

ONE AGENCY

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## Dunedin City Council – Land Information Memorandum

Property Address: 12 Shandon Road Dunedin

Prepared for: Maxine Louise Gannon

Prepared on: 30-Jan-2026

### Property Details:

<b>Property ID</b>	5105541
<b>Address</b>	12 Shandon Road Dunedin
<b>Parcels</b>	LOT 1 DP 17522

### 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 30-Jan-2026

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

No information.

#### Land Stability Hazards

No information.

#### Coastal Hazards

No information.

#### Seismic Hazards

No information.

#### Other Natural Hazards

No information.

### Otago Regional Council Hazard Information

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

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

### Contaminated Site, Hazardous Substances and Dangerous Goods

#### Contaminated Site Information

No information.

#### Historic Dangerous Goods Licence(s)

No information.

#### Hazardous Substances

No information.

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

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

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

### 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>	2104299
<b>Address</b>	12 Shandon Road Dunedin
<b>Valuation Number</b>	27250-34804

#### Latest Valuation Details

Capital Value	\$880,000
Land Value	\$650,000
Value of Improvements	\$230,000
Area (Hectares)	0.0888HA
Units of Use	1

#### Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,897.60

#### Rates Outstanding for Year

\$2,448.80

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

## 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-1946-28729](#) AAB19461121

672A - Erect Building and Temporary Builder's Hut (Holt). The permit was lodged on 02-Dec-1946.

[H-1955-46157](#) AAB19551445

272C - Erect Car Port (Shewell). The permit was lodged on 07-Feb-1955.

[H-1961-57188](#) AAB19611489

6031 - Add Shower Room to Dwelling (Shewell). The permit was lodged on 18-Apr-1961.

[H-1980-2096](#) AAD1980

K2096 - Drainage to Drain in Common (Hancock). The permit was lodged on 29-Sep-1980.

[H-1983-5699](#) AAD1983

K5699 - Plumbing and Drainage for New Dwelling (Closs). The permit was lodged on 05-Aug-1983.

[H-1964-186663](#) AAD19641493

G8973 - Lower Drain, No Plan (Shewell). The permit was lodged on 19-Aug-1964.

[H-1982-92332](#) AAB19821650

4000 - Alter and Add to Dwelling (Closs). The permit was lodged on 09-Nov-1982.

[H-1960-181906](#) AAD19601578

G3035 - Drainage for 12 Shandon Road through 60 Doon St (Shewell)

. The permit was lodged on 27-Jun-1960.

## 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

- Archaeological Alert Layer
- Stadium Noise Leaflet Drop Mapped Area

### 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

### Foul Sewer and Waste Water

#### Restrictions near Council infrastructure

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

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand ([www.linz.govt.nz](http://www.linz.govt.nz)) should be reviewed for information relating to any existing registered easements.

However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

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

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

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

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

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

### 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 12 Shandon Road Dunedin

#### [5031606 54 Doon Street Dunedin](#)

[RMA-1998-361943](#) Resource Management Act (Historical Data) RIGHTS OF WAY OVER LOTS 14 & 15 CHQ PATERSON PITTS Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/05/1998.

#### [5031607 56 Doon Street Dunedin](#)

[RMA-1998-361943](#) Resource Management Act (Historical Data) RIGHTS OF WAY OVER LOTS 14 & 15 CHQ PATERSON PITTS Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/05/1998.

#### [5031609 64 Doon Street Dunedin](#)

[LUC-2020-687](#) Land Use Consent convert the basement of an existing dwelling into a family flat. The outcome was Granted on 16/02/2021.

**[5031612 70 Doon Street Dunedin](#)**

[LUC-2010-403](#) Land Use Consent construct a new carport. The outcome was Granted on 27/09/2010.

**[5031613 6 Shandon Road Dunedin](#)**

[LUC-2025-390](#) Land Use Consent to establish two dwellings breaching height and setback requirements and associated large scale earthworks. The outcome was Granted on 10/10/2025.

[SUB-2020-146/A](#) Subdivision Consent s357 objection to conditions of SUB-2020-146. The outcome was S357 Upheld on 27/11/2020.

