

Dunedin City Council Land Information Memorandum

99638

**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 **17 February 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

19 Scoular Street Dunedin

**LIM Applicant
Print Date**

Ann Rachel Powley
17-Feb-2025

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PROPERTY DETAILS

Property ID 5024276
Address 19 Scoular Street Dunedin
Parcels LOT 56 DP 2402

Rubbish Day Friday

RATES DETAILS

Rate Account 2024276

Address 19 Scoular Street Dunedin

Valuation Number 27070-39000

Latest Valuation Details

Capital Value \$540,000
Land Value \$375,000
Value of Improvements \$165,000
Area (Hectares) 0.0766HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,337.58

Rates Outstanding for Year \$1,668.80

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

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.

Independent Building Report(s)

An Independent Building Report was submitted to Council on **10-Jun-1997**.

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
	/CCC	-	was reviewed for code compliance after two years. Compliance with
	Refused	-	the Building Code could not be established and therefore the Code
		-	Compliance Certificate has been 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-1992-315888](#) Building Consent - Foul Drainage Repair, No Plan, (Scott)

Lodgement Date	27-Jul-1992
Decision	Granted
Decision Date	10-Aug-1992
Current Status	BC Issued
Previous Number	ABA920738
<i>(Applications before 2007)</i>	

[ABA-2014-361](#) Building Consent - Install Second Hand Metro Pioneer Ped Eco Fire in Dwelling

Lodgement Date 17-Mar-2014

Decision Granted

Decision Date 17-Mar-2014

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

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-1939-22040](#) AAB19390420 8683 - Erect Dwelling, (Brown). The permit was lodged on 29-Aug-1939.

[H-1940-22994](#) AAB19400407 9197 - Erect Fowl House, (Brown). The permit was lodged on 25-Jun-1940.

[H-1990-106671](#) AAB19900740 8988 - Erect Carport, (Diehl). The permit was lodged on 24-May-1990.

[H-1928-145706](#) AAD19281205 C1941 - Lay Council Foul Sewer Drain through Several Properties - A386. The permit was lodged on 06-Jul-1928.

[H-1939-155406](#) AAD19390080 D5565 - Drainage & Plumbing, (Brown). The permit was lodged on 07-Dec-1939.

[H-1947-162546](#) AAD19470076 E2811 - Piped Watercourse through Property, No Plan, (MJ Brown). The permit was lodged on 06-Feb-1947.

[H-1928-145707](#) AAD19281206 C1942 & A385 - Council Foul Sewer Scoular Street, No Plan. The permit was lodged on 18-Nov-1928.

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

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

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 it 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 1

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA 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 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

Resource Consents

The following Resource Consents are recorded for this property.

RMA-1990-352760	Resource Management Act (Historical Data)
Description	DISPENSATION 1275 ERECT CARPORT
Lodgement Date	14-Mar-1990
Decision	Granted
Decision Date	29-Mar-1990
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 19 SCOULAR STREET DUNEDIN

[5024255](#) 23 Renfrew Street Dunedin

[RMA-1997-360748](#) Resource Management Act (Historical Data) ADD CONSERVATORY TO EXISTING DWG (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/04/1997.

[5024274](#) 27 Scoular Street Dunedin

[LUC-2008-443](#) Land Use Consent extend a garage/workshop. The outcome was Granted on 19/12/2008.

[5024277](#) 15 Scoular Street Dunedin

[RMA-1996-359749](#) Resource Management Act (Historical Data) ADD TO DWG (Notified - Unrestricted Discretionary). The outcome was Granted on 30/08/1996.

[5024280](#) 9 Scoular Street Dunedin

[RMA-2002-366233](#) Resource Management Act (Historical Data) CONSERVATORY - EXCEEDS THE HEIGHT PLANE ENVELOPE (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/02/2003.

[RMA-1988-352348](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Non Complying). The outcome was Granted on 26/08/1988.

5024298 16 Scoular Street Dunedin

[RMA-1996-360208](#) Resource Management Act (Historical Data) ADD TO DWELLING/SECOND STOREY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 31/10/1996.

5024299 18 Scoular Street Dunedin

[RMA-1985-351794](#) Resource Management Act (Historical Data) DWG ADDN Ownr:WILLS (Non-Notified - Non Complying). The outcome was Granted on 19/11/1985.

5024300 20 Scoular Street Dunedin

[LUC-2015-441/A](#) Land Use Consent s125 extension of time for LUC-2015-441 land use consent to alter and extend an existing residential dwelling breaching yard set backs. The outcome was s125 Granted on 10/11/2020.

[LUC-2015-441](#) Land Use Consent land use consent to alter and extend an existing residential dwelling breaching yard set backs. The outcome was Granted on 02/10/2015.

[RMA-2002-365922](#) Resource Management Act (Historical Data) CONSTRUCT NEW GARAGE AS ADDITION TO FRONT OF EXISTING RESIDENTIAL DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/09/2002.

[RMA-1992-354868](#) Resource Management Act (Historical Data) ADD TO 2ND STOREY OF EXT 2 STOREY BLDG Ownr:MR P NAPPER / App: P NAPPER 20 SCOULAR STREET (Non-Notified - Non Complying). The outcome was Granted on 11/02/1992.

[RMA-1995-352906](#) Resource Management Act (Historical Data) DISPENSATION 1437 second storey addition (Non-Notified - Non Complying). The outcome was Granted on 22/08/1990.

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

Transport is aware of the following information related to this property:

DCC Transport has carried out a desk-top inspection of this property and found the following.

Encroachment on road reserve – handrail and concrete path

On the property's frontage there is a small concrete path and handrail located on road reserve – private asset. This may remain at the pleasure of Council. Council accepts this situation but accepts no liability and maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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 for Transport information in relation to the property.

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.

Previous LIMs on this property have identified the following:

Date of Inspection: 12-Feb-2014

The Roading Department has carried out a visual inspection at this property and found the following problems;

Encroachment

The concrete path and handrail at this property's frontage appear to be on road reserve. These may remain at the pleasure of Council.

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

These matters above may or may not have been resolved.

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.

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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 **31st August 1999**.

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

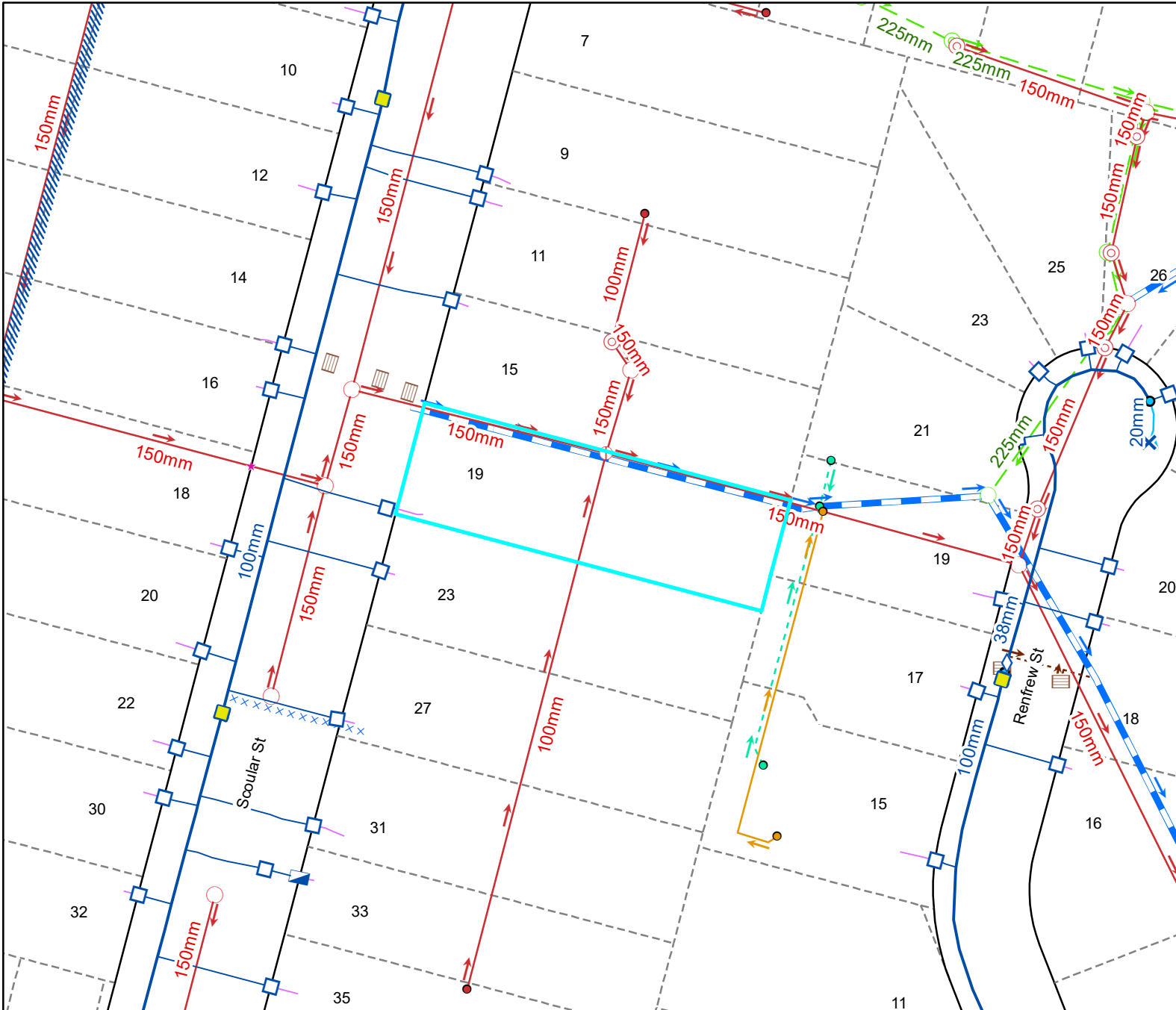
Terms used in Permits & Consents

- 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





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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.

