

ONE AGENCY

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## Dunedin City Council – Land Information Memorandum

Property Address: 41 Sandringham Street Dunedin

Prepared for: Kathleen Annette Aitken

Prepared on: 14-Oct-2025

### Property Details:

<b>Property ID</b>	5038031
<b>Address</b>	41 Sandringham Street Dunedin
<b>Parcels</b>	LOT 29 BLK III DP 335

### 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 14-Oct-2025

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

No information.

#### Land Stability Hazards

No information.

#### Coastal Hazards

The following coastal hazards have been identified:

#### South Dunedin Risk Assessment Report

This high-level report, dated 6 March 2025, identifies risk across South Dunedin by assessing hazard likelihood, exposure, and vulnerability, before assigning corresponding risk scores. The impacts of these risks, should they be realised under different timescale and climate change scenarios, are also described. While the Council is considering actions which may alter, reduce or mitigate the risks identified in this report, the assessment of the risks presented in the Report is based on the assumption that the Council takes no additional actions to mitigate or remediate any risk identified in the Report. A copy of this Report can be found at [Hazard information - Dunedin City Council](#). You are advised to obtain your own professional advice about matters contained in this Report.

#### 7 Potential Adaptation Futures for South Dunedin and Context Summary Reports

This report on the 7 Potential Adaptation Futures for South Dunedin outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment Report). The report describes the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in the year 2100). The context summary report provides additional background detail and explains the methodology used to develop the potential adaptation futures. A copy of these Reports can be found at [Hazard information - Dunedin City Council](#). You are advised to obtain your own professional advice about matters contained in this Report.

#### Dunedin Groundwater Monitoring and Spatial Observations

The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned.

The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Please refer to the report for detail [http://shop.gns.cri.nz/sr\\_2020-11-pdf/](http://shop.gns.cri.nz/sr_2020-11-pdf/)

## Seismic Hazards

The following seismic hazards have been identified:

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C. 'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

## Other Natural Hazards

The following other natural hazards have been identified:

Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information. HazID 12118 <https://arcg.is/1bLqOa>

## Otago Regional Council Hazard Information

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

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

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

#### **WARNING – Change in legislation and management of hazardous substances**

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

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

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

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

### Drainage

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

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

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

#### Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **1<sup>st</sup> February 2001**.

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

### Urban Stormwater Catchment

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

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

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

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

### Public Sewer Sheets

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

### Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](http://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](http://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](http://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

<b>Rate Account</b>	2038031
<b>Address</b>	41 Sandringham Street Dunedin
<b>Valuation Number</b>	27380-21700
<b>Latest Valuation Details</b>	
Capital Value	\$1,050,000
Land Value	\$970,000
Value of Improvements	\$80,000
Area (Hectares)	0.0956HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$5,251.45
<b>Rates Outstanding for Year</b>	\$3,938.59

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

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

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

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

### Building and Drainage Consents

The following consents are recorded for this property:

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

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2023-1928](#) Building Consent - Demolish Existing Garage, and Erect Garage

Lodgement Date	27-Oct-2023
Decision	Lapsed
Decision Date	27-Nov-2024
Current Status	<b>Consent Lapsed</b>
Previous Number	
<i>(Applications before 2007)</i>	

### Building and Drainage Permits

[H-1926-11492](#) AAB19260879

8956 - Erect Garage, (Anderson). The permit was lodged on 31-May-1926.

[H-1959-53332](#) AAB19591252

3751 - Replace Fence, No Plan (Scott). The permit was lodged on 17-Dec-1959.

[H-1961-57063](#) AAB19611236

5915 - Replace Roof, No Plan (Scott). The permit was lodged on 17-Mar-1961.

[H-1967-66996](#) AAB19671094

16531 - Erect Shed, (Duncan). The permit was lodged on 28-Feb-1967.

[H-1984-96075](#) AAB19841459

7176 - Erect Garage, (Aitken). The permit was lodged on 24-May-1984.

[H-1912-125307](#) AAD19122236

A1396 - Plumbing and Drainage, (Court). The permit was lodged on 24-Sep-1912.

[H-1931-148758](#) AAD19310711

C4074 - Fit Toilet in Bathroom and Extend Drain, (Anderson). The permit was lodged on 24-Jun-1931.

[H-1965-189076](#) AAD19651456

G9758 - Fit Shower, Hand Basin and Toilet, Extend Drain, (Duncan). The permit was lodged on 25-Mar-1965.

[H-1967-191770](#) AAD19671355

H2948 - Fit Tub and Extend Drain, (Duncan). The permit was lodged on 11-Sep-1967.

[H-1958-177995](#) AAD19580529

F9782 - Offset Boundary Trap, No Plan (Scott). The permit was lodged on 25-Jun-1958.

### Building Notices

No Building Notices.

### Resource Consents

There are no resource consents for this property.

### Consent Notices

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

### Alcohol Licensing

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

### Health Licensing

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

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

No information.

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

### District Plan

**The information on district plan requirements is correct at the date this LIM is issued.** Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

## SECOND GENERATION DISTRICT PLAN INFORMATION

### Zoning

- General Residential 1 (refer Section 15, Residential)

### Scheduled Items

- Nil

### Overlay Zones

- Nil

### Mapped Areas

- Nil

### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

### Minimum Floor Levels

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

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

## Planning

### Resource Consents within 50m of 41 Sandringham Street Dunedin

#### [22 R Albert Street Dunedin](#)

[LUC-2015-65](#) Land Use Consent murals on telecommunications cabinets. The outcome was Granted on 27/03/2015.

[LUC-2008-327](#) Land Use Consent installation of telecommunication cabinet. The outcome was Granted on 30/07/2008.

#### [5037809 46B Norfolk Street Dunedin](#)

[S243-2024-1](#) s243 Cancellation of Easement partial surrender of right of way easement. The outcome was Granted on 11/03/2024.

#### [5037811 46A Norfolk Street Dunedin](#)

[SUB-2011-142](#) Subdivision Consent boundary adjustment subdivision of two residential 1 sites. The outcome was Granted on 18/11/2011.

[RMA-1993-356352](#) Resource Management Act (Historical Data) CONSENT FOR ERECTED RETAINING WALL (Non-Notified - Non Complying). The outcome was Granted on 15/12/1993.

#### [5037812 56A Norfolk Street Dunedin](#)

[SUB-2011-170/B](#) Subdivision Consent section 125 extension of time for SUB-2011-170/A. The outcome was s125 Granted on 17/01/2017.

