



Dunedin City Council – Land Information Memorandum

Property Address: 21A Prince Albert Road Dunedin

Prepared for: Jamie Warren Hema Rees

Prepared on: 08-Jun-2026

Property Details:

Property ID	5058667
Address	21A Prince Albert Road Dunedin
Parcels	FLAT A DP 17160 on LOT 2 DP 17107 1/2 SH 0.0377HA

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 08-Jun-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

OVERLAND FLOW PATH

Flood plus other natural hazards

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

Scope of report: South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

OVERLAND FLOW PATH

Description: South Dunedin Natural Hazards Qualitative Risk Assessment - Applying the Otago RPS and NPS-NH risk frameworks

Van Woerden, T. (2026). *Applying the NPS-NH risk framework: South Dunedin natural hazards qualitative risk assessment*. Otago Regional Council.

Commissioned by: Otago Regional Council

Purpose: To consider the natural hazard risk in South Dunedin under both the NPS-NH and pORPS frameworks to support DCC in determining whether the current plan is fit for purpose.

Scope of report: The same as the focus area for the South Dunedin Future adaptation programme and the SDF risk assessment by Kia Rōpine... an area including the South Dunedin, St. Kilda North and St. Kilda South, and parts of St. Clair, Caversham, Tainui, and Musselburgh.

Reference Number: 14119

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.
https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

Scope of report: Harbourside and South City areas of Dunedin

Reference Number: 11454

SEA LEVEL RISE

Groundwater

Description: The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.
<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

SEA LEVEL RISE

Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

Scope of report: South Dunedin

Reference Number: 12124

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

Purpose: To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

LIQUEFACTION

Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

Scope of report: Dunedin City district

Reference Number: 11407

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.

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	2058667
Address	21A Prince Albert Road Dunedin
Valuation Number	27500-01000-A
Latest Valuation Details	
Capital Value	\$380,000
Land Value	\$170,000
Value of Improvements	\$210,000
Area (Hectares)	0HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,405.25

Rates Outstanding for Year	\$551.32
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For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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

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

Building and Drainage Consents

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

Building and Drainage Permits

[H-1914-128296](#) AAD19140314

A5341 - DEMOLISHED - Plumbing and Drainage (Hodges). The permit was lodged on 07-Mar-1914.

[H-1977-207784](#) AAD19770258

J8391 - Plumbing and Drainage New Flats (Powell). The permit was lodged on 05-Oct-1977.

[H-1977-248508](#) AAK19770055

78652 - Erect 2 Flats (Powell). The permit was lodged on 19-Sep-1977.

[H-1977-248509](#) AAK19770056

78638 - DEMOLISH Dwelling, No Plan (Powell). The permit was lodged on 16-Sep-1977.

[H-1980-211990](#) AAD19800242

K1271 - Plumbing and Drainage New Flats (Powell). The permit was lodged on 29-Jan-1980.

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 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
 - Prince Albert Rd is an Arterial road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Minimum Floor Levels

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

For further explanation on the current status of any building consent, or to enquire about information referred to in this section, please contact Building Services 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 21A Prince Albert Road Dunedin

[5058656 29 Prince Albert Road Dunedin](#)

[RMA-2006-369888](#) Resource Management Act (Historical Data) Minor extension to building (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 22/02/2006.

[RMA-2004-368433](#) Resource Management Act (Historical Data) DEMOLISH BUILDINGS AND CONSTRUCT RESIDENTIAL CARE FACIL ITY (Notified - Unrestricted Discretionary). The outcome was Granted on 18/02/2005.

[RMA-1994-356822](#) Resource Management Act (Historical Data) ER LARGE PRIVATE RESIDENCE ON SMALL SEC Ownr:DSY HAW / App: DSY HAW 97 EASTHER CRES (Non-Notified - Non Complying). The outcome was Granted on 13/07/1994.

[5058659 27B Prince Albert Road Dunedin](#)

[LUC-2007-717/A](#) Land Use Consent Variation to LUC-2007-717 (associated with SUB-2007-237/A). The outcome was s127 Upheld on 18/03/2008.

[SUB-2007-237/A](#) Subdivision Consent Variation to SUB-2007-237 to remove reference to bedroom. The outcome was s127 Upheld on 18/03/2008.

[LUC-2007-717](#) Land Use Consent Retrospective landuse consent for a side yard encroachment. The outcome was Granted on 10/12/2007.

[SUB-2007-237](#) Subdivision Consent amendment of cross lease plan for Flat B to incorporate a conservatory and enclosed porch. The outcome was Granted on 10/12/2007.

[5058661 27D Prince Albert Road Dunedin](#)

[RMA-1998-361763](#) Resource Management Act (Historical Data) SUBDIVISION TO AMEND EXISTING CROSS LEASE FOR FLAT D AND ASSOCIATED LAND USE CONSENT (Other). The outcome was Granted on 19/03/1998.

[5058682 13 Prince Albert Road Dunedin](#)

[LUC-2019-152](#) Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

[SUB-2019-32](#) Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

[5058703 14 Grove Street Dunedin](#)

[LUC-2025-301](#) Land Use Consent Driveway width and setback breach. The outcome was Granted on 04/11/2025.

[SUB-2025-155](#) Subdivision Consent A two-lot subdivision of a HAIL site. The outcome was Granted on 04/11/2025.

[LUC-2012-190](#) Land Use Consent construct a garage. The outcome was Granted on 28/05/2012.

[5058707 16D Grove Street Dunedin](#)

[RMA-2001-365227](#) Resource Management Act (Historical Data) LANDUSE CONSENT FOR TECHNICAL NON-COMPLIANCE ARISING FROM SUBDIVISION RMA 2001-0731 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/11/2001.

[RMA-2001-365226](#) Resource Management Act (Historical Data) AMENDMENT TO CROSS LEASE PLAN FOR FLAT D (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/11/2001.

[5058711 22A Grove Street Dunedin](#)

[SUB-2010-13](#) Subdivision Consent Subdivision amendment to flat C DP 17198 to include the conservatory now erected over the front door patio. The outcome was Granted on 08/03/2010.

[5058712 22B Grove Street Dunedin](#)

[LUC-2009-172](#) Land Use Consent amend existing cross lease or unit title to reflect new conservatory. The outcome was Granted on 05/06/2009.

[SUB-2009-34](#) Subdivision Consent Cross Lease Plan Amendments. The outcome was Granted on 05/06/2009.

[RMA-1995-352835](#) Resource Management Act (Historical Data) DISPENSATION 1355 AMENITY OPEN SPACE RELAXATION (Non-Notified - Non Complying). The outcome was Granted on 18/06/1990.