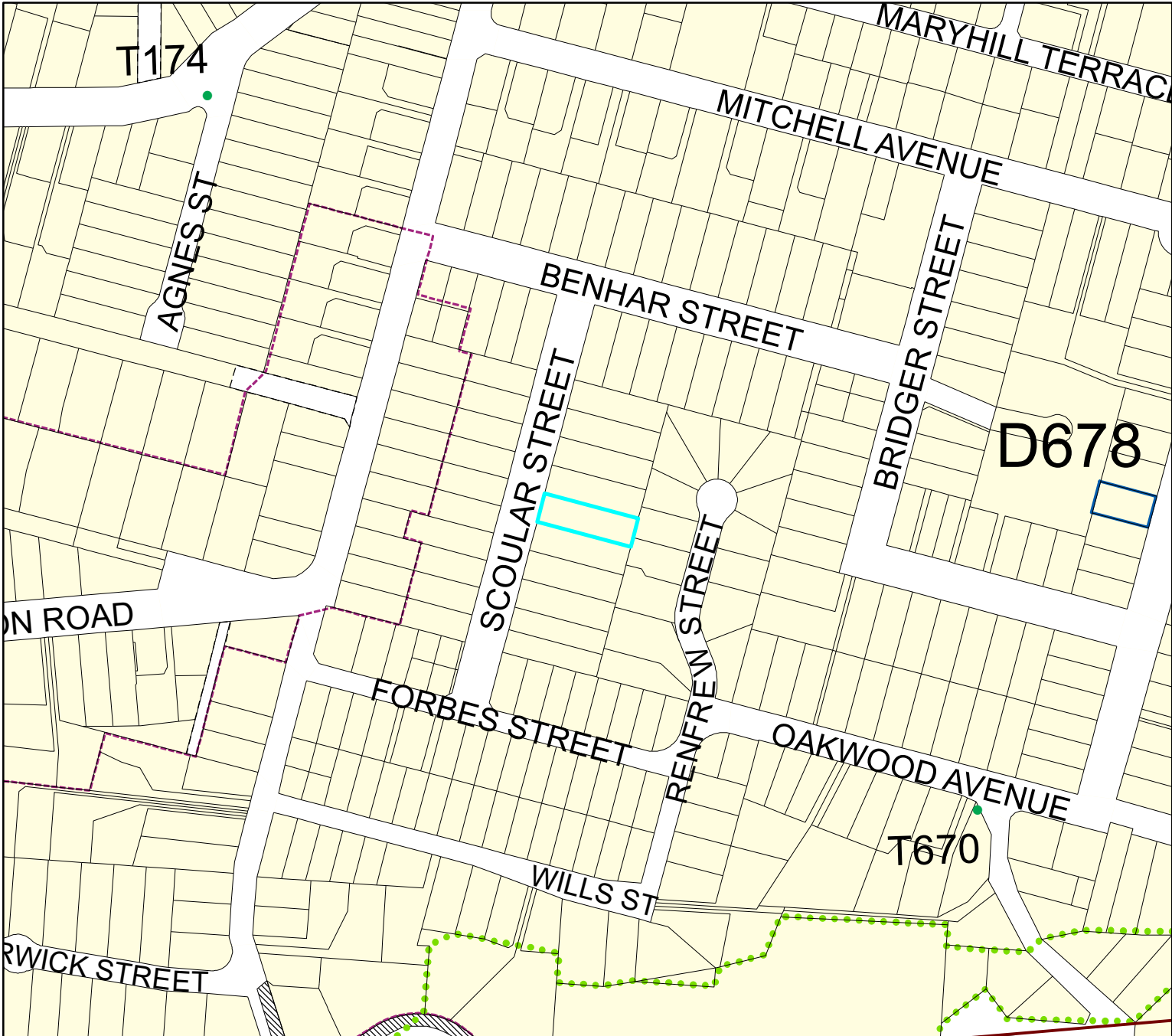
Scale at A4:
1:750
12/02/2025
8:03:38 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.





Legend

- Significant Trees
 - Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - 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**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency 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

Scale at A4:
1:3,000
12/02/2025
8:04:10 PM



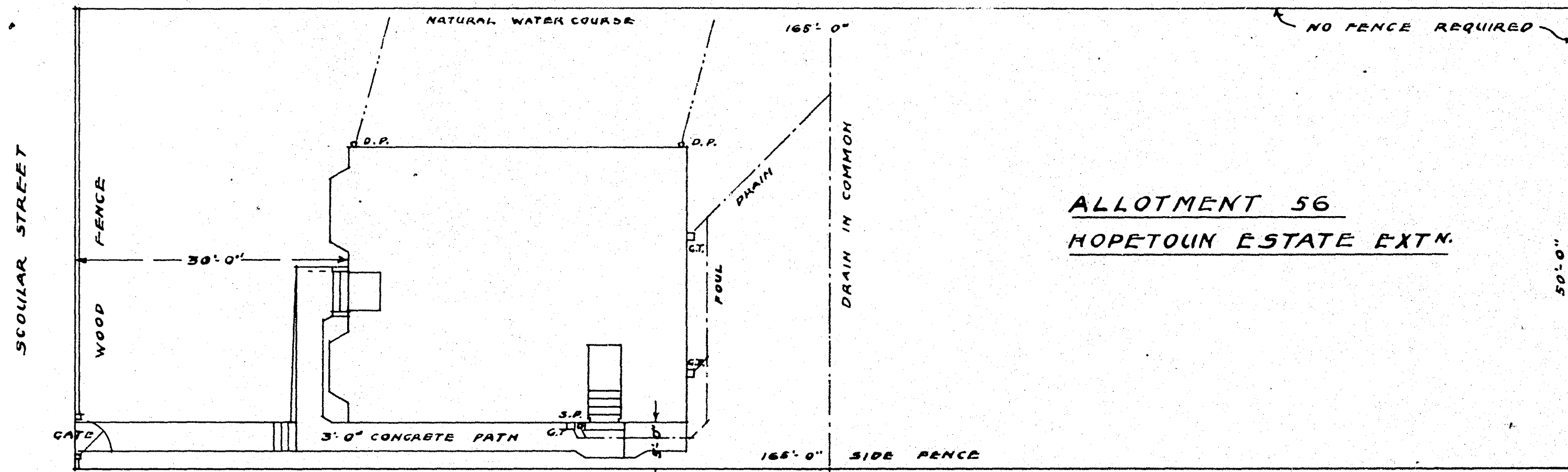
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

PLAN No. A \ 386	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">FIELD BOOK No.</td> <td style="width: 50%; border-bottom: 1px solid black;">PAGES</td> </tr> <tr> <td style="border-bottom: 1px solid black;">LEVEL BOOK No.</td> <td style="border-bottom: 1px solid black;">PAGES</td> </tr> <tr> <td style="border-bottom: 1px solid black;">CALCULATIONS BOOK No.</td> <td style="border-bottom: 1px solid black;">PAGES</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;">BENCH MARKS</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;"> </td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;"> </td> </tr> </table>	FIELD BOOK No.	PAGES	LEVEL BOOK No.	PAGES	CALCULATIONS BOOK No.	PAGES	BENCH MARKS					
FIELD BOOK No.	PAGES												
LEVEL BOOK No.	PAGES												
CALCULATIONS BOOK No.	PAGES												
BENCH MARKS													
SCALES { VERTICAL 10 FT HORIZONTAL 40 FT } TO 1"													

	DATE		NAME	DATE
WORK COMMENCED		SURVEYED BY		
WORK COMPLETED		DRAWN BY		
SUPERVISED BY		TRACED BY	G MORRISON	10/11/61
CONTRACT NUMBER		DRAINAGE ENGINEER		
JOB NUMBER				
				DATE