[LUC-2011-572/B](#) Land Use Consent section s125 extension of time for LUC-2011-572/A, land use as a consequence of a subdivision. The outcome was s125 Granted on 17/01/2017.

[SUB-2011-170](#) Subdivision Consent Stage 3. The outcome was Staged Subdivision on 12/01/2012.

[SUB-2011-170](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 12/01/2012.

[LUC-2011-572/A](#) Land Use Consent s127 variation to conditions. The outcome was s127 Upheld on 25/02/2014.

[SUB-2011-170/A](#) Subdivision Consent section 127 variation to conditions (removing 56 & 66 Norfolk Street from subdivision, altering layout and renumbering lots). The outcome was s127 Upheld on 25/02/2014.

[LUC-2011-572](#) Land Use Consent Land use as a consequence of a 5 lot residential 1 subdivision. The outcome was Granted on 12/01/2012.

[SUB-2011-170](#) Subdivision Consent staged subdivision of 56A, 58, 58A & 60 Norfolk Street into five new sites. The outcome was Granted on 12/01/2012.

[RMA-1995-352017](#) Resource Management Act (Historical Data) DISPENSATION 519 ERECT RETAINING WALL, CARPORT Ownr: BURTON (Non-Notified - Non Complying). The outcome was Granted on 25/11/1986.

#### [5037821 40 Norfolk Street Dunedin](#)

[LUC-2013-148](#) Land Use Consent extend a dwelling over 150m2 breaching car parking requirements. The outcome was Granted on 09/05/2013.

#### [5038026 9 Albert Street Dunedin](#)

[LUC-2025-338](#) Land Use Consent Visitor Accommodation. There has been no outcome yet.

#### [5038032 77 Beach Street Dunedin](#)

[RMA-1994-357111](#) Resource Management Act (Historical Data) ER ACCESSORY BLDG ON SITE Ownr: N FOSTER / App: SKYLINE BLDGS BOX 455 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 02/12/1994.

#### [5038033 75 Beach Street Dunedin](#)

[RMA-1999-362942](#) Resource Management Act (Historical Data) Extension to existing dwelling involving site coverage infringement Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/05/1999.

#### [5117855 46 Norfolk Street Dunedin](#)

[SUB-2011-142](#) Subdivision Consent boundary adjustment subdivision of two residential 1 sites. The outcome was Granted on 18/11/2011.

#### [5117856 46A Norfolk Street Dunedin](#)

[SUB-2011-142](#) Subdivision Consent boundary adjustment subdivision of two residential 1 sites. The outcome was Granted on 18/11/2011.

[RMA-1993-356352](#) Resource Management Act (Historical Data) CONSENT FOR ERECTED RETAINING WALL (Non-Notified - Non Complying). The outcome was Granted on 15/12/1993.

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](mailto: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](http://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.

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](http://www.dunedin.govt.nz).

### Transport

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

**Encroachment on road reserve – privately owned vegetation over footpath.**

It appears that the hedge at this property's frontage is encroaching on the footpath at the corner and along Norfolk Street. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed 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

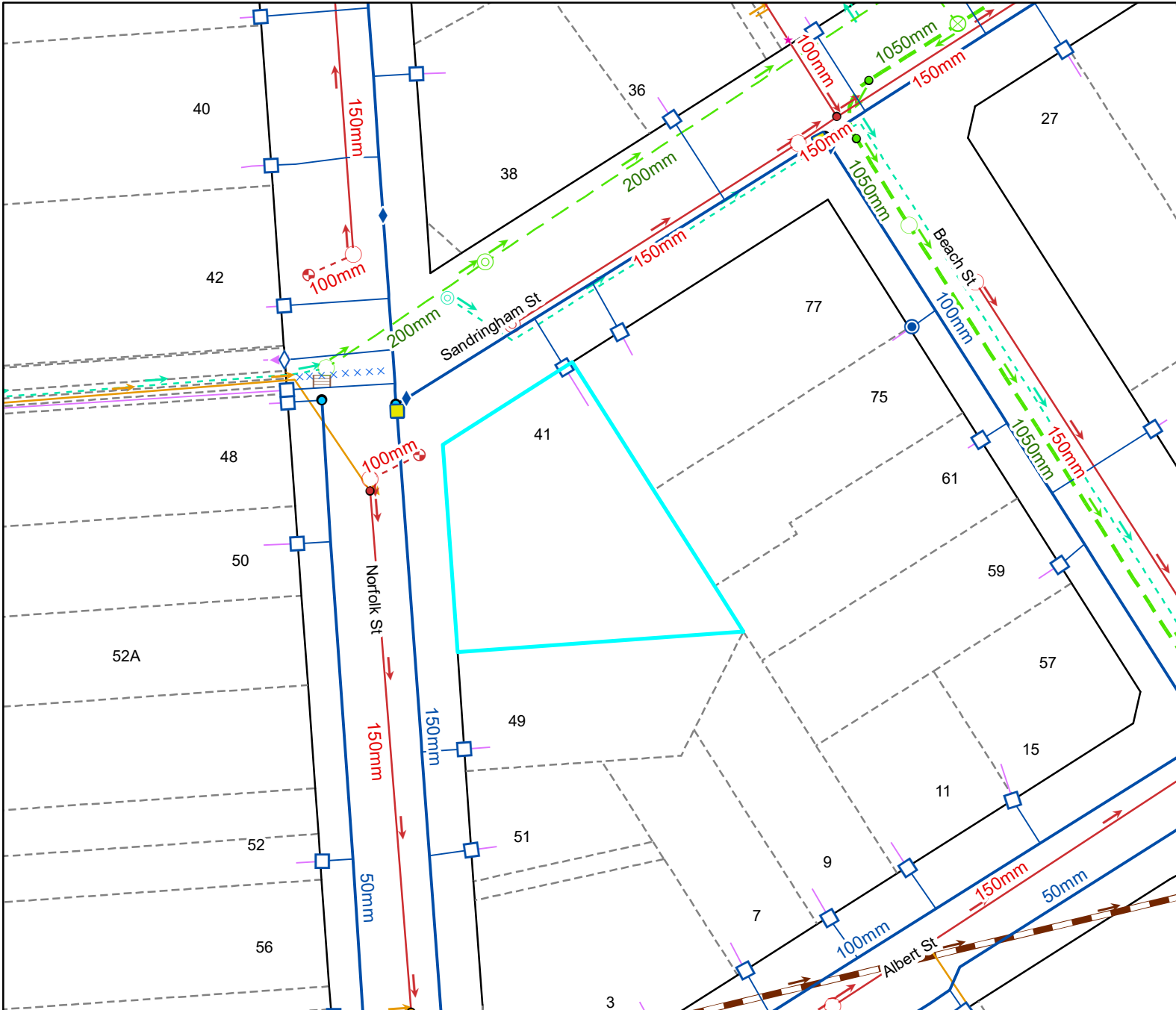
RDMS Records and Document Management System