[5058713 22C Grove Street Dunedin](#)

[LUC-2010-66](#) Land Use Consent amendment to Flat C DP 17198 to include the conservatory now erected over the front door patio and breaching residential 2 rules. The outcome was Granted on 08/03/2010.

[SUB-2010-13](#) Subdivision Consent Subdivision amendment to flat C DP 17198 to include the conservatory now erected over the front door patio. The outcome was Granted on 08/03/2010.

5059869 30 Prince Albert Road Dunedin

[RMA-1991-353266](#) Resource Management Act (Historical Data) SET UP OFFICES, ADD TO BUILDING
Ownr: SCHIZOPRHE / App: NIA FELLOW Designer: SHIP NZ IN (Non-Notified - Non Complying). The outcome was Granted on 09/10/1991.

5059870 2 Calder Street St Kilda

[RMA-2005-368653](#) Resource Management Act (Historical Data) SECTION 125 EXTENSION OF TIME (Other).
The outcome was Granted on 21/01/2005.

[RMA-2002-366191](#) Resource Management Act (Historical Data) UNDERTAKE COMMUNITY SUPPORT
PROGRAMMES IN ASSOCIATION WITH 2 CALDER ST (Non-Notified - Unrestricted Discretionary). The
outcome was Granted on 22/01/2003.

[RMA-1996-360184](#) Resource Management Act (Historical Data) SUBDIVISION BY WAY OF BOUNDARY
ADJUSTMENT DBTR - JONATHAN BEALES (Non-Notified - Unrestricted Discretionary). The outcome was
Granted on 04/11/1996.

[RMA-1995-359071](#) Resource Management Act (Historical Data) ACTIVITIES/ACCOMODATION CENTRE (Non-
Notified - Non Complying). The outcome was Granted on 14/12/1995.

5059881 18 Prince Albert Road Dunedin

[LUC-2018-97](#) Land Use Consent land use consent for the establishment of permanent hoardings (Posters
within timber frames and associated livery signage.. The outcome was Granted on 06/11/2018.

5059883 28 Prince Albert Road Dunedin

[RMA-1996-360184](#) Resource Management Act (Historical Data) SUBDIVISION BY WAY OF BOUNDARY
ADJUSTMENT DBTR - JONATHAN BEALES (Non-Notified - Unrestricted Discretionary). The outcome was
Granted on 04/11/1996.

5068525 26A Grove Street Dunedin

[SUB-2009-57](#) Subdivision Consent Subdivision to amend Flat B DP 22832C. The outcome was Granted on
16/07/2009.

[RMA-1992-357690](#) Resource Management Act (Historical Data) Duplicate of RMA-1992-355321 (Non-
Notified - Non Complying). The outcome was Granted on 17/09/1992.

[RMA-1992-355003](#) Resource Management Act (Historical Data) Erect two unit development (Non-Notified -
Non Complying). The outcome was Granted on 16/04/1992.

[RMA-1992-355321](#) Resource Management Act (Historical Data) Flats Plan 92526 (Non-Notified - Non
Complying). The outcome was Granted on 17/09/1992.

5068526 26B Grove Street Dunedin

[LUC-2009-264](#) Land Use Consent construct a conservatory. The outcome was Granted on 16/07/2009.

[SUB-2009-57](#) Subdivision Consent Subdivision to amend Flat B DP 22832C. The outcome was Granted on
16/07/2009.

[RMA-1992-357690](#) Resource Management Act (Historical Data) Duplicate of RMA-1992-355321 (Non-
Notified - Non Complying). The outcome was Granted on 17/09/1992.

[RMA-1992-355321](#) Resource Management Act (Historical Data) Flats Plan 92526 (Non-Notified - Non
Complying). The outcome was Granted on 17/09/1992.

5113952 27B Prince Albert Road Dunedin

[LUC-2007-717/A](#) Land Use Consent Variation to LUC-2007-717 (associated with SUB-2007-237/A). The
outcome was s127 Upheld on 18/03/2008.

[SUB-2007-237/A](#) Subdivision Consent Variation to SUB-2007-237 to remove reference to bedroom. The outcome was s127 Upheld on 18/03/2008.

[LUC-2007-717](#) Land Use Consent Retrospective landuse consent for a side yard encroachment. The outcome was Granted on 10/12/2007.

[SUB-2007-237](#) Subdivision Consent amendment of cross lease plan for Flat B to incorporate a conservatory and enclosed porch. The outcome was Granted on 10/12/2007.

[5115292 22B Grove Street Dunedin](#)

[SUB-2010-13](#) Subdivision Consent Subdivision amendment to flat C DP 17198 to include the conservatory now erected over the front door patio. The outcome was Granted on 08/03/2010.

[LUC-2009-172](#) Land Use Consent amend existing cross lease or unit title to reflect new conservatory. The outcome was Granted on 05/06/2009.

[SUB-2009-34](#) Subdivision Consent Cross Lease Plan Amendments. The outcome was Granted on 05/06/2009.

[RMA-1995-352835](#) Resource Management Act (Historical Data) DISPENSATION 1355 AMENITY OPEN SPACE RELAXATION (Non-Notified - Non Complying). The outcome was Granted on 18/06/1990.

[5115410 26B Grove Street Dunedin](#)

[LUC-2009-264](#) Land Use Consent construct a conservatory. The outcome was Granted on 16/07/2009.

[SUB-2009-57](#) Subdivision Consent Subdivision to amend Flat B DP 22832C. The outcome was Granted on 16/07/2009.

[RMA-1992-355003](#) Resource Management Act (Historical Data) Erect two unit development (Non-Notified - Non Complying). The outcome was Granted on 16/04/1992.

[RMA-1992-355321](#) Resource Management Act (Historical Data) Flats Plan 92526 (Non-Notified - Non Complying). The outcome was Granted on 17/09/1992.

[5116306 22C Grove Street Dunedin](#)

[LUC-2010-66](#) Land Use Consent amendment to Flat C DP 17198 to include the conservatory now erected over the front door patio and breaching residential 2 rules. The outcome was Granted on 08/03/2010.

[SUB-2010-13](#) Subdivision Consent Subdivision amendment to flat C DP 17198 to include the conservatory now erected over the front door patio. The outcome was Granted on 08/03/2010.

[5126272 36 Prince Albert Road Dunedin](#)

[SUB-2017-78](#) Subdivision Consent subdivision consent for the subdivision of the land. The outcome was Granted on 20/09/2017.

[LUC-2017-422](#) Land Use Consent land use consent for a commercial activity within a residential area, bulk and location breaches and access requirements. The outcome was Granted on 20/09/2017.