47385

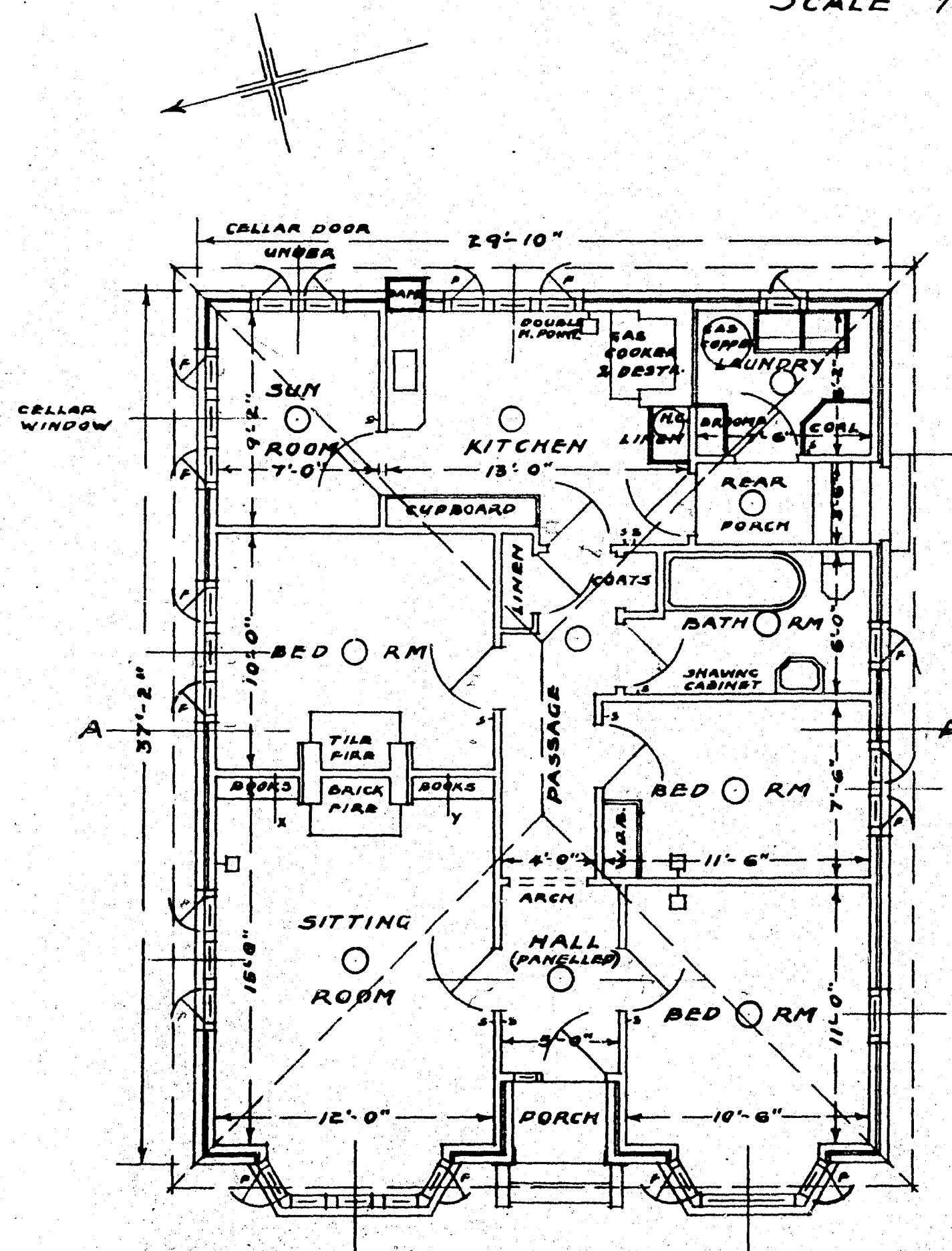
DWELLING IN SCOLLAR ST. FOR THE DUNEDIN CITY CORPORATION (MR G. BROWN) SCALE $\frac{1}{8}" = 1'-0"$



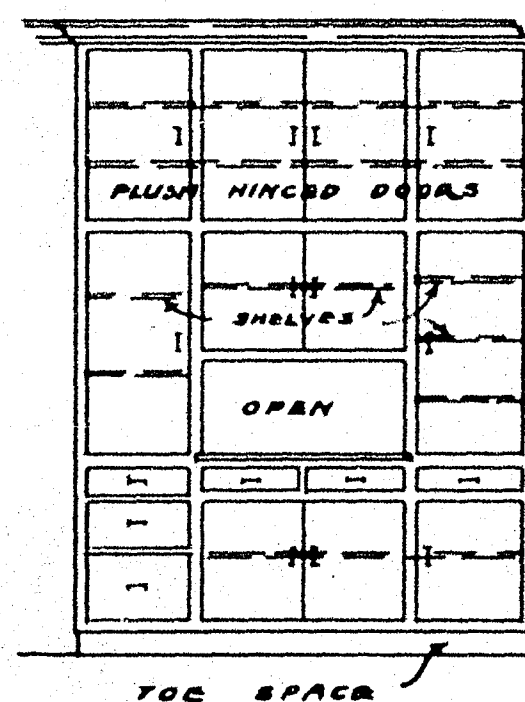
SITE PLAN
SCALE 1/16" = 1'-0"



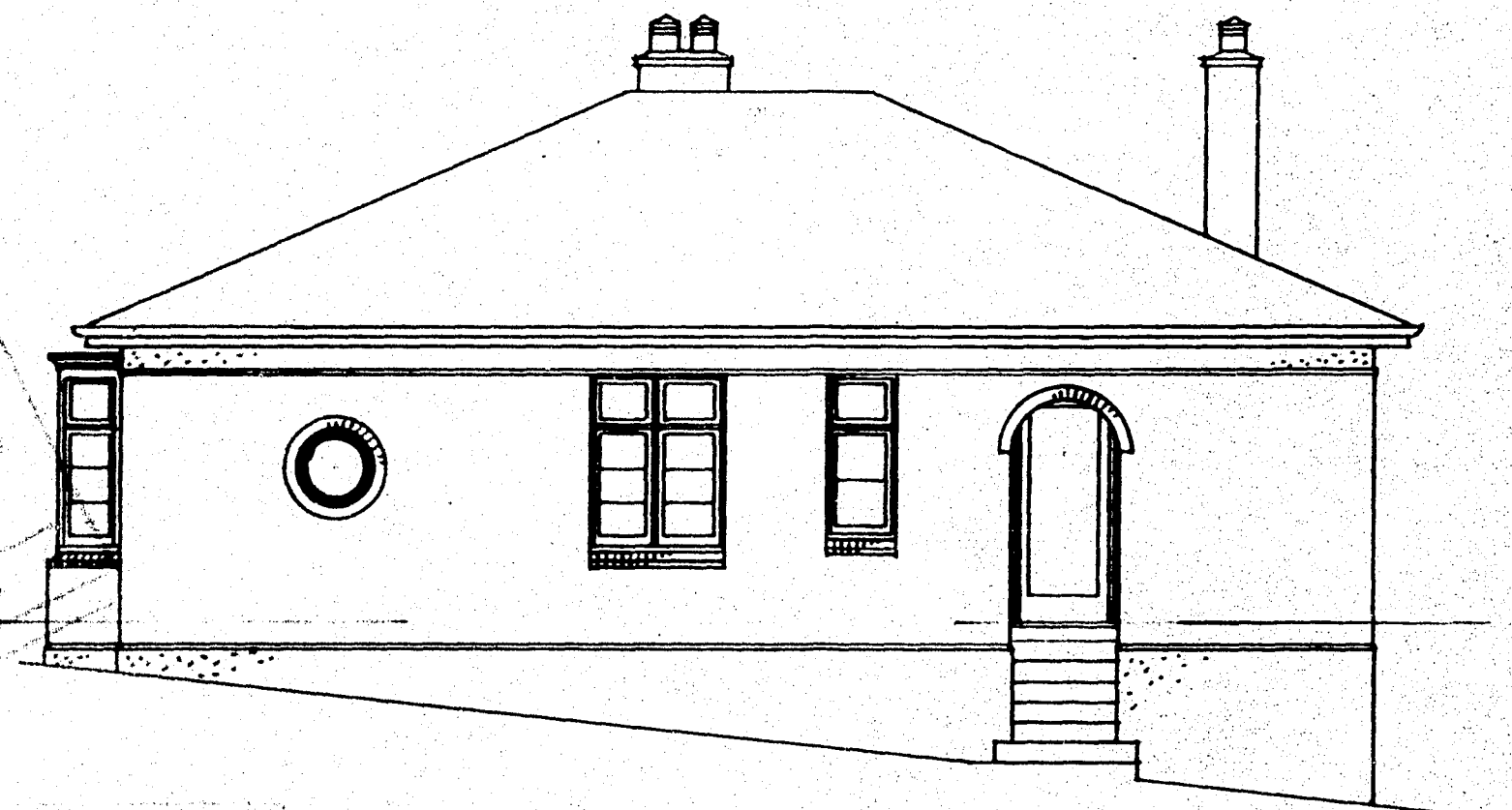
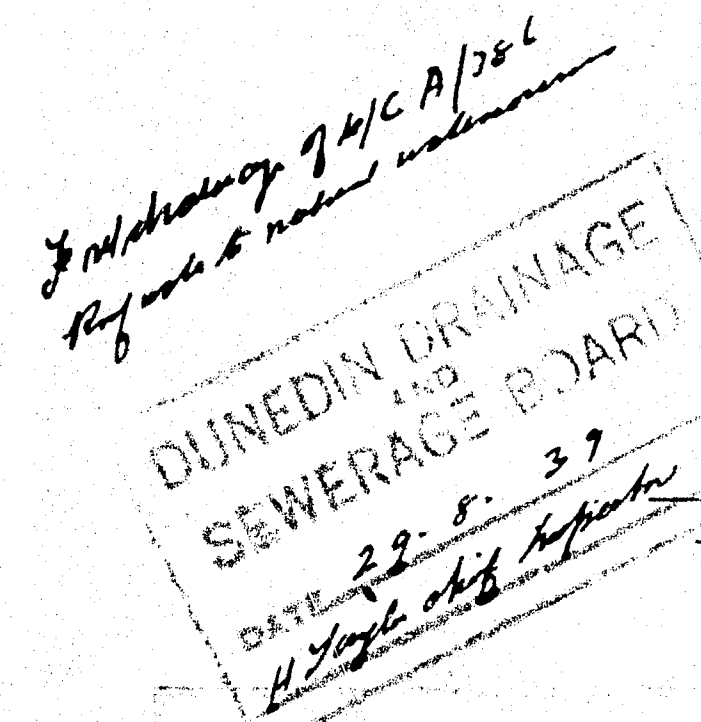
FRONT ELEVATION