## 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
	Railway Centreline		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

**Cadastral**

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



# Council Water & Drainage Services

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

Scale at A4:  
1:750  
7/10/2025  
8:05:19 PM



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

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

1396

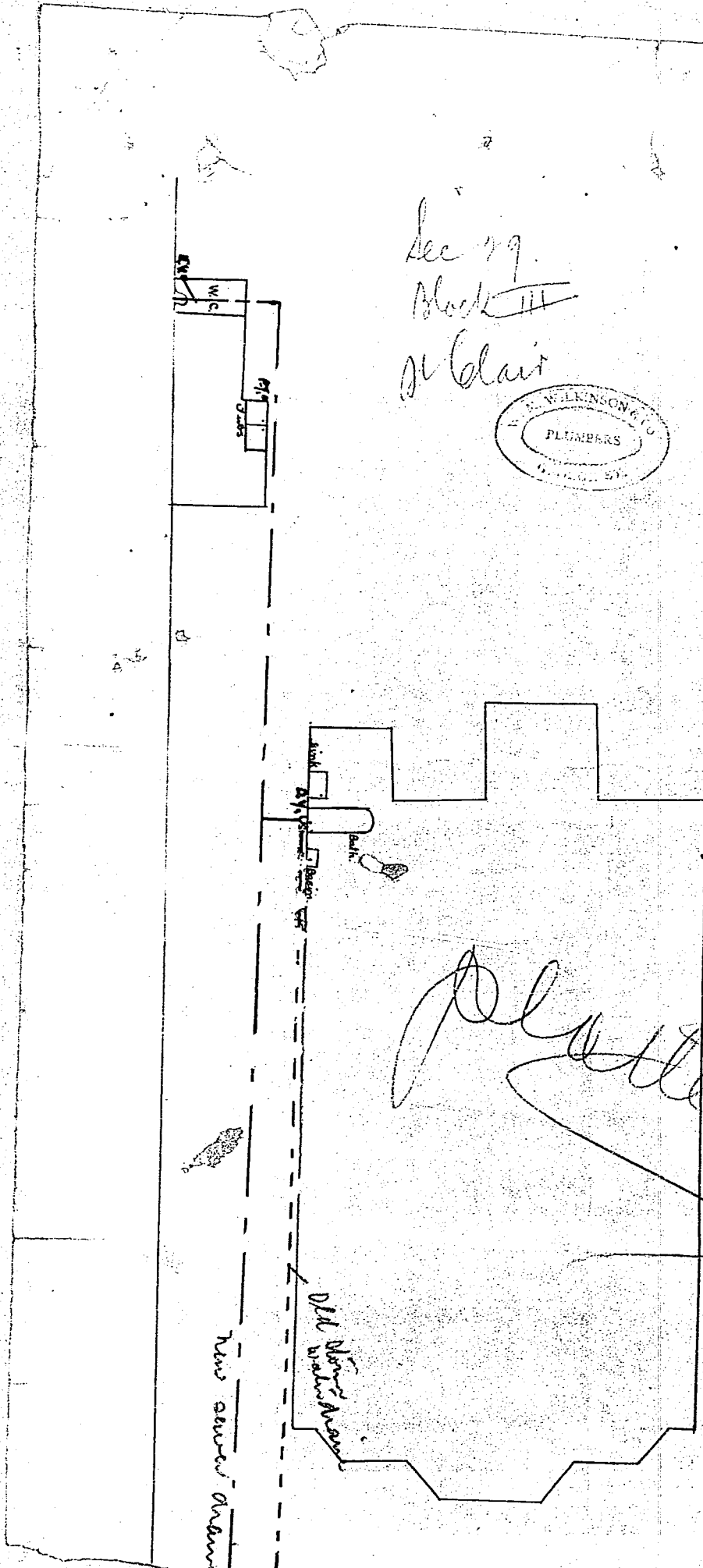
LEGEND

Existing Drains

New Foul Drains

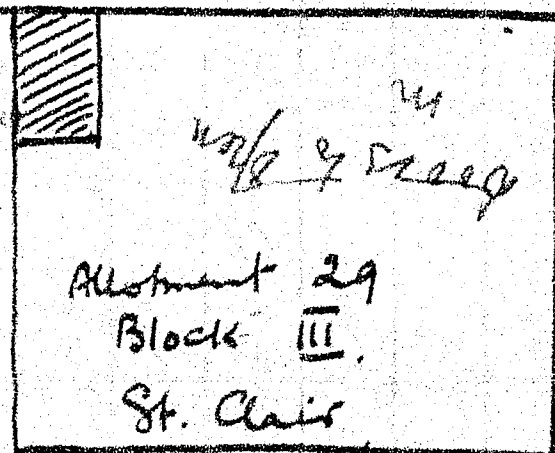
New Stormwater Drains

Sec 29.  
Block III  
McClair



8956

NORFOLK ST.



Proposed site of garage.  
Size 20 x 13. ft.

Garage to be built of concrete & roofed with malthoid.

BEACH ST.

SANDRINGHAM ST.