[RMA-2002-365733](#) Resource Management Act (Historical Data) TO USE EXISTING PREMISES FOR ELECTRICAL REPAIRS AND SERVICING (Non-Notified - Non Complying). The outcome was Granted on 08/07/2002.

[RMA-2002-365913](#) Resource Management Act (Historical Data) ESTABLISH AND OPERATE COMMERCIAL ACTIVITY IN RES 2 ZONE (Non-Notified - Non Complying). The outcome was Granted on 04/09/2002.

[RMA-1997-361412](#) Resource Management Act (Historical Data) ESTABLISHMENT OF BAKERY AND FOOD RETAIL OUTLET IN RES 2 ZONE CHQ CAVERSHAM BAKERY Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 04/12/1997.

[5126273 40 Prince Albert Road Dunedin](#)

[SUB-2017-78](#) Subdivision Consent subdivision consent for the subdivision of the land. The outcome was Granted on 20/09/2017.

[LUC-2017-422](#) Land Use Consent land use consent for a commercial activity within a residential area, bulk and location breaches and access requirements. The outcome was Granted on 20/09/2017.

5129555 1 - 13 Prince Albert Road Dunedin

LUC-2026-12 Land Use Consent Install painted murals on side wall of 2 residential units. The outcome was Granted on 02/03/2026.

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

5129556 2 - 13 Prince Albert Road Dunedin

LUC-2026-12 Land Use Consent Install painted murals on side wall of 2 residential units. The outcome was Granted on 02/03/2026.

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

5129557 3 - 13 Prince Albert Road Dunedin

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

5129558 4 - 13 Prince Albert Road Dunedin

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

5129559 5 - 13 Prince Albert Road Dunedin

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

5129560 6 - 13 Prince Albert Road Dunedin

LUC-2019-152 Land Use Consent density, amenity open space, bulk and location, access and parking breaches associated with the principal units of SUB-2019-32. The outcome was Granted on 29/04/2019.

SUB-2019-32 Subdivision Consent subdivision consent for unit title subdivision. The outcome was Granted on 29/04/2019.

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent.

Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Transport

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

Vehicle crossing - shared vehicle access.

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

Non-compliant vehicle crossing – no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

Glossary of Terms and Abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

Consent, Permit, Licence & Complaint types

AAB	DCC Building permit
AAD	DCC Drainage permit
AAG	Green Island drainage permit
AAH	Hyde permit
AAK	St Kilda permit
AAM	Mosgiel permit
AAP	Port Chalmers permit
AAS	Silverpeaks permit
AAT	Maniototo permit
ABA	Application Building Act 1991
AMD	Amendment to a Building Consent
BC	Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTF	Notice to Fix
NTR	Notice to Rectify
PIM	Project Information Memorandum
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint
WOF	Building Warrant of Fitness

Terms used in Permits & Consents

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

MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

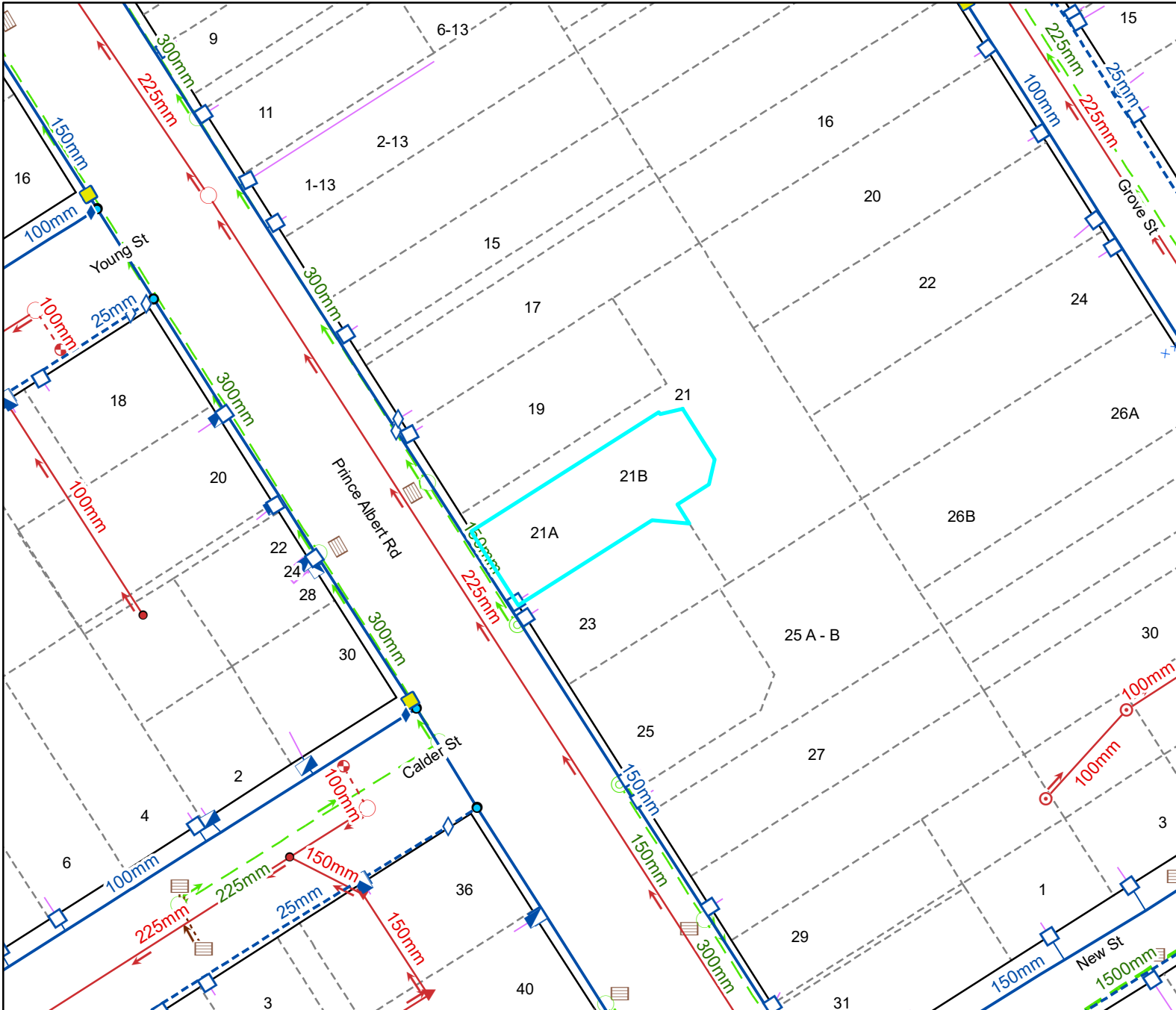
General terms

RDMS Records and Document Management System



Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES

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

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 T erralink International Ltd.