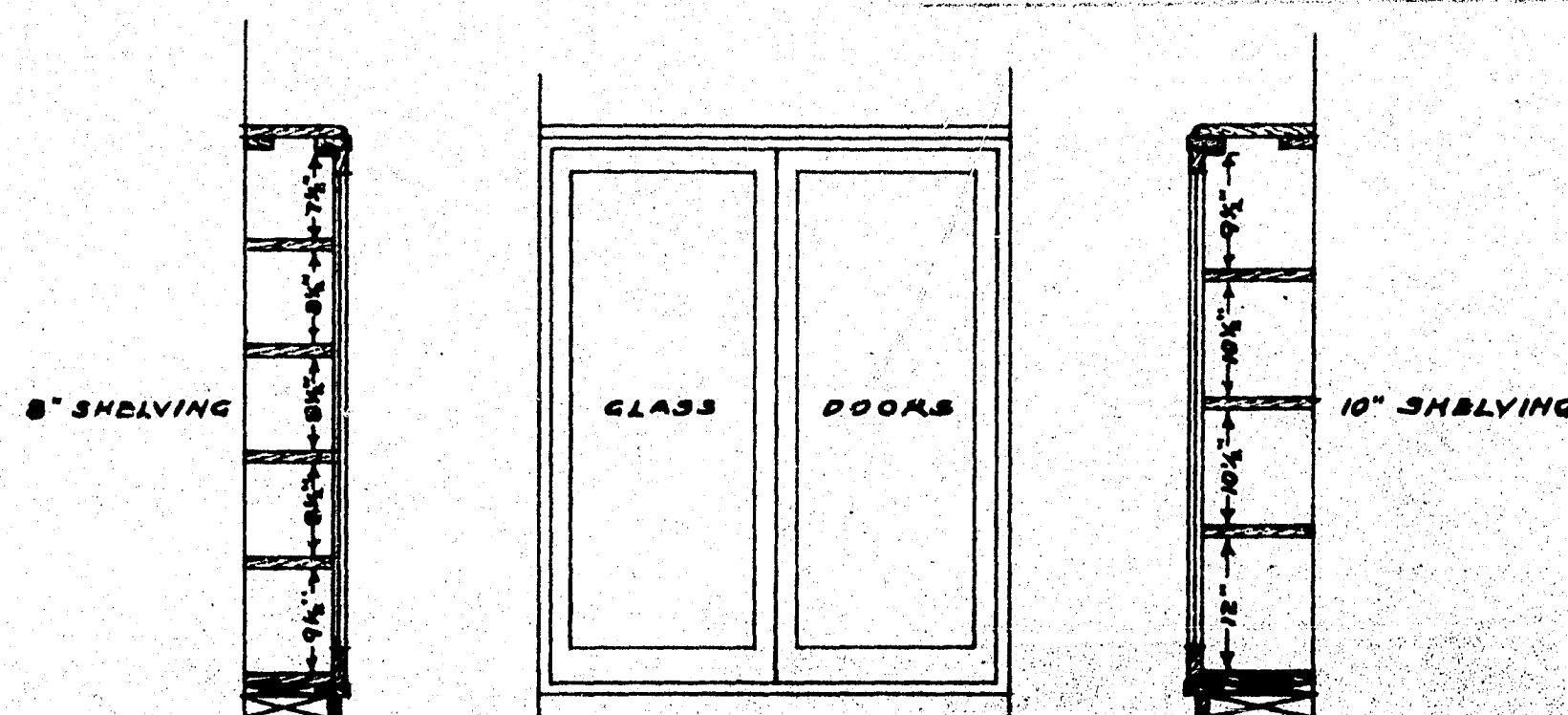
FLOOR PLAN



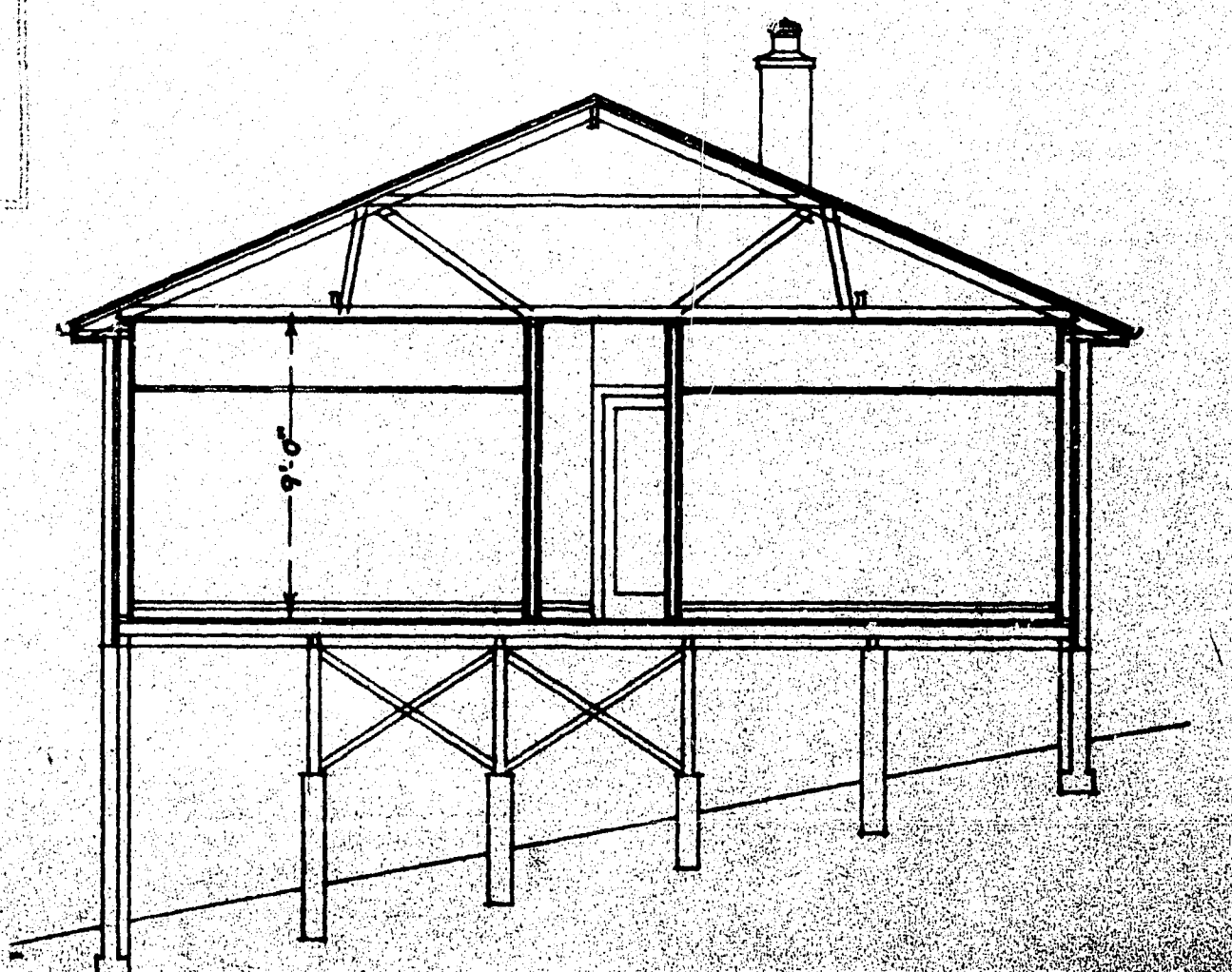
DETAIL OF KITCHEN CUPB.D.
SCALE 1/4" = 1'-0"



SIDE ELEVATION



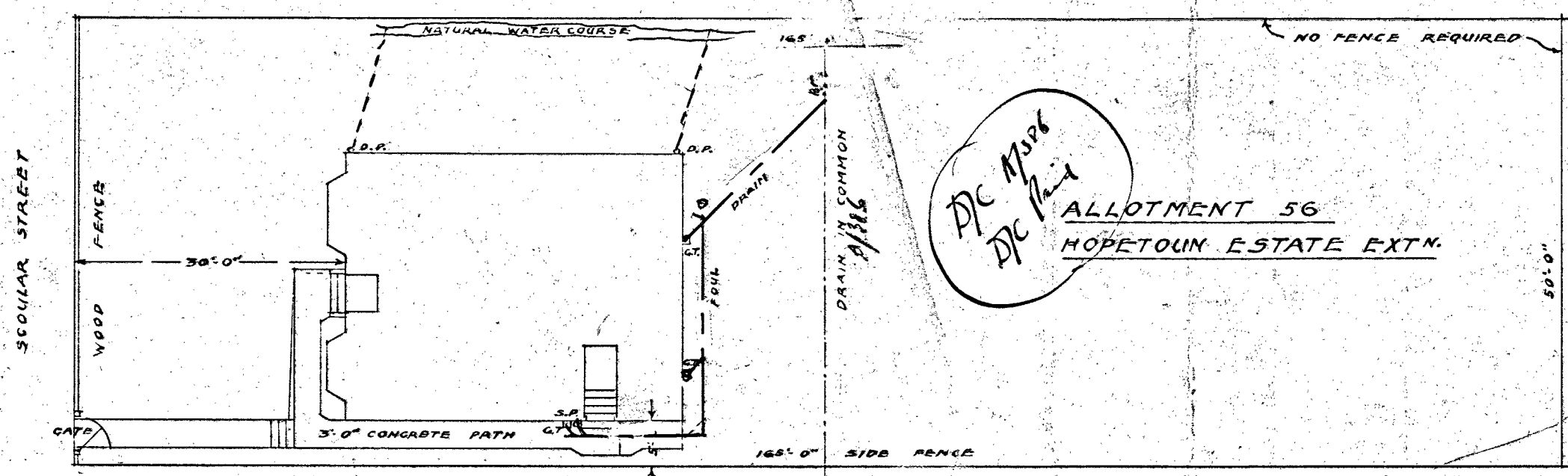
SECTION X ELEVATION SECTION Y
DETAIL OF BOOKSHELVES
SCALE 1/2" = 1'-0"