C. Anderson

141 Sandringham St.  
St. Clair.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

# HOUSE CONNECTION PLAN.

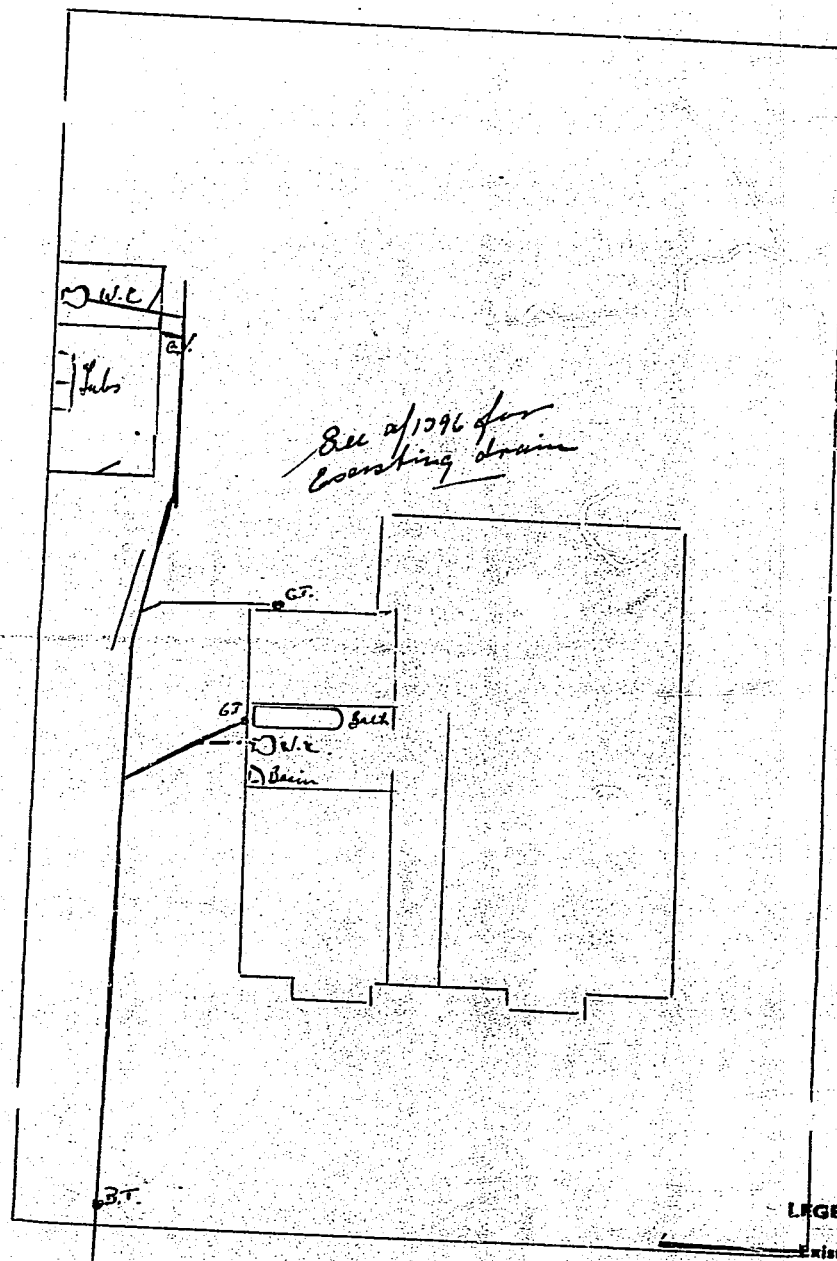
APPLICATION No. **C6074**

DATE \_\_\_\_\_

SCALE  $\frac{1}{8}$  in. to a foot.

NEW SEWERAGE DRAINS: RED  
STORMWATER: DOTTED BLACK  
OLD DRAINS: FULL BLACK

Binding Margin to be left Blank



0/1  
3/9/31  
JB

## LEGEND

- Existing Drain
- New Foul Drains
- New Stormwater Drains

Owner Dr. C. Anderson  
Street 41 Sandringham St.  
Locality St. Clair

Block 3 St. Clair  
Section 29  
Allotment 16

Signature of Drainer W. Dyer



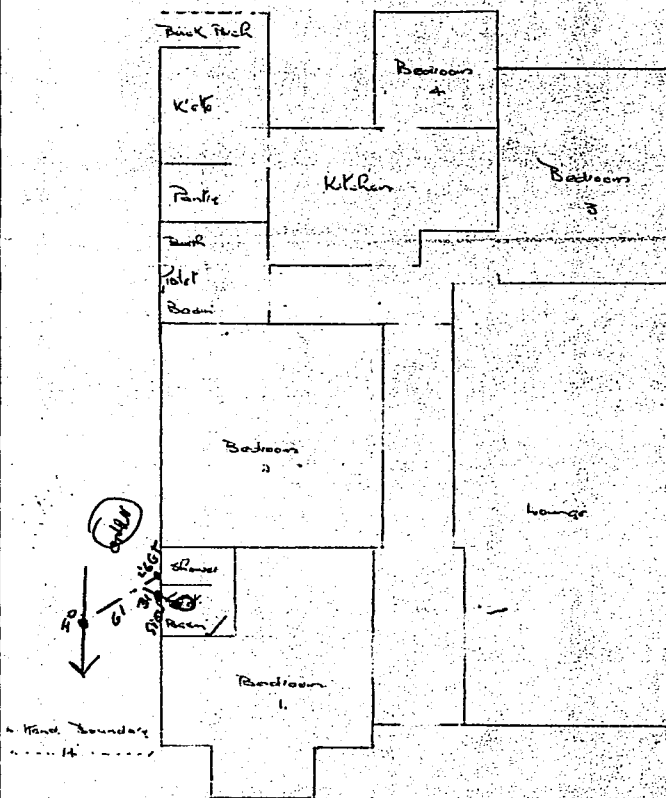
DUNEDIN DRAINAGE AND SEWERAGE BOARD

# House Connection Plan

APPLICATION No. 89458  
DATE 31/3/65

SCALE  $\frac{1}{8}$  in. to a foot  
NEW SEWERAGE DRAINS: RED  
STORMWATER: DOTTED BLACK  
OLD DRAINS: FULL BLACK

Binding Margin to be left Blank



Owner Olga Beveridge Duncan

Block 3

Street 41 Sandringham St.