Council Water & Drainage Services

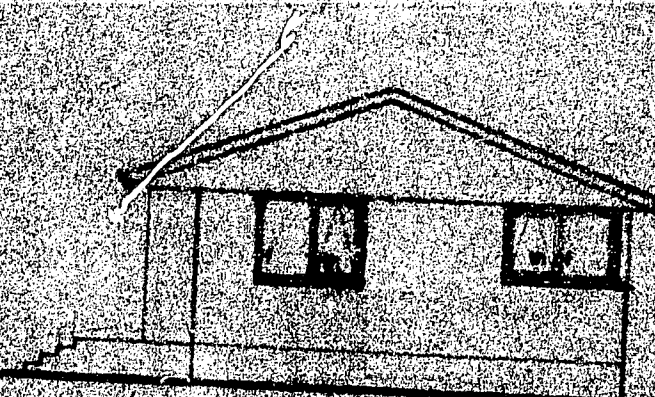
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
4/06/2026
8:01:07 PM

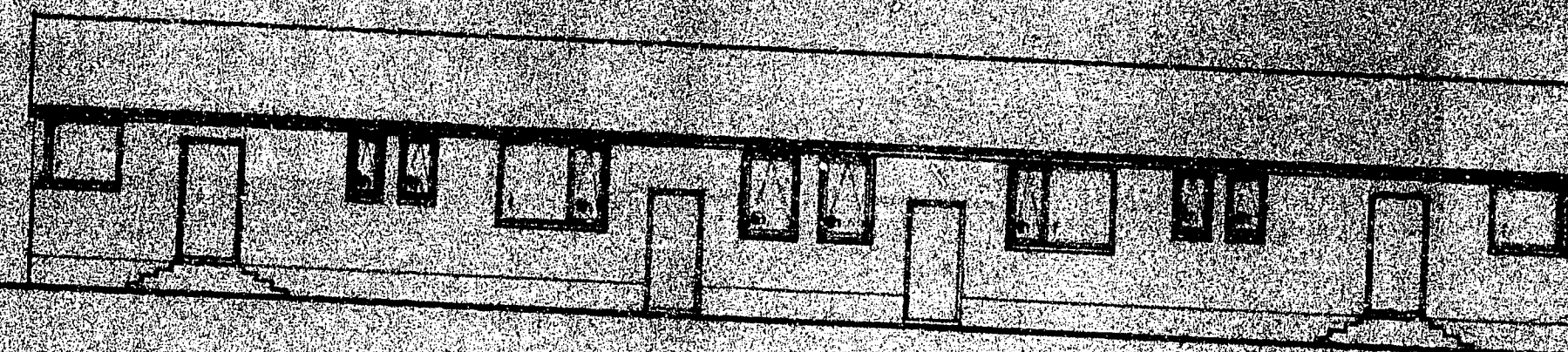




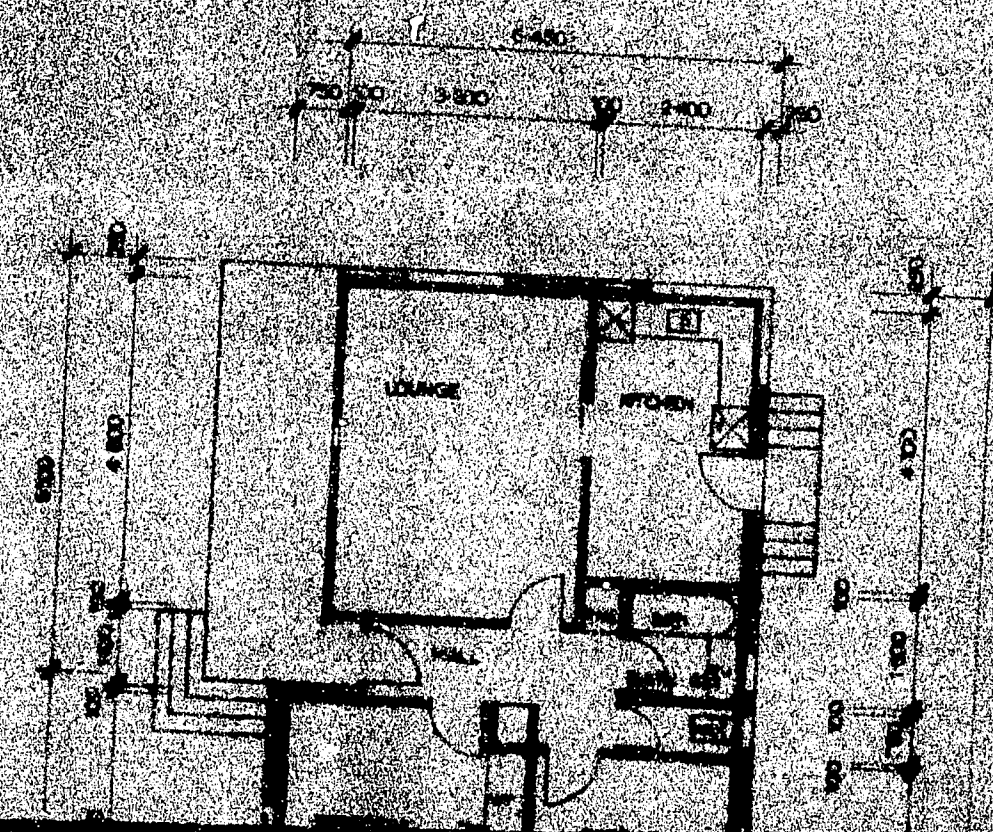
NORTH ELEVATION
Scale 1" = 10'