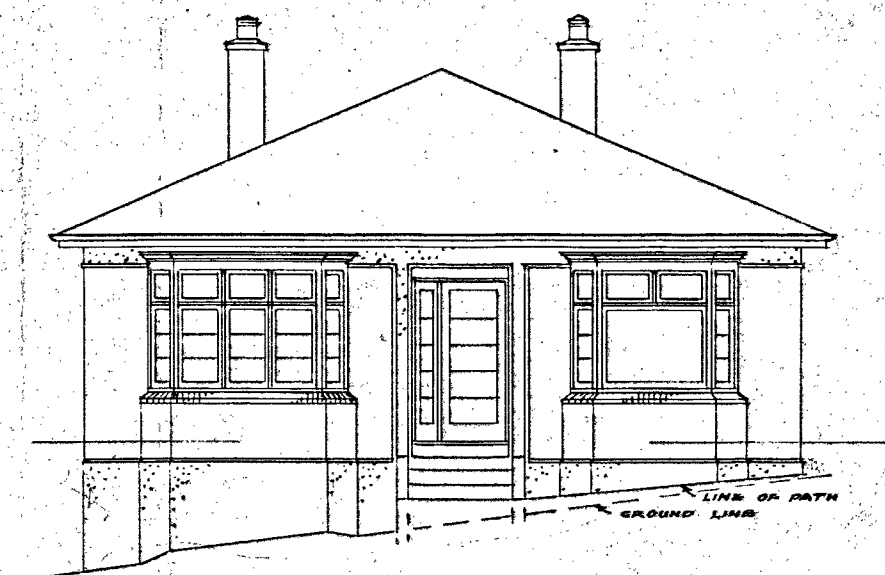
SECTION A-A

8683

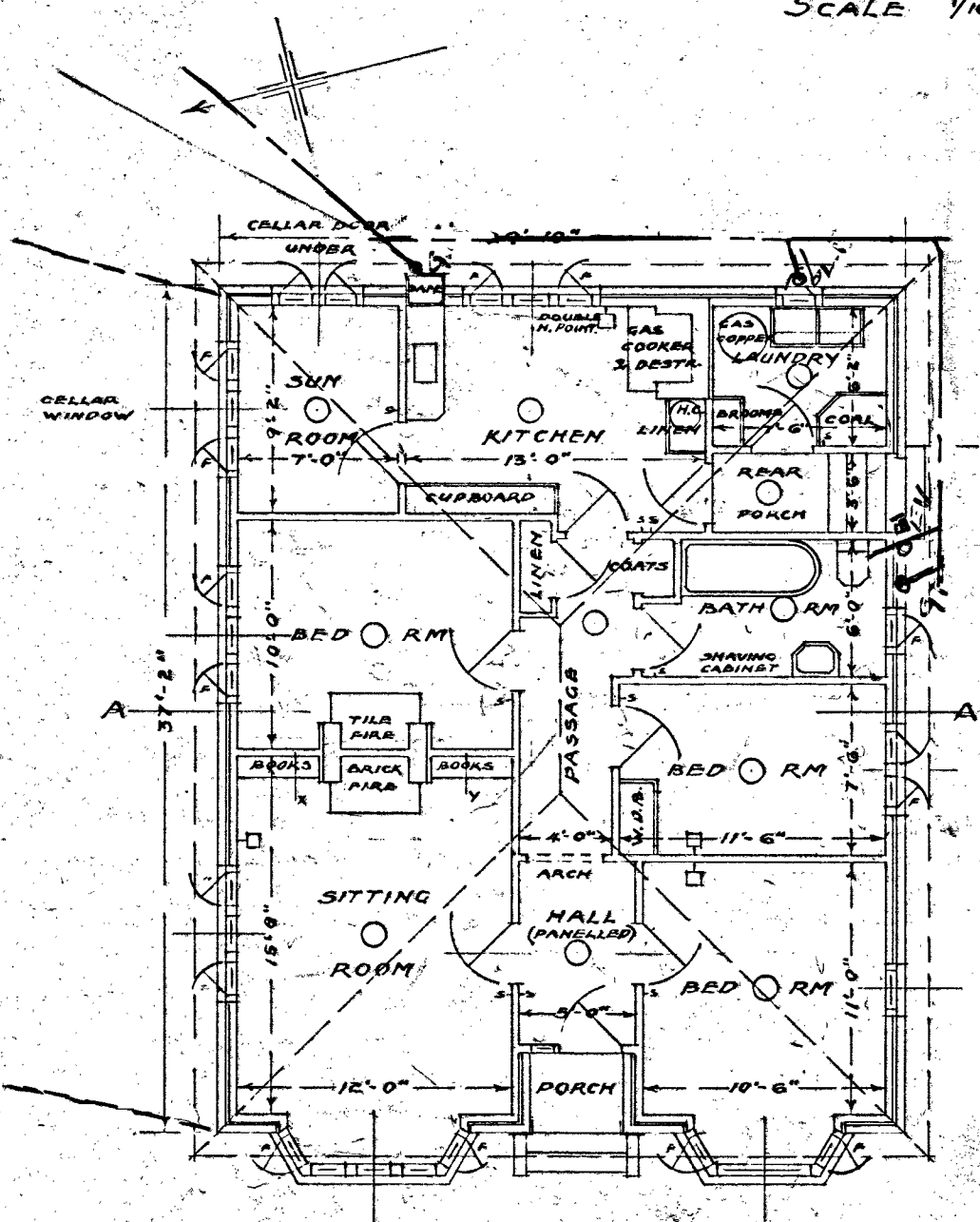
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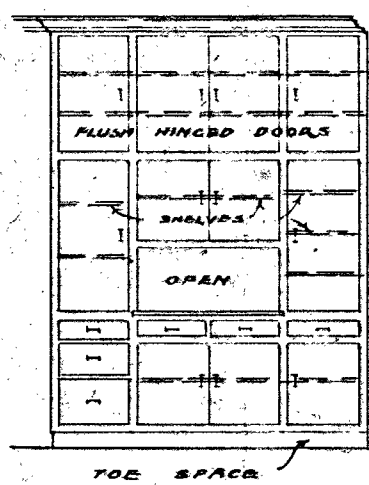
SITE PLAN
SCALE 1/16" = 1'-0"