Section 109/94

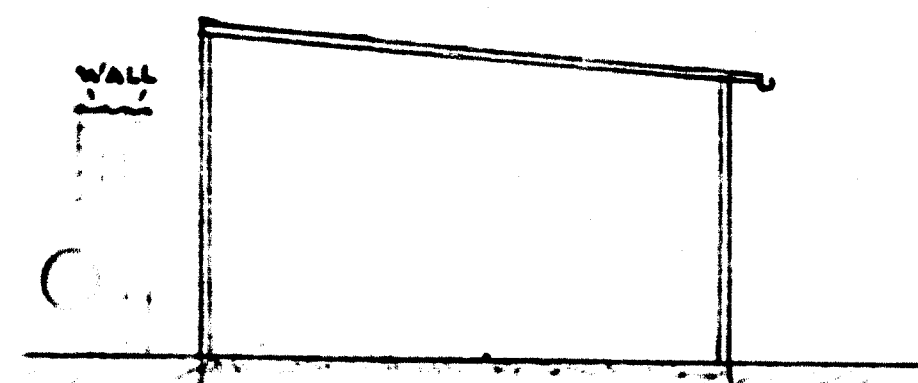
D. P. 335

Locality St. Clair

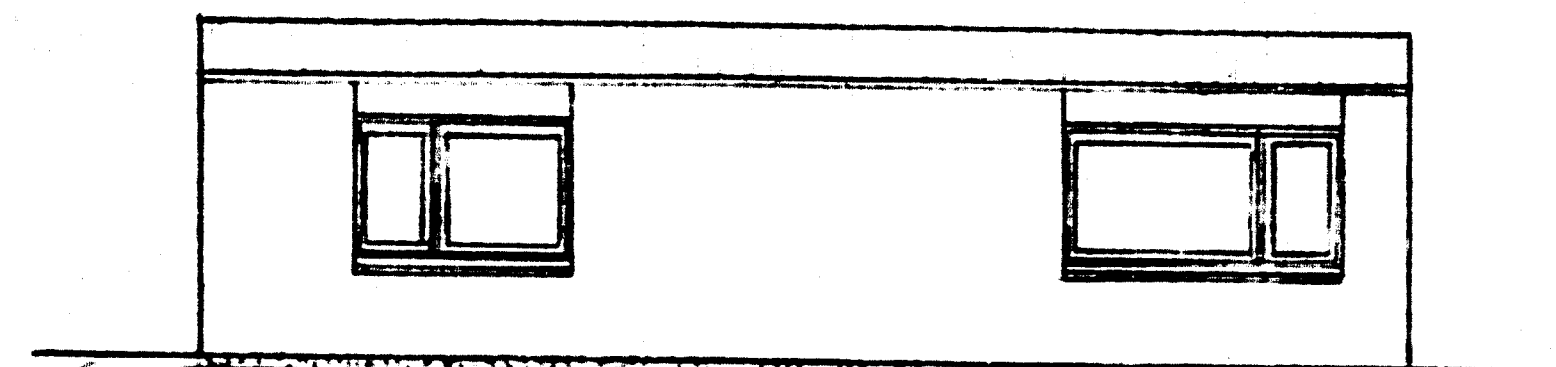
Allotment 29

Signature of Drainer John Booth

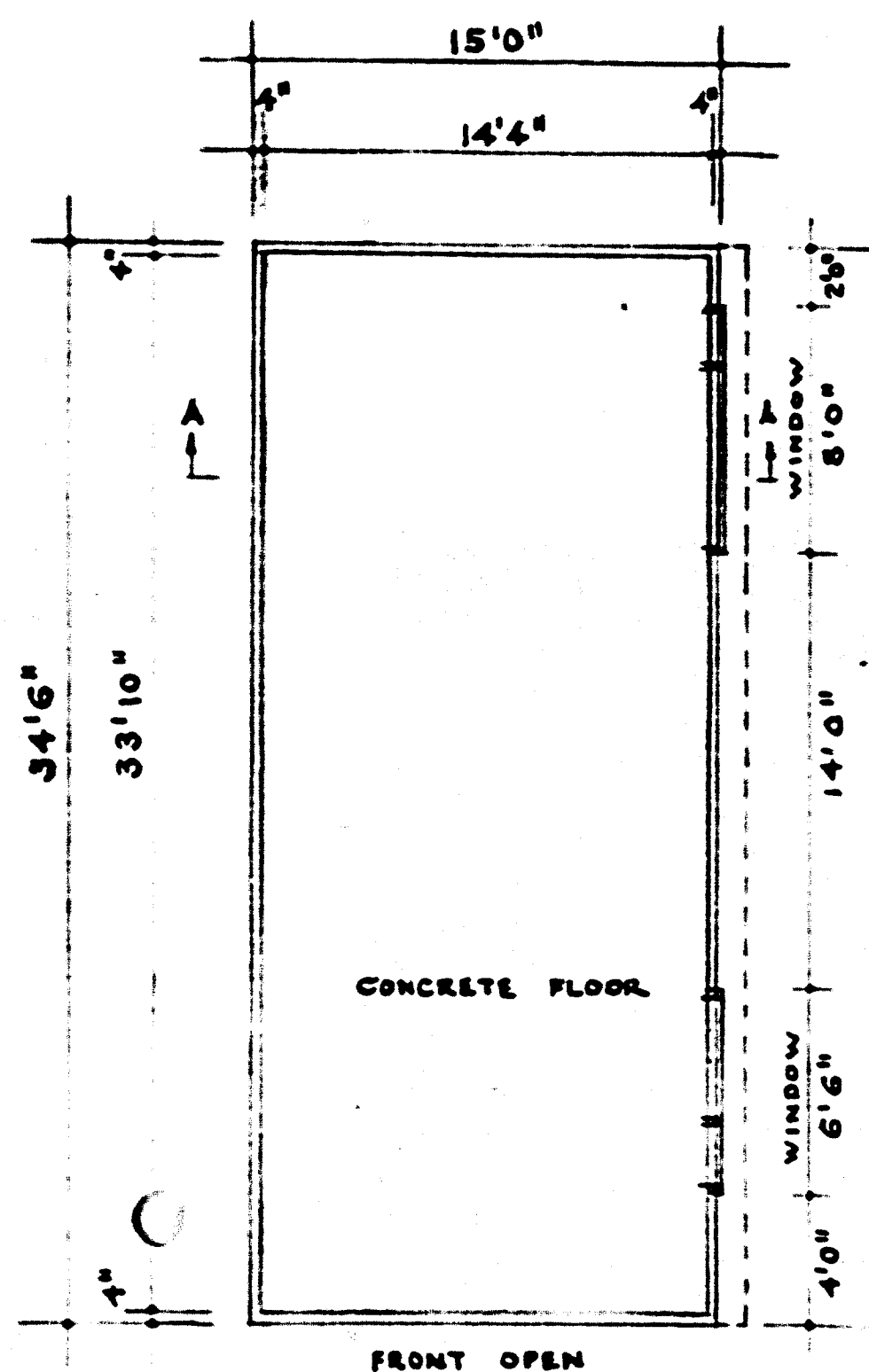
Plan 12



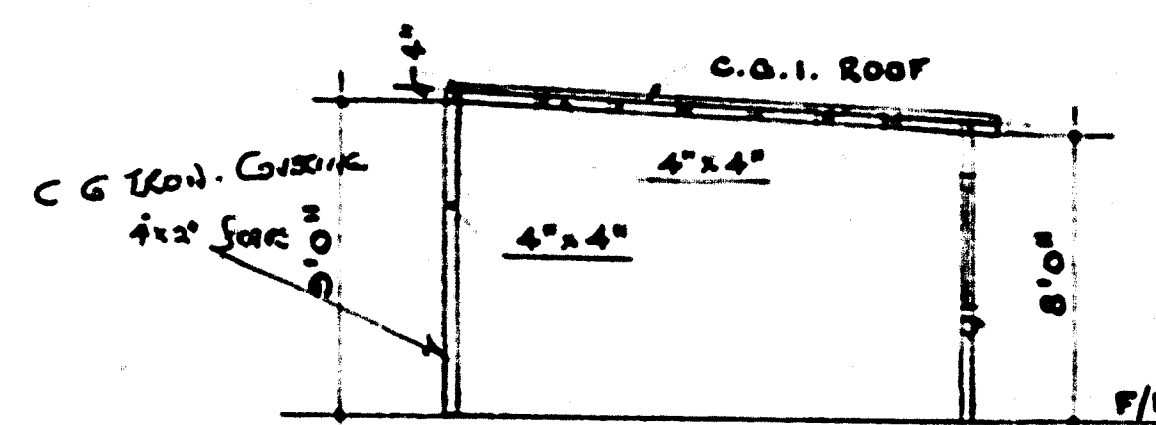
FRONT ELEVATION



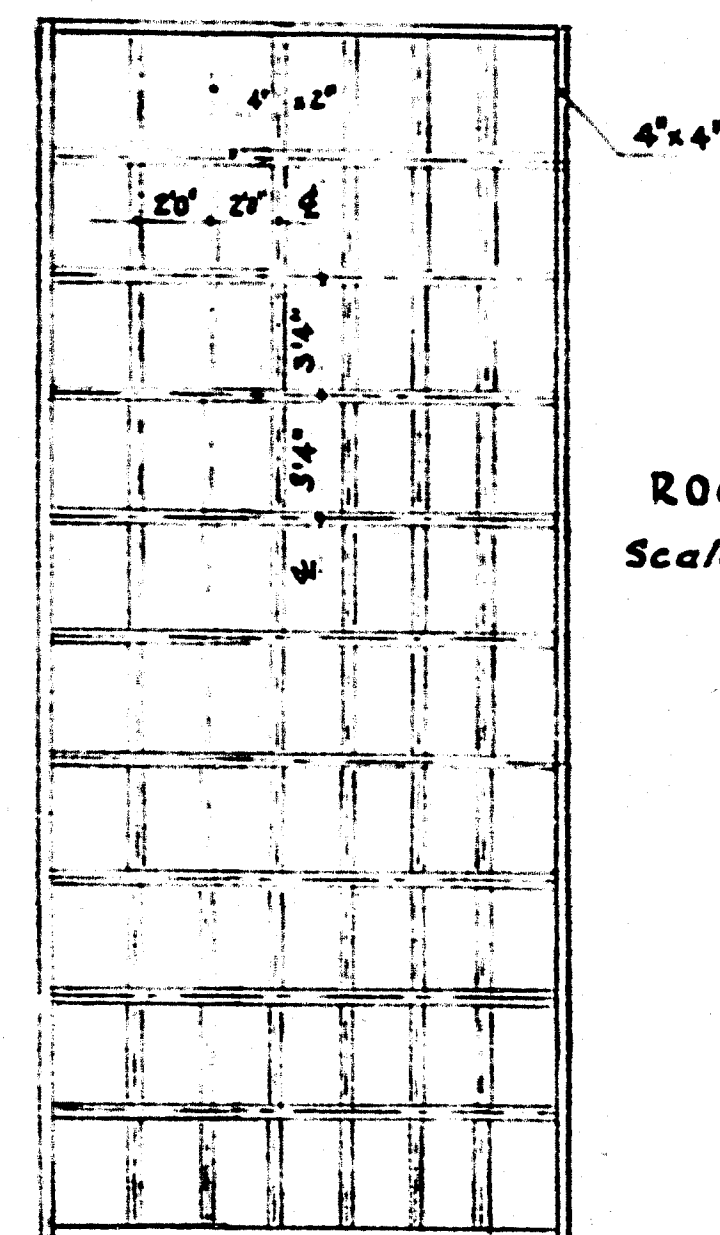
SIDE ELEVATION



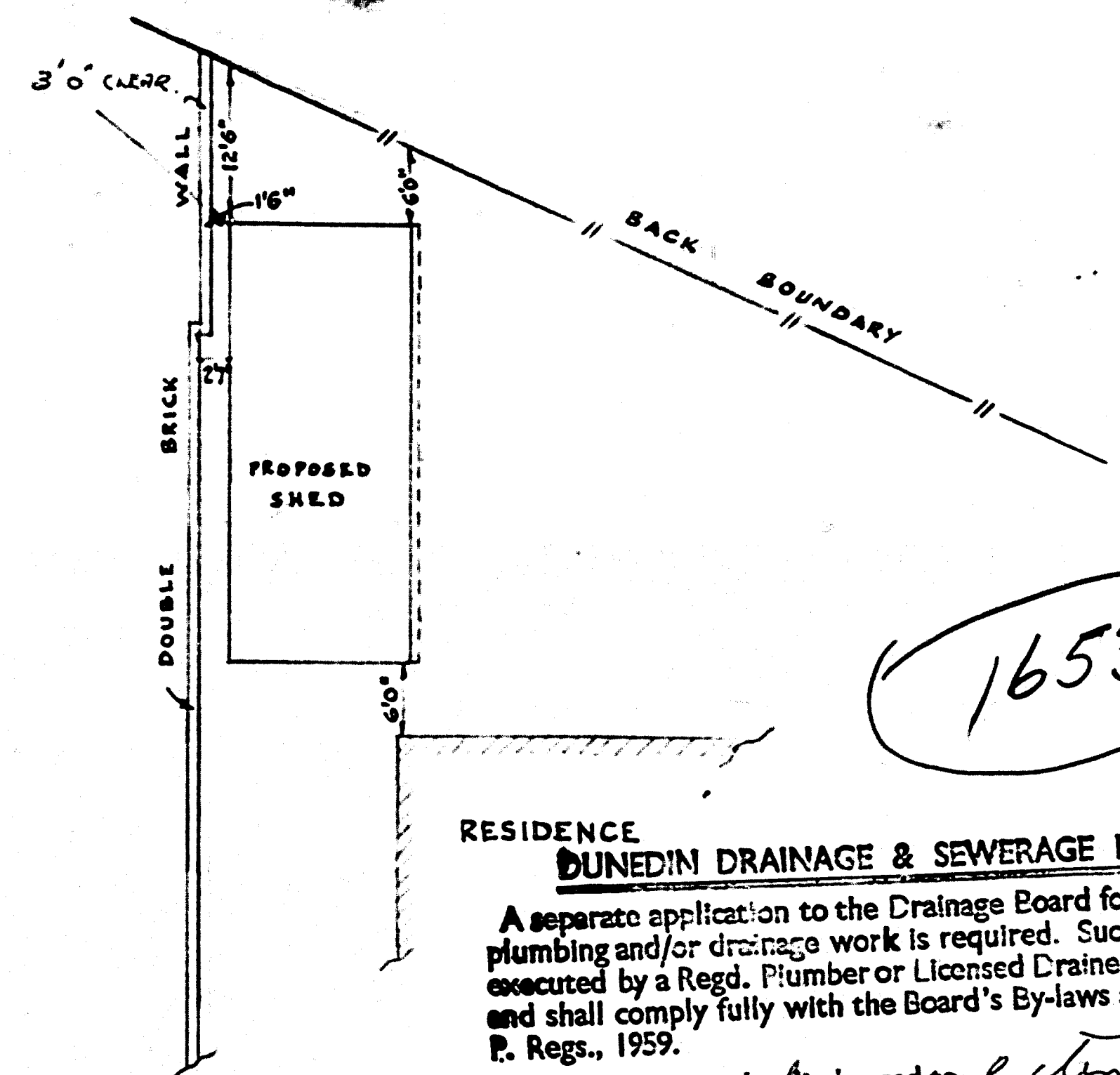
FLOOR PLAN  
Scale: 1/8" to 1'0"



CROSS SECTION A-A



ROOF PLAN  