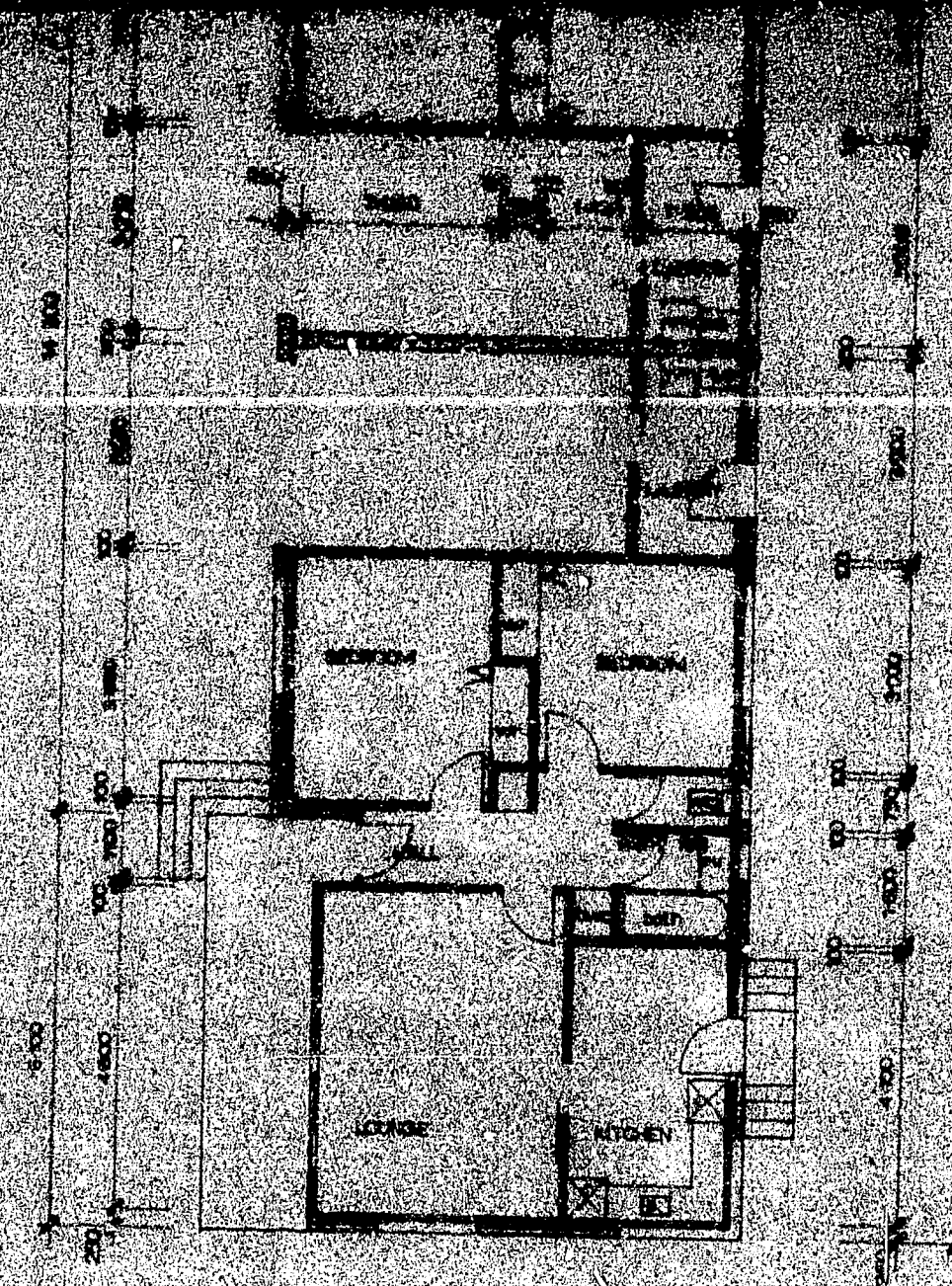


EAST AND WEST ELEVATION

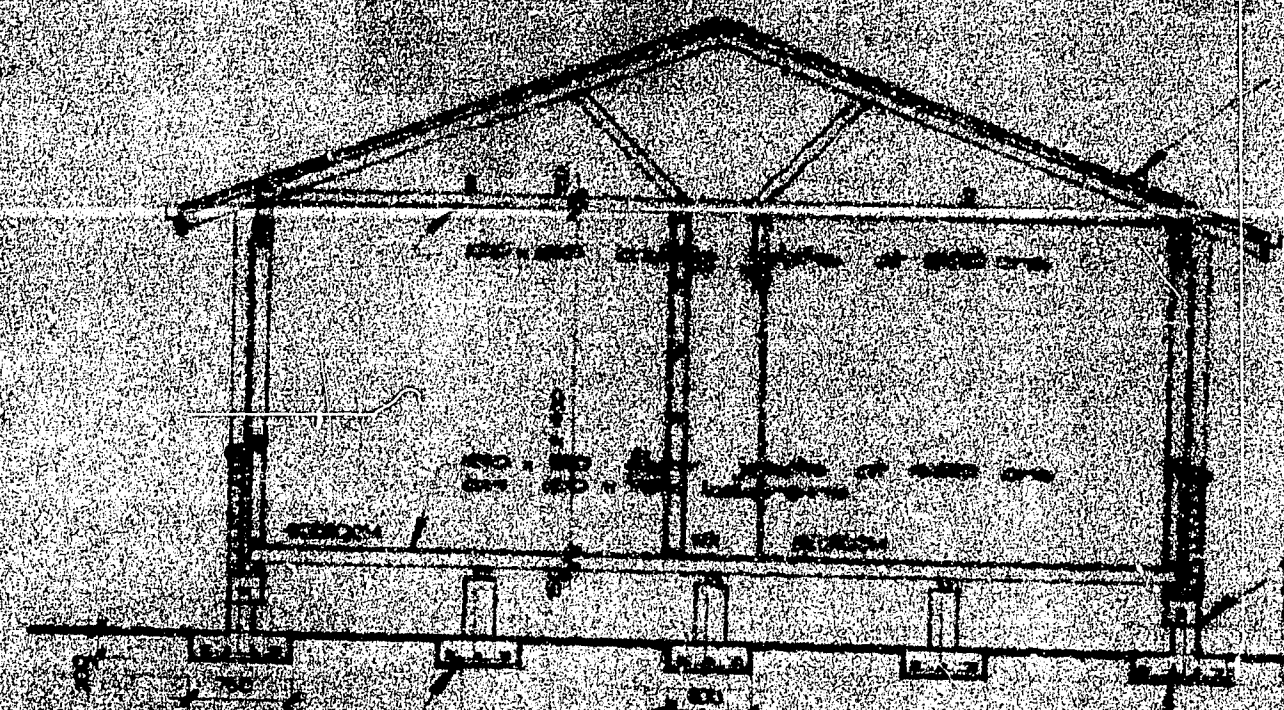


SOUTH ELEVATION





FLOOR PLAN
Scale 1/100

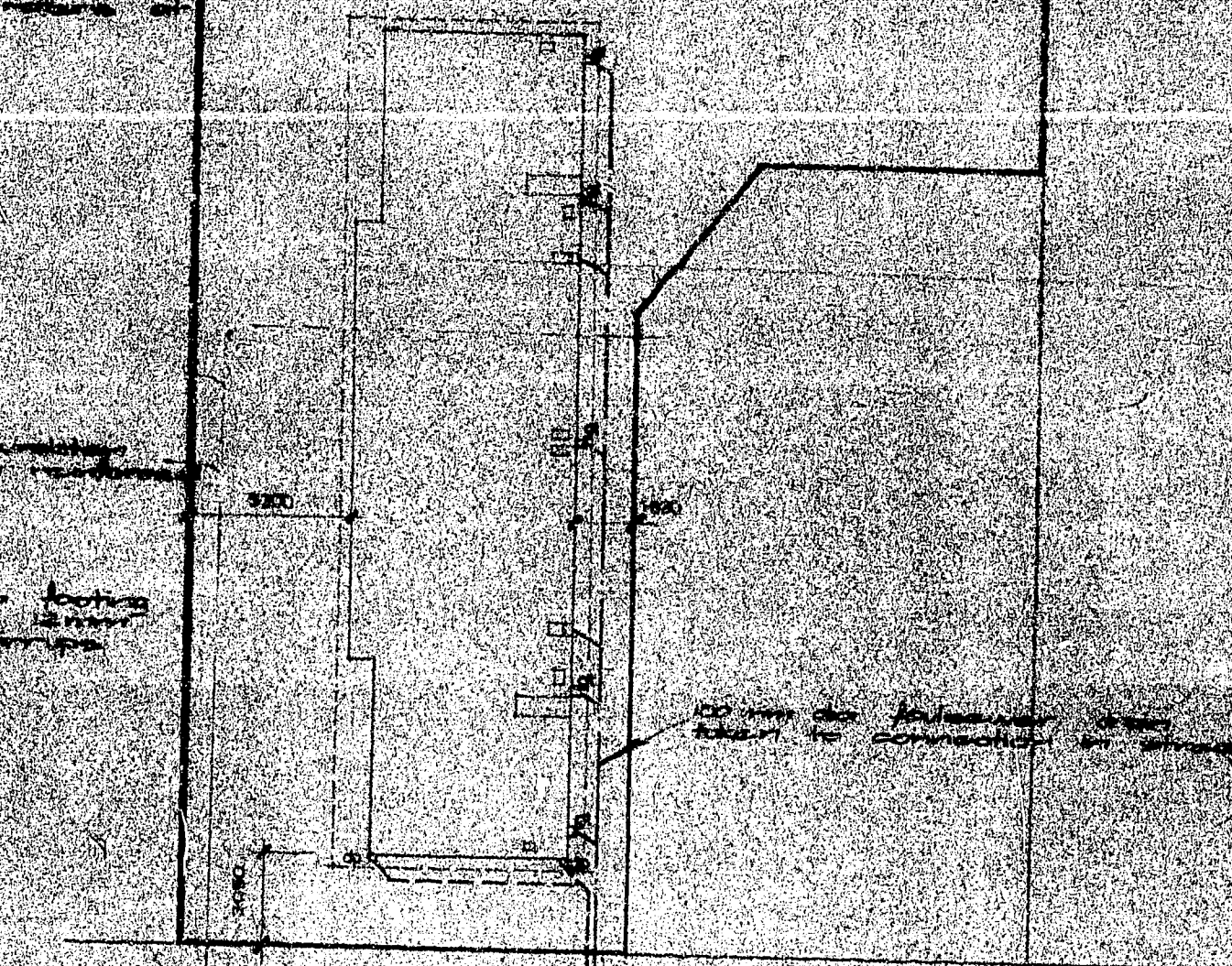


CROSS SECTION AA
Scale 1/50

Decorative Sills
100 mm dia. 200 mm deep
100 mm dia. 200 mm deep

200 mm dia. 200 mm deep footing
with 200 mm dia. 200 mm deep
100 mm dia. 200 mm deep footing
with 200 mm dia. 200 mm deep
100 mm dia. 200 mm deep footing
with 200 mm dia. 200 mm deep

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. **SITE INCLUDES SURFACE WATER PIT DRIVE AND CARPARK AREAS.**
Stormwater to be discharged to **6" STORMWATER SEWER IN FOOTWAY PRINCE ALBERT RD. 2' 6" TO INVERT 4' 6" FROM SECTION BOUNDARY.**
Foul sewage to be discharged to **9" FOUL SEWER IN PRINCE ALBERT RD. DEPTH TO INVERT 7' 6" (6' 0" 4' 5" FROM SECTION BOUNDARY TO SEWER SECTION OF EXISTING PRIVATE FOUL DRAIN IN COMMON A/534 INTO STREET DRAINAGE).**
UNDER PROPOSED SITE OF FLATS TO BE CUT OFF AND PRIVATE FOUL DRAIN FROM NO 23 PRINCE ALBERT RD. TO BE CONNECTED TO NEW FOUL DRAIN TO FLATS AS DISCUSSED WITH OWNER AND DIVISIONAL DRAINAGE ENGINEER. EXISTING SECTION OF OLD DRAIN IN COMMON NEAR NORTHWEST BOUNDARY OF LAT 2 TO REMAIN AS PRIVATE FOUL DRAIN FOR NO 19 PRINCE ALBERT RD.