[SUB-2020-146](#) Subdivision Consent two residential-lot subdivision. The outcome was Granted on 16/10/2020.

**[5031616 8 Shandon Road Dunedin](#)**

[LUC-2024-462](#) Land Use Consent To establish a new dwelling resulting in contraventions of the side boundary setback, height in relation to boundary, vehicle access, outdoor living space and earthworks setback from network utility standards.. The outcome was Granted on 11/12/2024.

**[5031618 10 Shandon Road Dunedin](#)**

[RMA-1985-351802](#) Resource Management Act (Historical Data) erect dwelling (Non-Notified - Non Complying). The outcome was Granted on 02/12/1985.

**[5031623 22 Shandon Road Dunedin](#)**

[RMA-1990-350772](#) Resource Management Act (Historical Data) Subdivision of Lots 6 & 7 Blk VII DP 289, and easements over Lots 4 & 5 Blk VII DP 289 and Lot 3 DP 10816 (Non-Notified - Non Complying). The outcome was Granted on 13/11/1990.

**[5031625 32 Shandon Road Dunedin](#)**

[LUC-2023-52](#) Land Use Consent the undertaking of dwelling alterations resulting in breaches to side boundary setback, height in relation to boundary and maximum height performance standards. The outcome was Granted on 16/03/2023.

**[5031635 17 Shandon Road Dunedin](#)**

[RMA-1994-356524](#) Resource Management Act (Historical Data) Subdivision of Lot 31 Blk VI DP 289 - A94212 (Non-Notified - Non Complying).

**[5031636 9 Shandon Road Dunedin](#)**

[LUC-2019-365](#) Land Use Consent The establishment of a basement level garage breaching side yard and height in relation to boundary rules. The outcome was Granted on 17/12/2020.

**[5031637 7 Shandon Road Dunedin](#)**

[LUC-2013-202](#) Land Use Consent construct a carport. The outcome was Granted on 20/06/2013.

**[5031641 3 Shandon Road Dunedin](#)**

[SUB-2008-87/A](#) Subdivision Consent Objection to condition 3a. The outcome was S357 Upheld on 18/09/2008.

[SUB-2008-87](#) Subdivision Consent Subdivision (Boundary adjustment). The outcome was Granted on 25/08/2008.

**[5043731 18 Dunrobin Street Dunedin](#)**

[RMA-1996-359840](#) Resource Management Act (Historical Data) ERECT CARPORT 200M FROM BOUNDARY (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/07/1996.

[RMA-1987-352116](#) Resource Management Act (Historical Data) ERECT DWELLING (Non-Notified - Non Complying). The outcome was Granted on 07/07/1987.

#### **[5067944 24A Shandon Road Dunedin](#)**

[RMA-1990-350772](#) Resource Management Act (Historical Data) Subdivision of Lots 6 & 7 Blk VII DP 289, and easements over Lots 4 & 5 Blk VII DP 289 and Lot 3 DP 10816 (Non-Notified - Non Complying). The outcome was Granted on 13/11/1990.

#### **[5102283 15 Shandon Road Dunedin](#)**

[RMA-1994-356524](#) Resource Management Act (Historical Data) Subdivision of Lot 31 Blk VI DP 289 - A94212 (Non-Notified - Non Complying).

#### **[5114353 3 Shandon Road Dunedin](#)**

[SUB-2008-87/A](#) Subdivision Consent Objection to condition 3a. The outcome was S357 Upheld on 18/09/2008.

[SUB-2008-87](#) Subdivision Consent Subdivision (Boundary adjustment). The outcome was Granted on 25/08/2008.

[RMA-1997-361344](#) Resource Management Act (Historical Data) YARD AND DAYLIGHT ENCROACHMENT BY DWELLING EXTENSION (Notified - Restricted Discretionary). The outcome was Declined on 12/11/1997.