Scale: 1/8" to 1'0"



SITE PLAN  
Scale: 1/16" to 1'0"

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

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is levels to street level

Arrangements made for Crossing are by car  
for City Engineer Date 27/2/67

NOTE: This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

16531

**RESIDENCE**  
**DUNEDIN DRAINAGE & SEWERAGE BOARD**

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

Stormwater to be discharged to extension of existing storm water drain

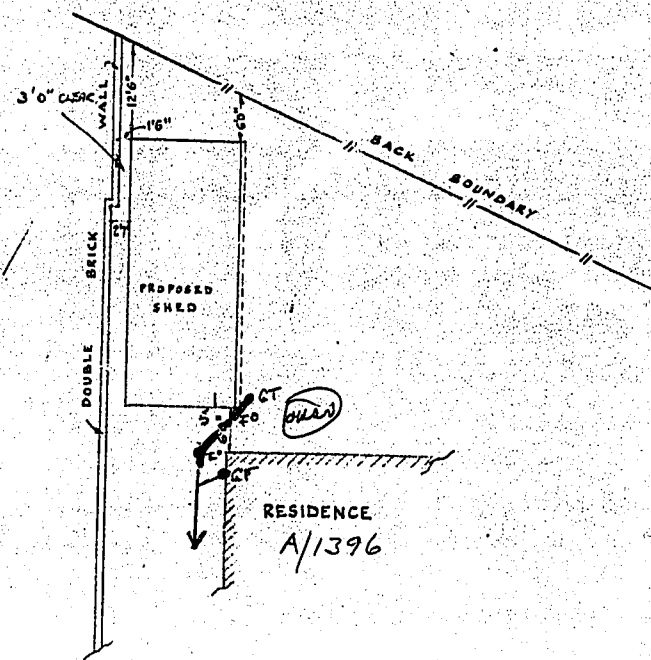
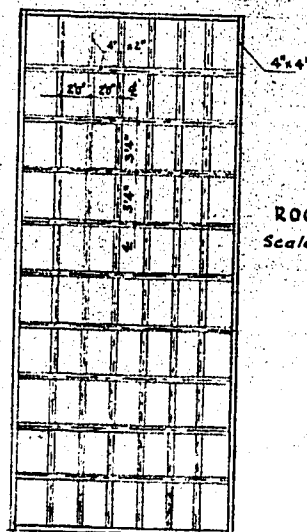
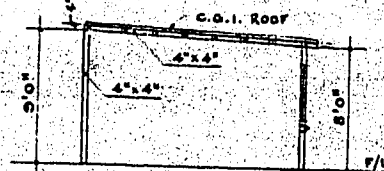
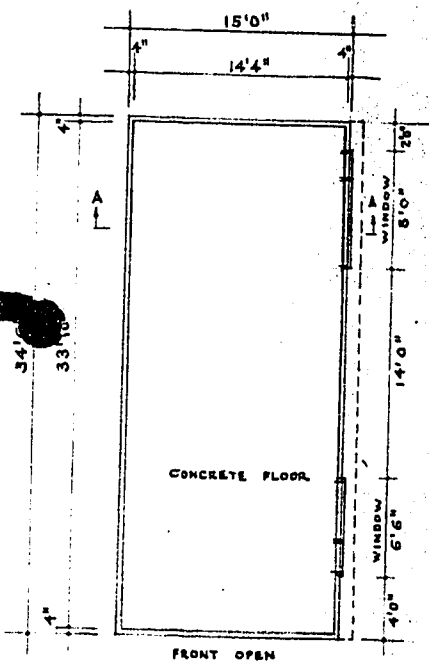
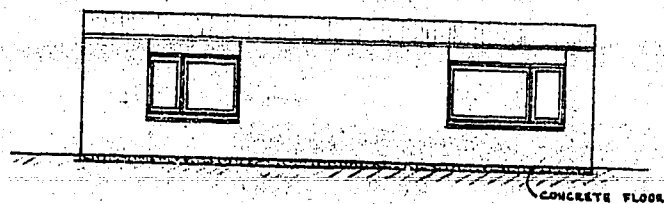
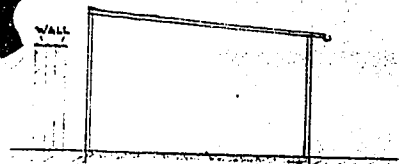
Foul sewage to be discharged to New Sanitary fittings to connect to alteration of existing foul drain. Drain to be diverted clear of building.

