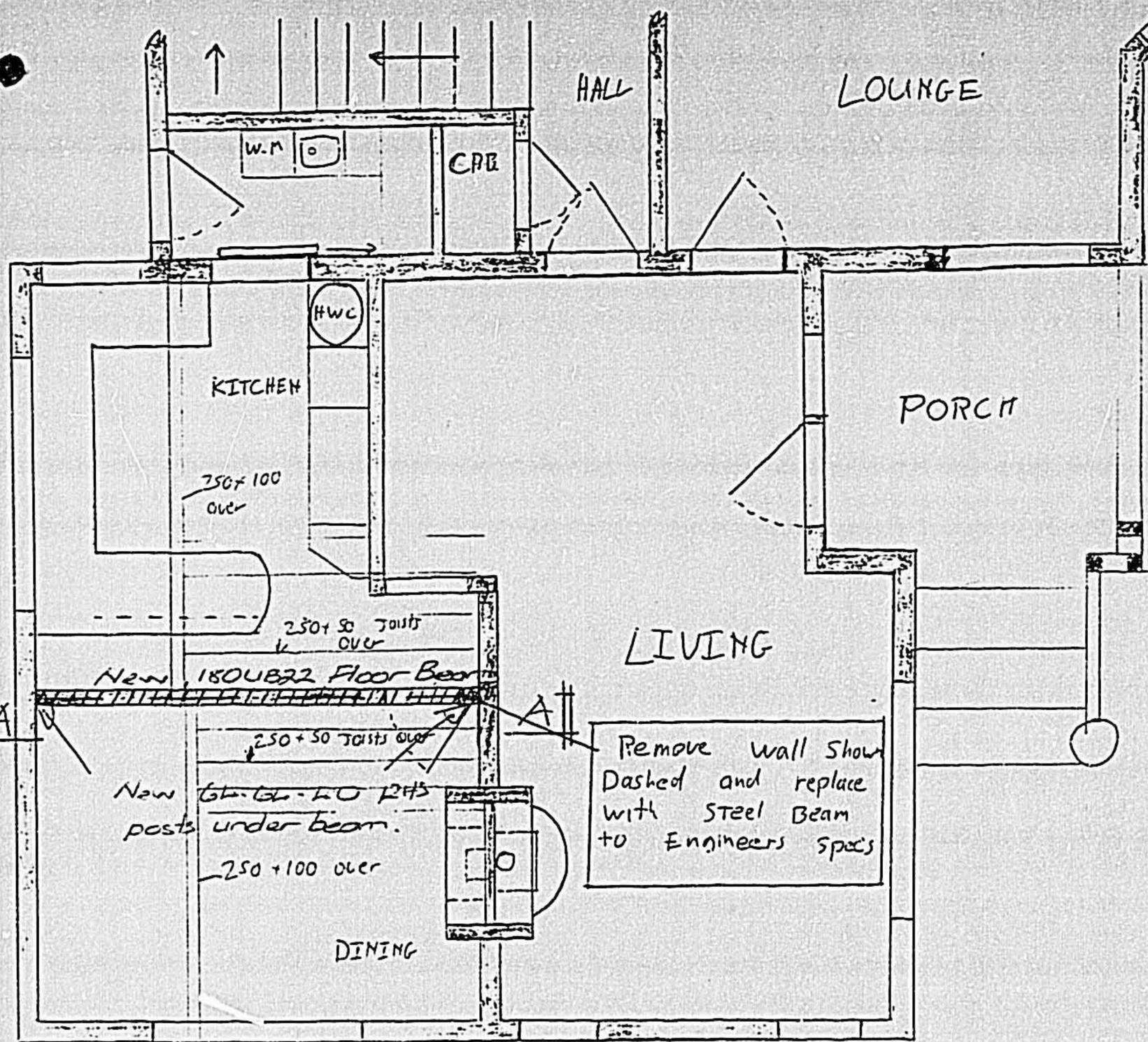
Telephone No:	477-4000	Consent No:	ABA 10381	Reference No:	5034515
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: DE JONG, RICHARD PETER 14 TE RA TERRACE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 14 TE RA TERRACE, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALT DWG REMOVE WALL/INTALL STEEL BEAM
Property Number: 5034515 Valuation Roll No: 27280 71200 Legal Description: PT LOT 1 DP 16197	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/>
COUNCIL CHARGES	Estimated Value: \$2400
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 12/03/2001
ALL FEES ARE GST INCLUSIVE	

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....."



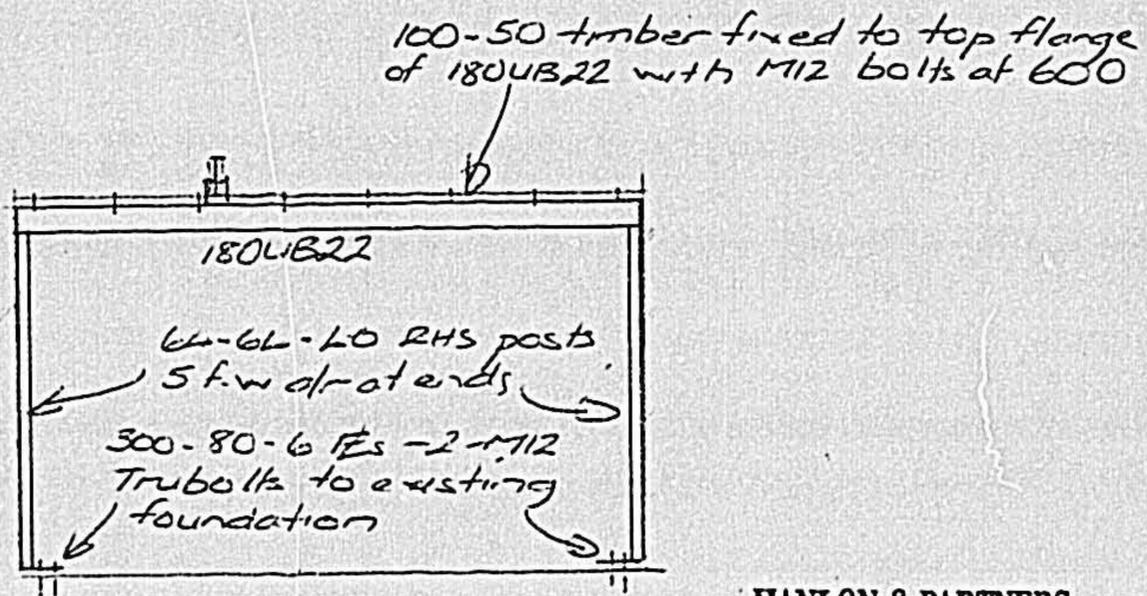
EXISTING FLOOR PLAN

SCALE 1:50

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

Building *EL* Date 9-3-2001
 Drainage Date
 Health Date

NOTE



A-A

HANLON & PARTNERS
 CONSULTING STRUCTURAL ENGINEERS
 219 HIGH ST. DUNEDIN
 TELEPHONE (03) 477-7475 FAX (03) 479-2597

Job No 7637.
 ABA 10381

ALTERATIONS TO: 14 TE RA TERRACE FOR R & S de Jong.