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

## Transport

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

**Non-compliant vehicle crossing – not sealed for the first 5 metres.**

To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. Council accepts this situation but accepts no liability and points out that 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





## Photographic Map

Scale at A4:

1:750

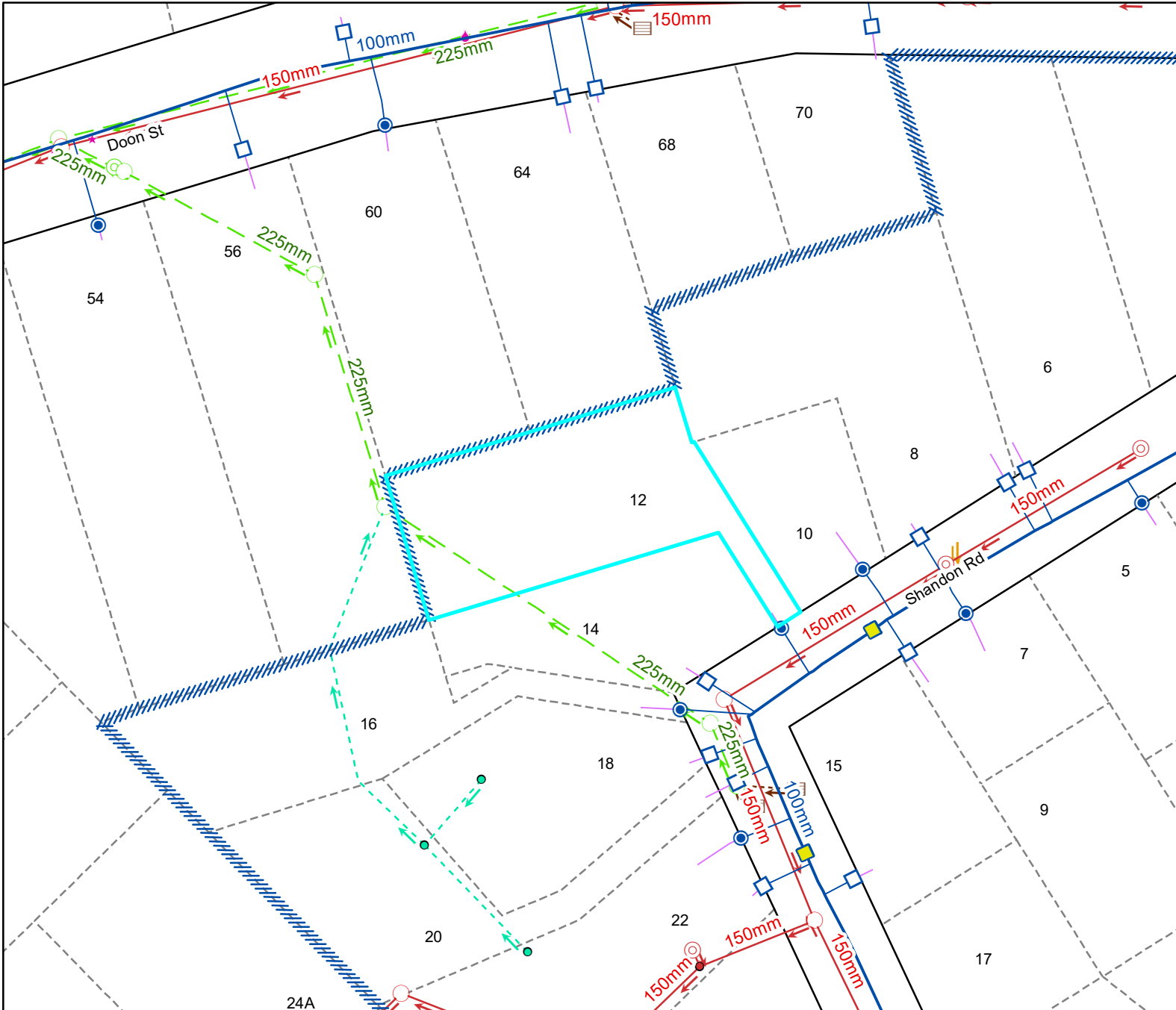
26/01/2026  
8:03:30 PM



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.