24/2/67  
S. K. Howe  
Authorised

**DUNEDIN CITY CORPORATION**  
**COPY OF APPROVED PLAN OR SPECIFICATION**  
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

DATE 28.2.67  
CITY ENGINEER

112948



FLOOR PLAN -  
Scale: 1/8" to 1'0"

ROOF PLAN  
Scale: 1/8" to 1'0"

SITE PLAN  
Scale: 1/16" = 1'0"

### LEGEND

\_\_\_\_\_ Existing Drain  
\_\_\_\_\_ New Foul Drain  
\_\_\_\_\_ New Stormwater Drain

22.5-84



CUTHBERT  
PORT ST  
DUNEDIN  
Ph. 30-838

ignmark



Battenboard  
profile with  
flashings

Door truss

Door

End wall

concrete

own  
corners

0.45mm  
manufacturer's  
supported by  
edging or

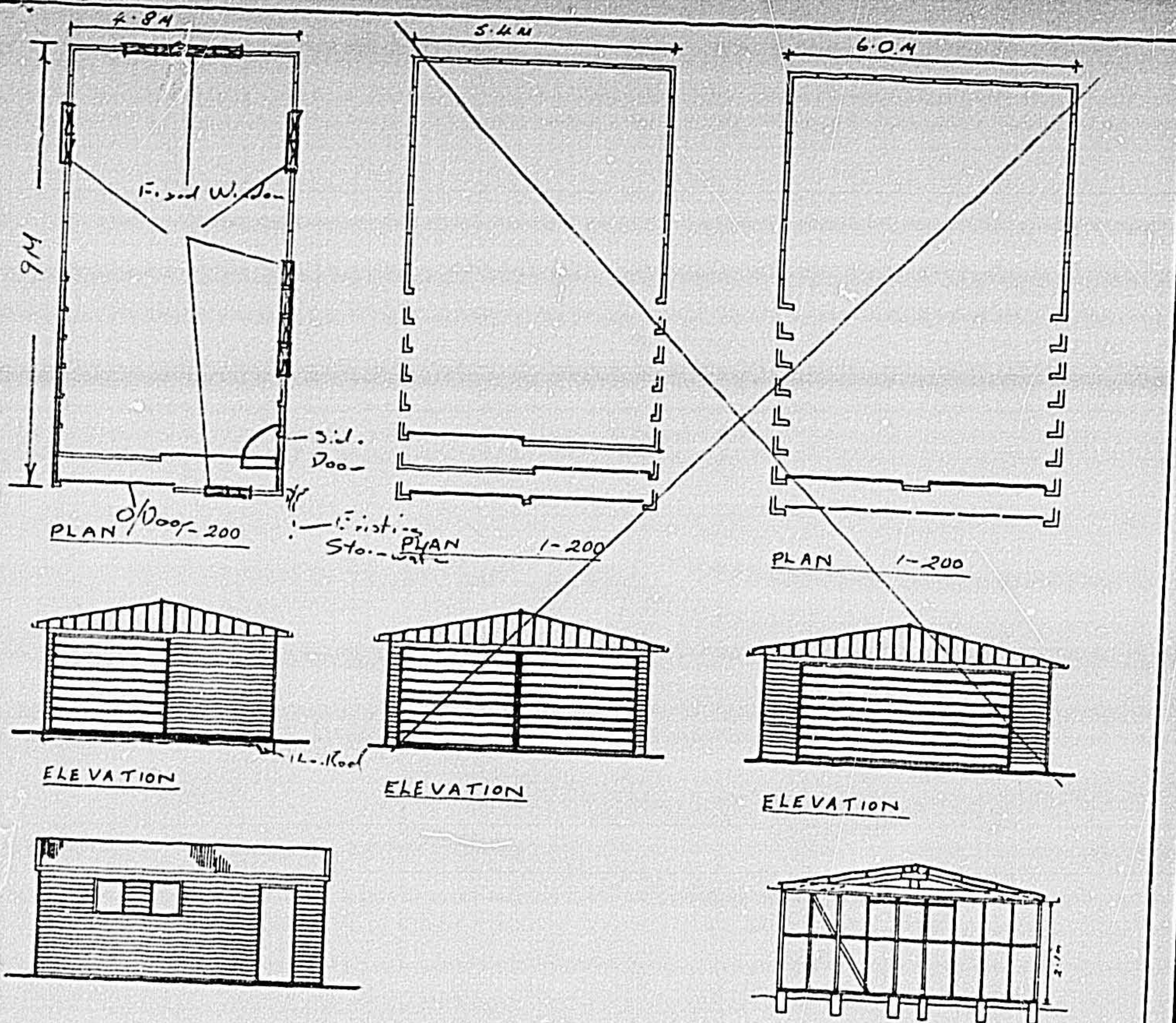
0.6mm  
steel or

0.45mm  
plate and  
ports in

steel or  
of frame,

16

□



PRYDE TRUSS CODE No. H2301 M501  
AT 1.8 & 2.4cc

MANUFACTURED BY VERSATILE GARAGES

Builder -

READ CUTHBERT  
2 NEWPORT ST  
DUNEDIN  
Ph. 30-838

SPECIFICATIONS:

Foundations:  
Dampcourse:  
Framing:

Wall braces:  
Door beams:

Dragon ties:

305mm concrete piles at 1.2 and 600mm centres under studs or continuous concrete dwarf walls or complete floors  
2 ply d.p.c. under all plates  
All timber is boron treated machine gauged radiata. All framing is housed i.e. studs checked into plates and nogs checked into studs.  
Studs at 600mm centres top and bottom plates and nogs - 100x50  
75x50 cut on edge  
Minimum 150x50 with minimum of 12mm check in at each end. Roof trusses and purlins as per detail drawing placed over studs at 1800 and 2400 centres to suit.  
75x50 at 45° over top plate to each corner

Roofing:  
Ridging:  
Walls:  
Spouting:

0.45  
0.45  
0.45  
0.60

galv. corr. iron single sheets  
galv. lead edged  
galv. metal weatherboards  
galv. iron gutters fixed ea. side

Downpipes:  
Doors:

75x50 galv. iron  
0.45 and 0.60 metal doors on overhead gear or galv. roller doors

CARACE, SHED at 41 Sandringham st for M. W. H. 17.7.68  
Dunedin

7176