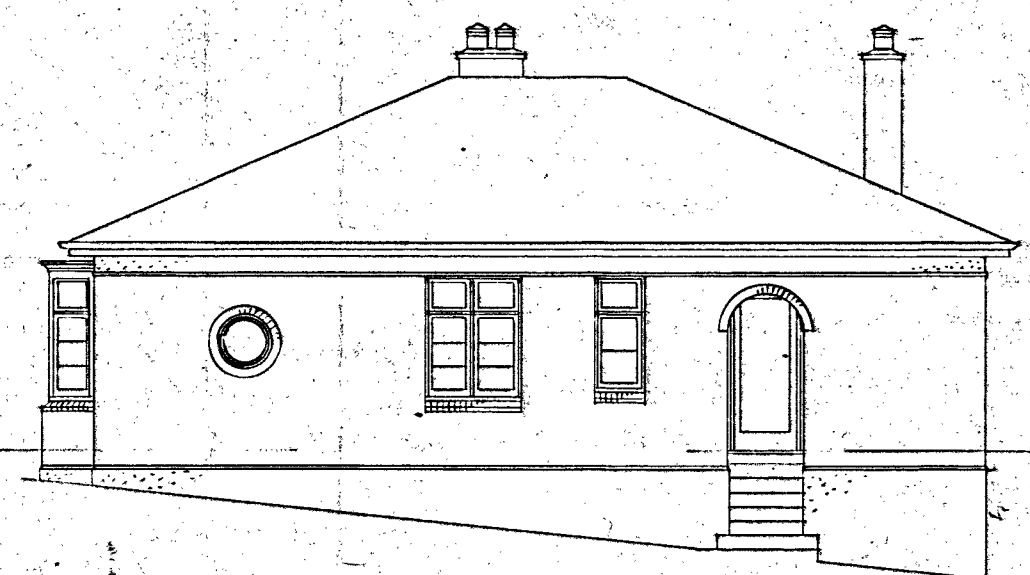
FRONT ELEVATION



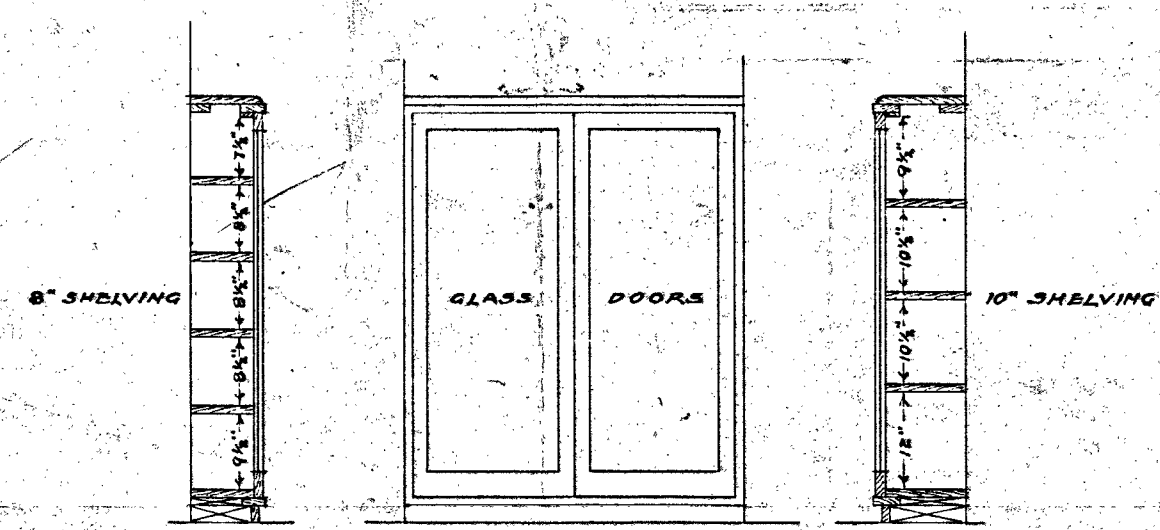
FLOOR PLAN



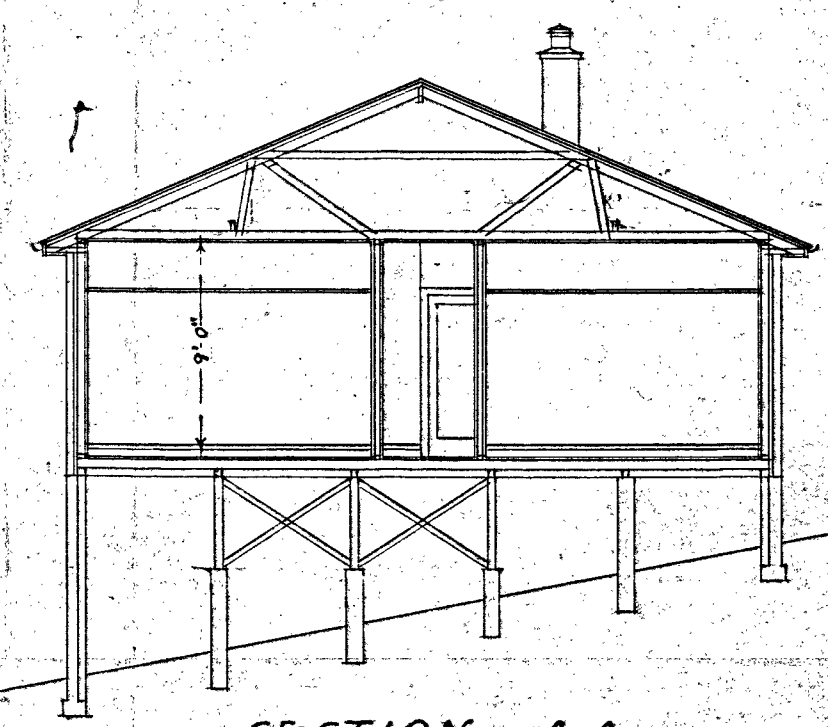
DETAIL OF KITCHEN CUPBD.
SCALE 1/4" = 1'-0"



SIDE ELEVATION

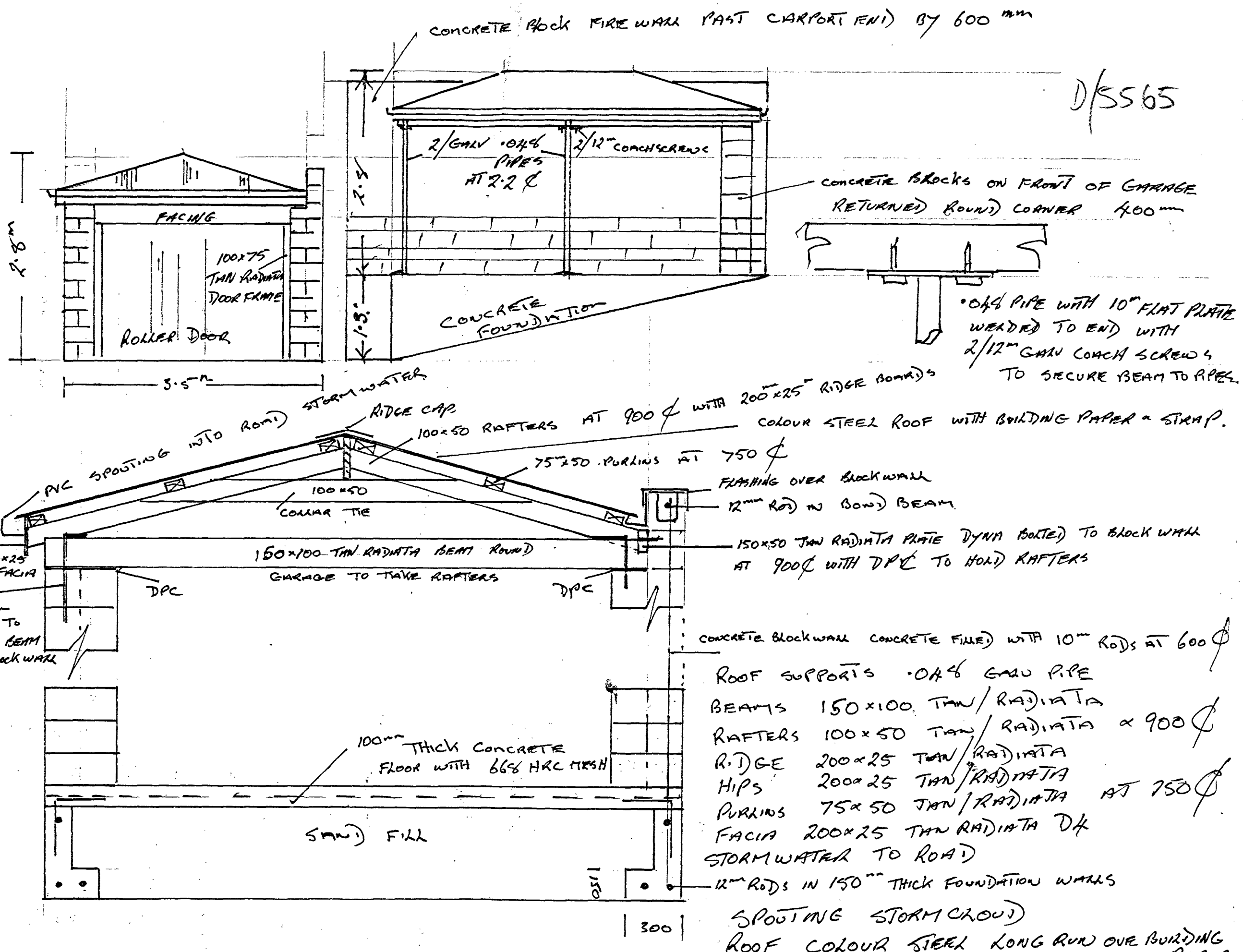
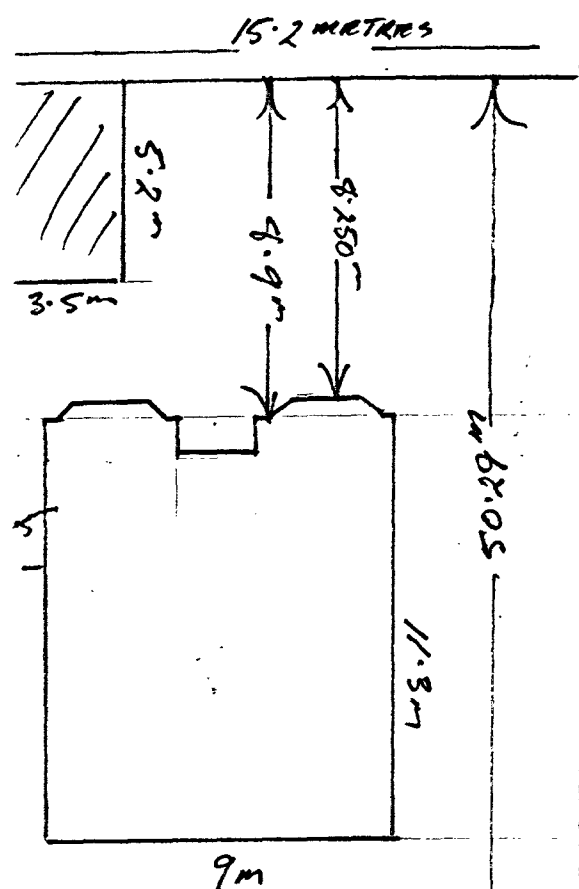


DETAIL OF BOOKSHELVES
SCALE 1/2" = 1'-0"



SECTION A-A





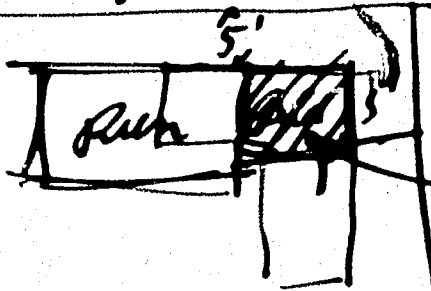
PROPOSED CARPORT FOR MR & MRS AG DIENZ 19 SCOUKAR STREET DUNDUN

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

Dispensation No 175 approved 29.03.20

Signed _____ Dated 29.04.20
Zone R3A

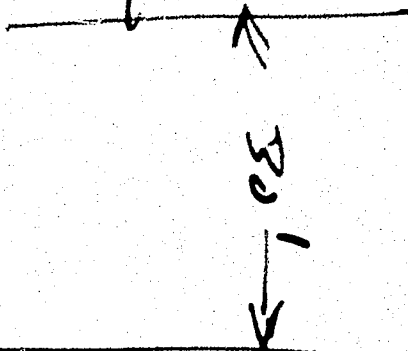
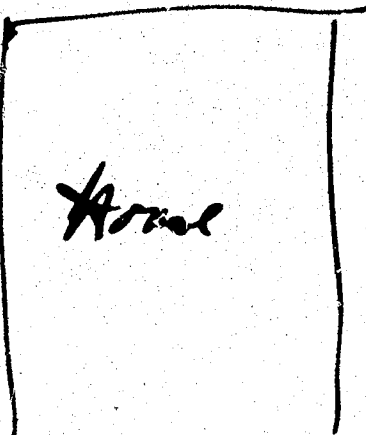
60 ft