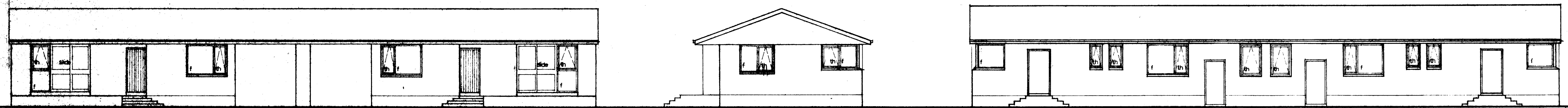


SITE AND DRAINAGE PLAN
Scale 1/200

FLATS FOR MR L POWELL - PRINCE ALBERT ROAD ST KILDA

L. R. Powell

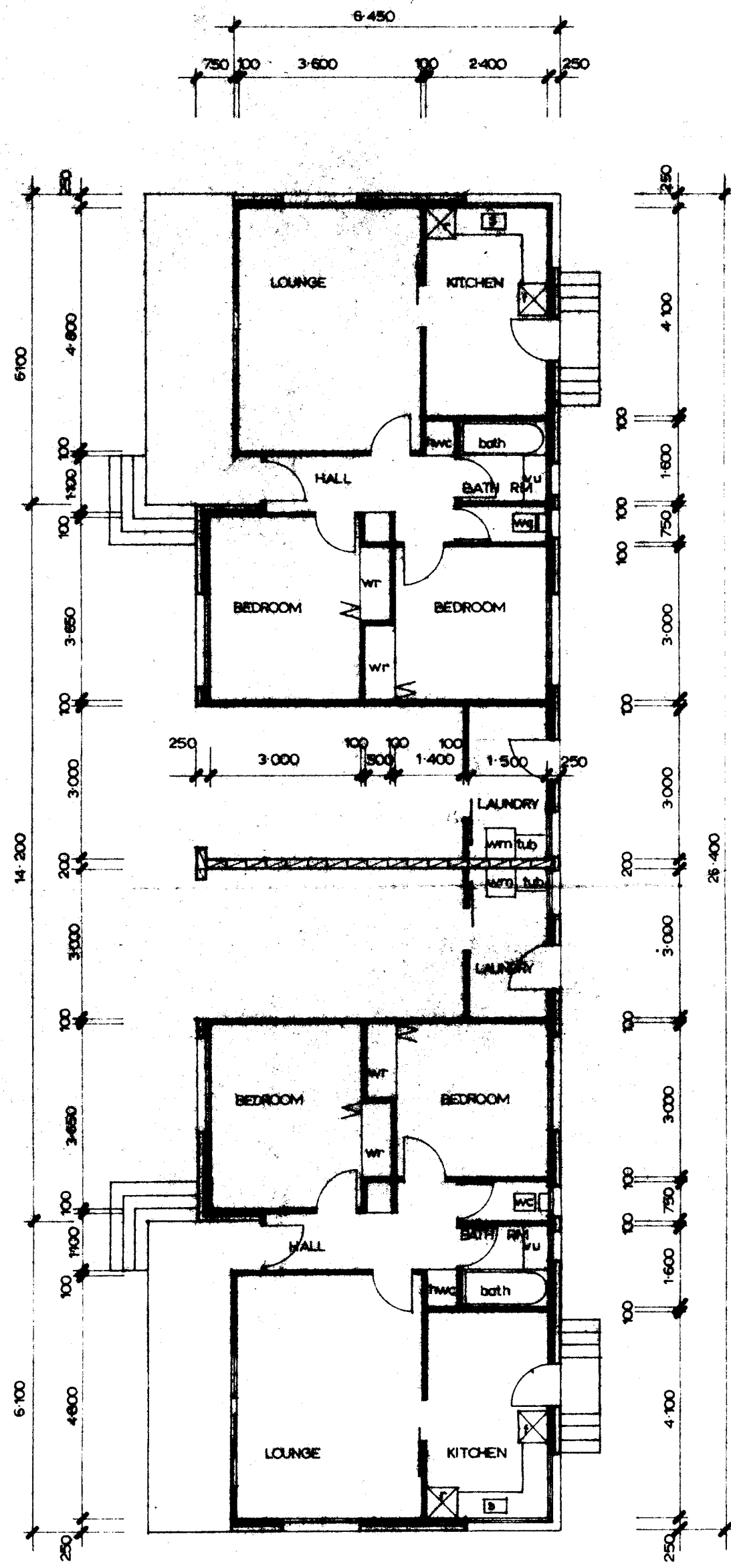
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SY.
6/10/77