second time

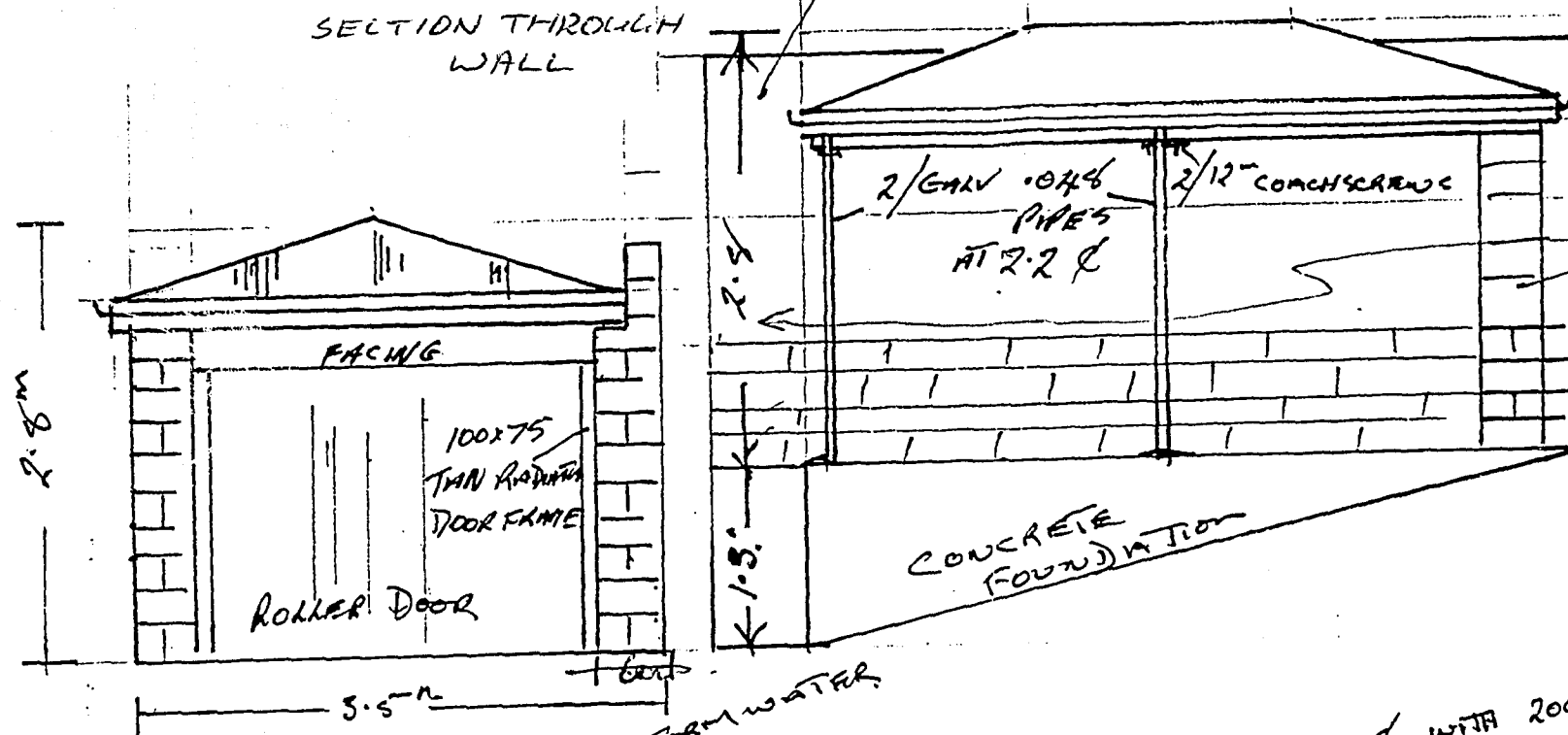
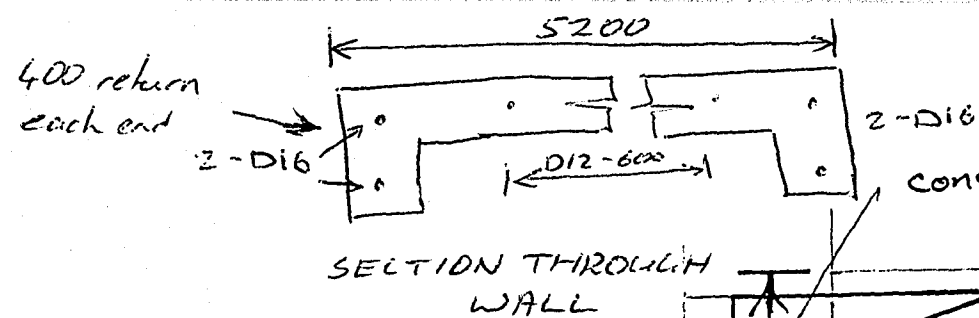
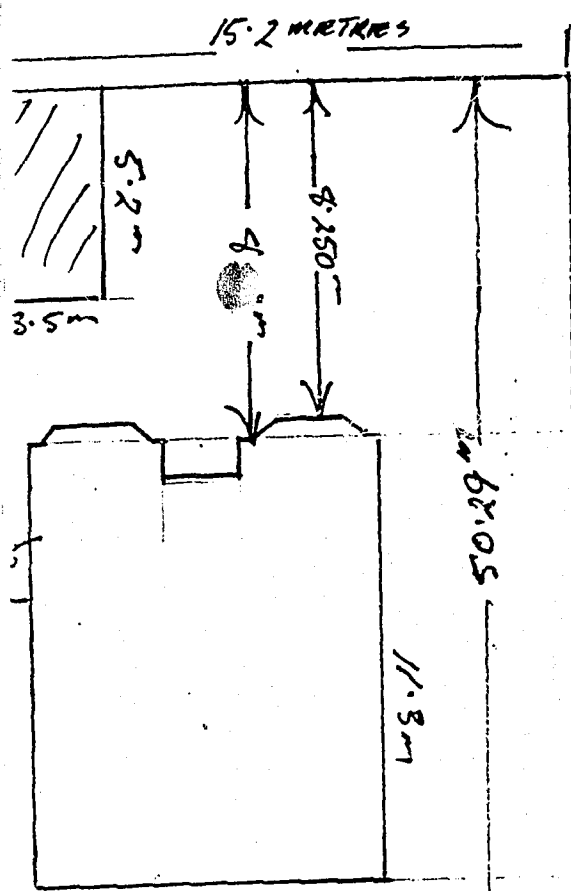
first house

150 ft



Scout's St

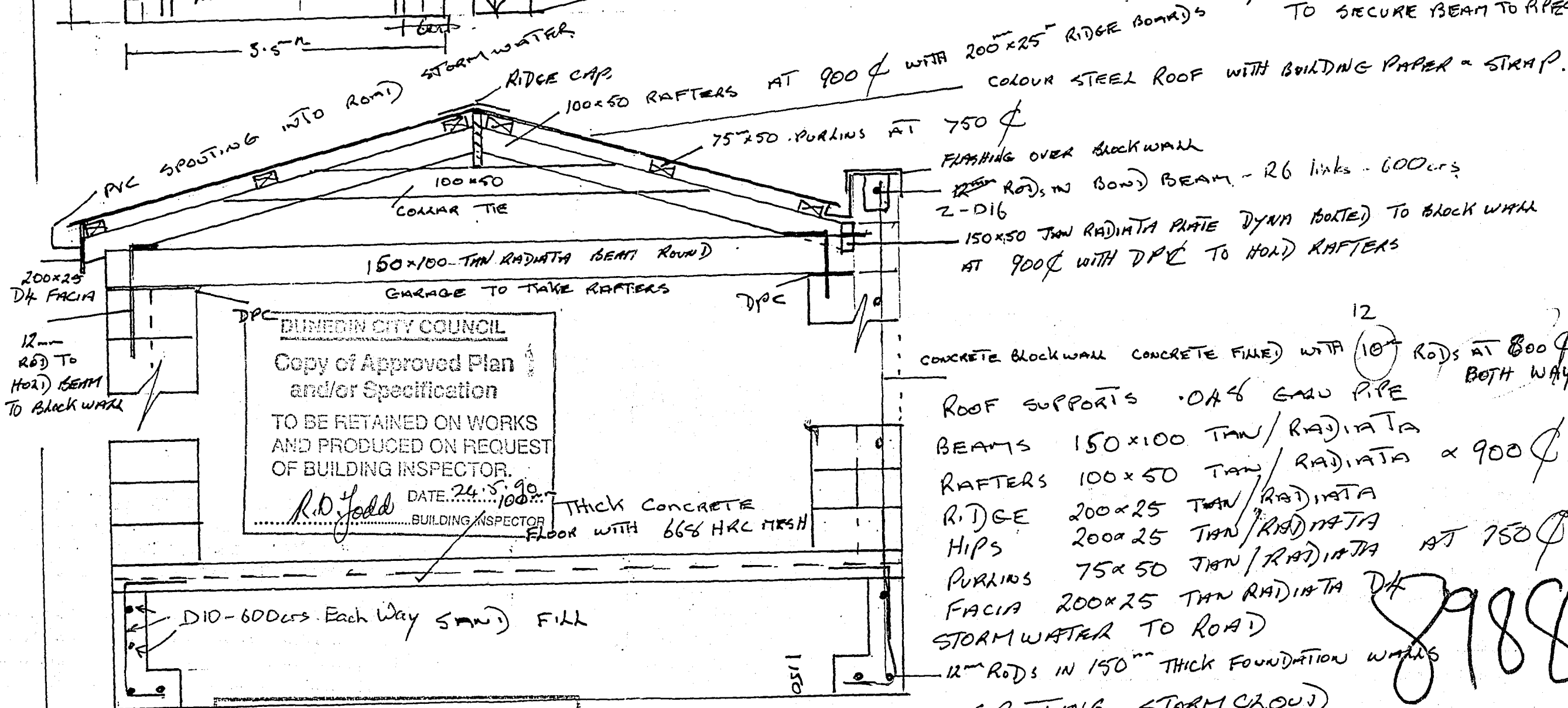
9197



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

and back
concrete blocks on front of garage
RETURNED (ROUND) CORNER 600mm

• 0.48 PIPE WITH 10" FLAT PLATE
WELDED TO END WITH
2/12" GALV COACH SCREWS
TO SECURE BEAM TO PIPES



DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 24.5.90
R.D. Judd BUILDING INSPECTOR

12
CONCRETE BLOCK WALL CONCRETE FINED WITH 10" RODS AT 800 BOTH WAYS
ROOF SUPPORTS • 0.48 GALV PIPE
BEAMS 150x100 TAN/RADIATA
RAFTERS 100x50 TAN/RADIATA x 900
RIDGE 200x25 TAN/RADIATA
HIPS 200x25 TAN/RADIATA AT 750
PURLINS 75x50 TAN/RADIATA
FACIA 200x25 TAN/RADIATA
STORM WATER TO ROAD
12" RODS IN 150" THICK FOUNDATION WALLS
SPOUTING STORM CLOUD
ROOF COLOUR STEEL LONG RUN OVER BUILDING PAPER

THIS PERMIT IS ISSUED SUBJECT
TO ADDITIONAL CONDITIONS AS
ENDORSED ON BACK HEREOF

PROPOSED CARPORT FOR MR & MRS AG DIENZ 19 SCOLAR STREET DUNEDIN

DUNEDIN CITY COUNCIL
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 any subject to
Dispensation No 1275, approved 22.03.90
Signed _____
Dated 24.04.90
Zone Res A

CITY ENGINEER'S OFFICE
Required level at Street Boundary Any entrance or fence shall be at a level of 20mm ABOVE CROWN OF EXISTING FOOTWAY. and constructed to the same grade as the adjoining street.
Vehicle Crossing Fee / Deposit 3rd CROSSING x 9m²
PAVING - 12x150mm PIPE REQUIRED
Special Conditions WILL QUOTE AT OWNERS REQUEST.
For City Engineer Date 24.5.90
NOTE: This endorsement overrules any levels or instructions shown on the plan

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-361	Telephone No:	03 477 4000
APPLICANT		PROJECT	
F H L Levi and N J L Levi and New Zealand Trustee Services Limited C/O Tom De Spong Limited 80 Larnach Road Dunedin 9013		Work Type: Alterations/Repairs Intended Use/Description of Work: Install Second Hand Metro Pioneer Ped Eco Fire in Dwelling	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
19 Scoular Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 56 DP 2402 Valuation Roll No: 27070-39000 Building Name: N/A			

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

The building work complies with the Building Consent.

Signed for and on behalf of the Council:



Team Leader Inspections

Date: 9 May 2014

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 *THewson* Date *12/3/2014*
 Drainage Date
 Health Date

Hand-drawn floor plan of a building. The layout includes the following rooms and features:

- DIN** (Dining Room) and **KIT.** (Kitchen) at the top left.
- B2** (Bedroom 2) in the middle left.
- B3** (Bedroom 3) in the middle right.
- B1** (Bedroom 1) at the bottom right.
- BATH** (Bathroom) at the top right.
- H.** (Hallway) at the top right, adjacent to the bathroom.
- A **Chimney** is located on the left wall of the bottom-left room, with a note: "INSTALL 750 METRE PIONEER ON SLAB WITH IN ROOM FORWARD FLUE OFFSET." and "Chimney".
- Doors are indicated by arcs showing the swing direction.
- Windows are indicated by double lines on the exterior walls.
- A note on the left side of the plan reads: "No front door to be a side room below".

20 SCOLLAR ST.

Reference: Dev 100
Enquiries To: Colin Gray
Direct Phone: 474-3809

24 June 1997

Independent Building Advisory Services Ltd
178 Balmacewan Road
DUNEDIN

Attention: K R Buswell

Re: 19 Scoular Street, Mornington, Dunedin

Dear Sir

I am pleased to advise that your report on the above property is acceptable to Council and will be placed on the Development Services property file for the property.

Yours faithfully



Colin Gray
MANAGER BUILDING CONTROL

i:\devserv\building\keep\240697.doc

FILE COPY

independent
INDEPENDENT BUILDING ADVISORY
SERVICES LTD

10 June 1997

Mr C Gray
Manager Building Control
Dunedin City Council
P.O. Box 5045
Dunedin

original
File
CPS

Dear Sir,

Re: 19 Scoular Street, Mornington, Dunedin.

Following a request from Mrs I Douglas, Real Estate Agent, on behalf of Mr A Coburn, the owner of the above property, I inspected the property on 10 June 1997, and report as follows:

Alterations have been carried out to this property without the required Building Permit.

The house is constructed of concrete perimeter walls, concrete internal piles, brick veneer cladding with a coloursteel corrugated iron roof.

The partition between the sunroom and kitchen has been partially removed and a beam spanning 2.400 metres has been installed above the opening. The beam is suitable for the span as there are no signs of deflection or settlement to the opening. A new kitchen has been installed and the waste from the sinkbench runs to the original gulley trap.

The carport at the front right corner of the section, on the street frontage, has been built with a permit but has now been converted to a garage. There are no records of this alteration on with the Dunedin City Council. The original carport has been constructed of a concrete block firewall on the boundary and concrete block columns at the opposite wall. The roof is a timber framed hip roof with coloursteel corrugated iron cladding. The carport has now been closed in with aluminium frames installed between the concrete columns at the side and rear walls. The lower panels of the frames have hardiflex sheets, with glass installed at the upper level panels. A roller door has been installed at the front of the garage and does not affect pedestrian access past the garage.

The above alterations have been carried out to a good standard by competent tradesmen and are structurally sound.

I have advised Mr A Coburn this report will be submitted to you for your perusal and following your acceptance, will be placed on the Development Services file for that address.

Yours faithfully,



K R BUSWELL NZCB, MBOINZ, BSI, IQP
BUILDING SURVEYOR & CONSULTANT

cc: Mr A Coburn, 11B Melbourne Street, Invercargill.

City Secretariat

50 THE OCTAGON. PO BOX 5045, DUNEDIN, NEW ZEALAND. TELEPHONE: (024) 743-811.

FACSIMILE (024) 743-594.



S. 36

27070 390

File Ref: Property
Refer to: Mr Kinraid

2 April 1990

Mr A G Diehl
19 Scoular Street
DUNEDIN

Dear Sir

DISPENSATION APPLICATION NO 1275
ADDRESS: 19 SCOULAR STREET

Your dispensation application to erect a carport in the front yard and sited on the side boundary at the above address has been considered by Council's Planning Subcommittee on 29 March 1990.

The Subcommittee considered that the carport would have little effect on the adjoining landowner. However they considered that the carport was not designed in harmony with the existing dwelling on the site as required by General Ordinance 49.

It was their decision to grant consent to the dispensation application under General Ordinances 26-29 of the Dunedin District Scheme pursuant to Section 75(6) of the Town and Country Planning Act 1977 subject to the condition that the roof of the carport be changed to a gable or hipped design to harmonise with the existing dwelling on the site.

It is brought to the applicant's attention that under the terms of Section 70 of the Town and Country Planning Act 1977, this consent shall lapse if effect has not been given to it within two years of consent being granted.

Under Section 88 of the Town and Country Planning Act 1977, you have a right to seek a review to this decision within one month of this notification from the Councils Planning Hearing Committee.

Please contact Mr Kinraid of the Planning Department should you wish to seek this review.

Yours faithfully

Greg Sligo
COMMITTEE SECRETARY

BUILDING PERMIT

(Office Copy)

AUTHORITY

DUNEDIN CITY COUNCIL

No. 90/734

Receipt No. 5319

Date Permit Issued 10/08/92

OWNER	
Name	SCOTT, JR
Mailing Address	19 SCOLLAR STREET DUNEDIN

BUILDER	
Name	FOLEY PLUMBERS
Mailing Address	BOX 7902 DUNEDIN

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	19
Street Name	SCOLLAR STR
Town/District	DUNEDIN
Rating	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	56
DP	DP 2420
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

FOUL DRAIN REPAIR

FLOOR AREA		DWELLING UNITS	
Whole		Number	
Sq. Metres	0	Erected	0

ESTIMATED VALUES \$	BUILDING	0.00
	PLUMBING	0.00
	DRAINAGE	0.00
TOTAL (INCLUDING GST)		0.00

NATURE OF PERMIT	
<input type="checkbox"/>	Enter Number in Box
1. NEW BUILDING - exclude domestic garages and domestic outbuildings	
2. FOUNDATIONS ONLY	
3. ALTERED, REPAIRED, EXTENDED - include conversions and related buildings	
4. NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions	
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS	
6. SMALL CHIMNEYS, APPLIANCES AND PREPLACES	

PLEASE REFER TO YOUR TAX INVOICE FOR THE FEES PAID AND THE CONDITIONS OF PERMIT.

APPROVED OFFICER

8014/91