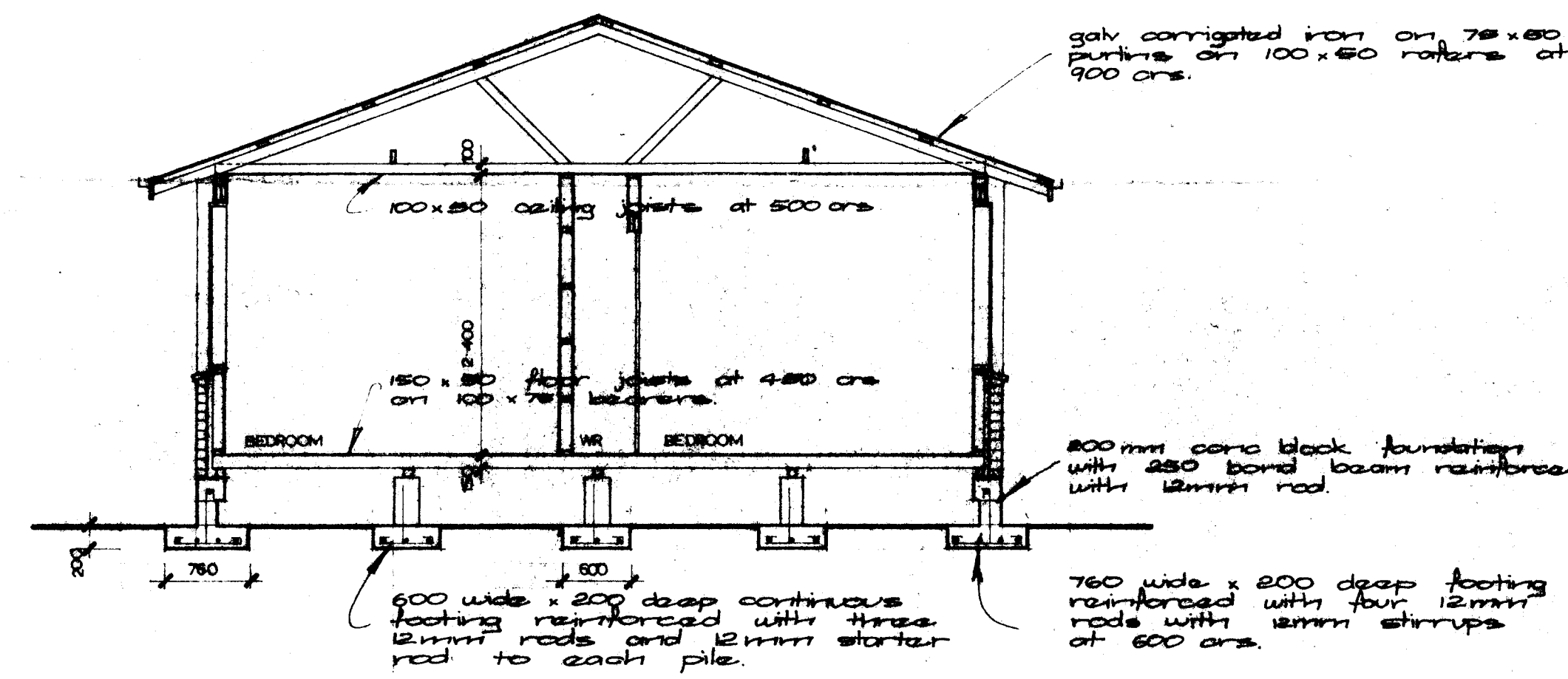
NORTH ELEVATION
Scale 1 : 100

EAST AND WEST ELEVATION

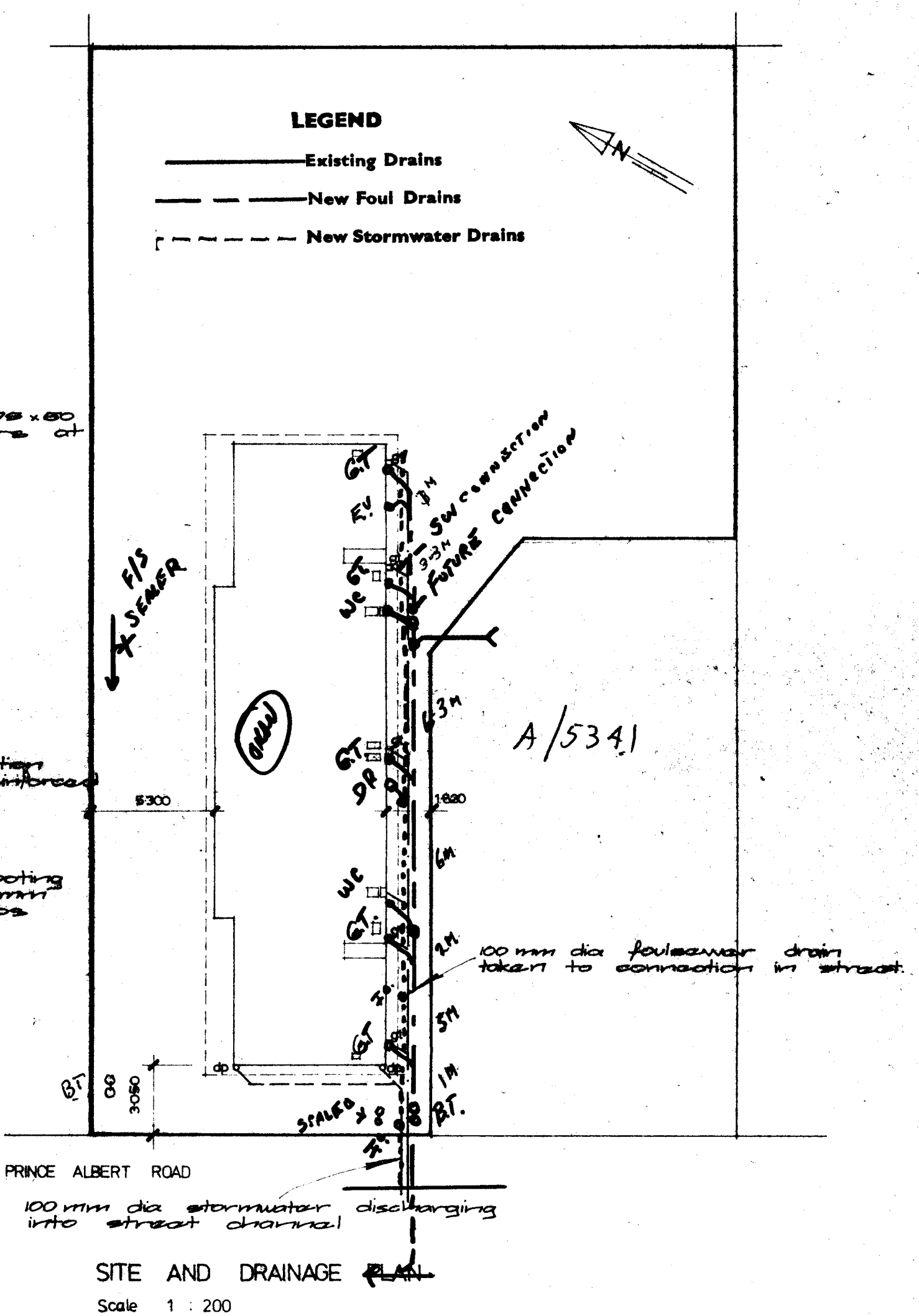
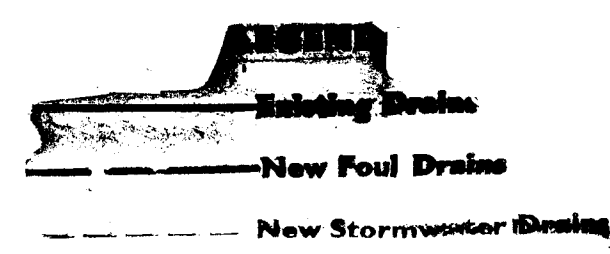
SOUTH ELEVATION



FLOOR PLAN
Scale 1 : 100



CROSS SECTION AA
Scale 1 : 50



SITE AND DRAINAGE PLAN
Scale 1 : 200

PRINCE ALBERT ROAD

LOT 1
DP 16442 PT SEC 65
CT 7B/484 subdivided into lots 1 & 2
DP 17107

existing flats
Flats No 21A + 21B, J/839/

Lot 2 DP 17107

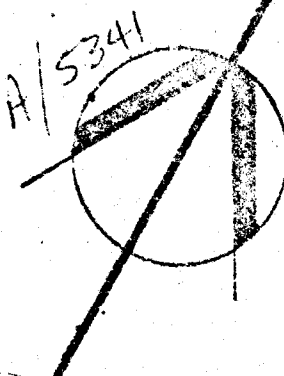
formulation of
foul sewer to
link into

4.0 MT.

Residence under
construction
No 21

Lot 1 DP 17107

Lot 2 DP 16442



(No 23)

2.1
31-1-00
98%

SITE PLAN

Scale 1:200

proposed Residence of
Mr & Mrs L. Powell
Prince Albert Rd, St. Kilola

DP 17107 is a subdivision of Lot 1 DP 16442
scheme submitted by Mr. Powell for St. Kilola
April 79

2 PLANS.

K/1271
29-1-00
S.V.

S.V.

Leto 2+3 O.P. 2884 Subdivided to Leto 1+2 O.P. 16442

Lot 2 OP2884

Lots 2-3 DP 16442
y/bw 1+2

LEADS

Existing Drains

-New Foul Drains

New Stormwater Drains

Lab: D.P. 16442

75 x 60
papers at

No 10,

- reinforced

footing
12.11.11
rups.

FLATS 21 A AND 21 B.

A/5341

Ltr 2 D.P. 16442

No 23

100 mm dia foul sewer drain
taken to connection in street

PRINCE ALBERT ROAD

100 min die stormwater discharging
into street channel.

SITE AND DRAINAGE

Scale 1 : 200