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### Legend

#### Water Supply

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

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

#### Foul Sewerage

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

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

#### Stormwater

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

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

#### General

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

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



# Council Water & Drainage Services

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

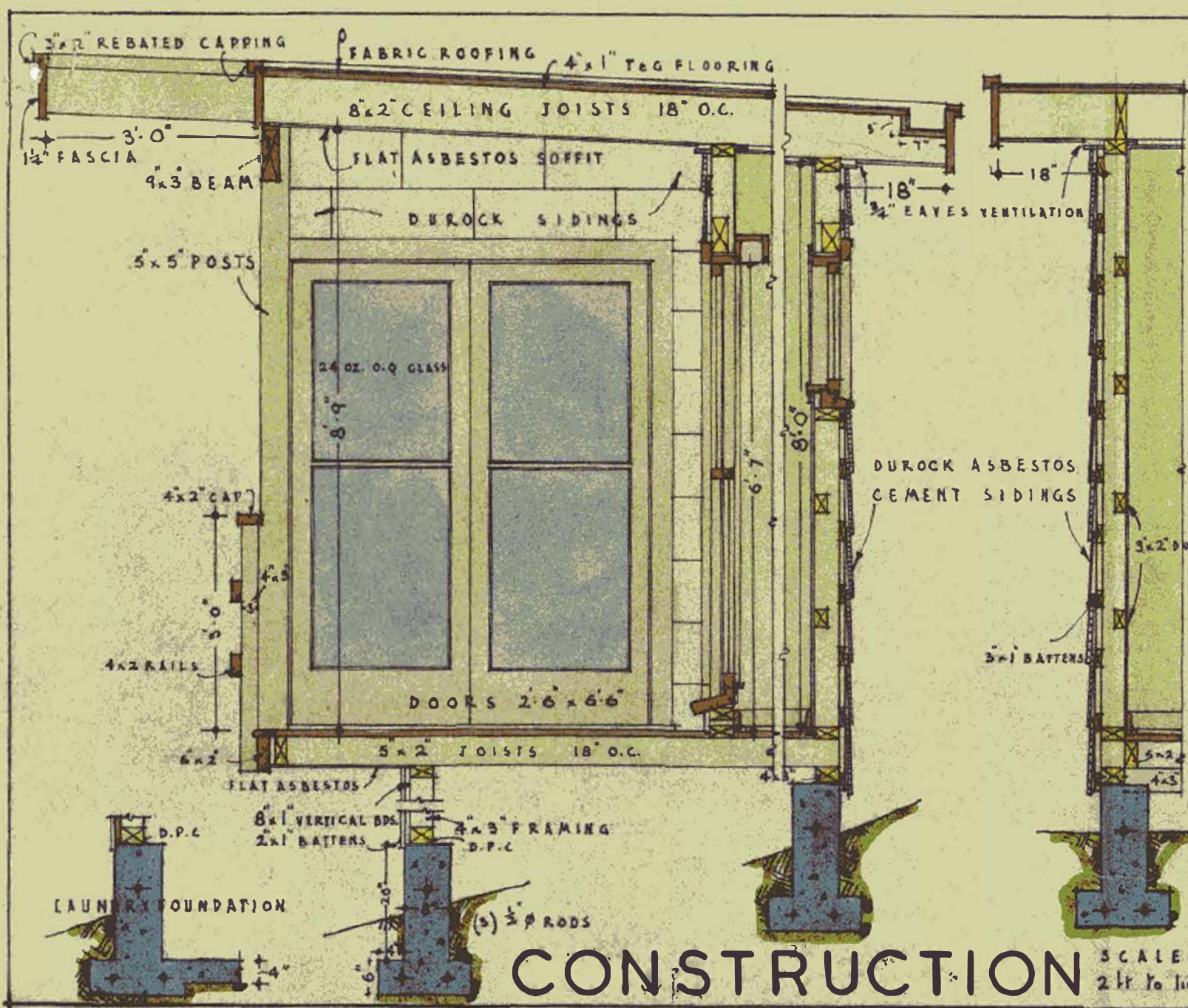
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1:750  
26/01/2026  
8:03:37 PM



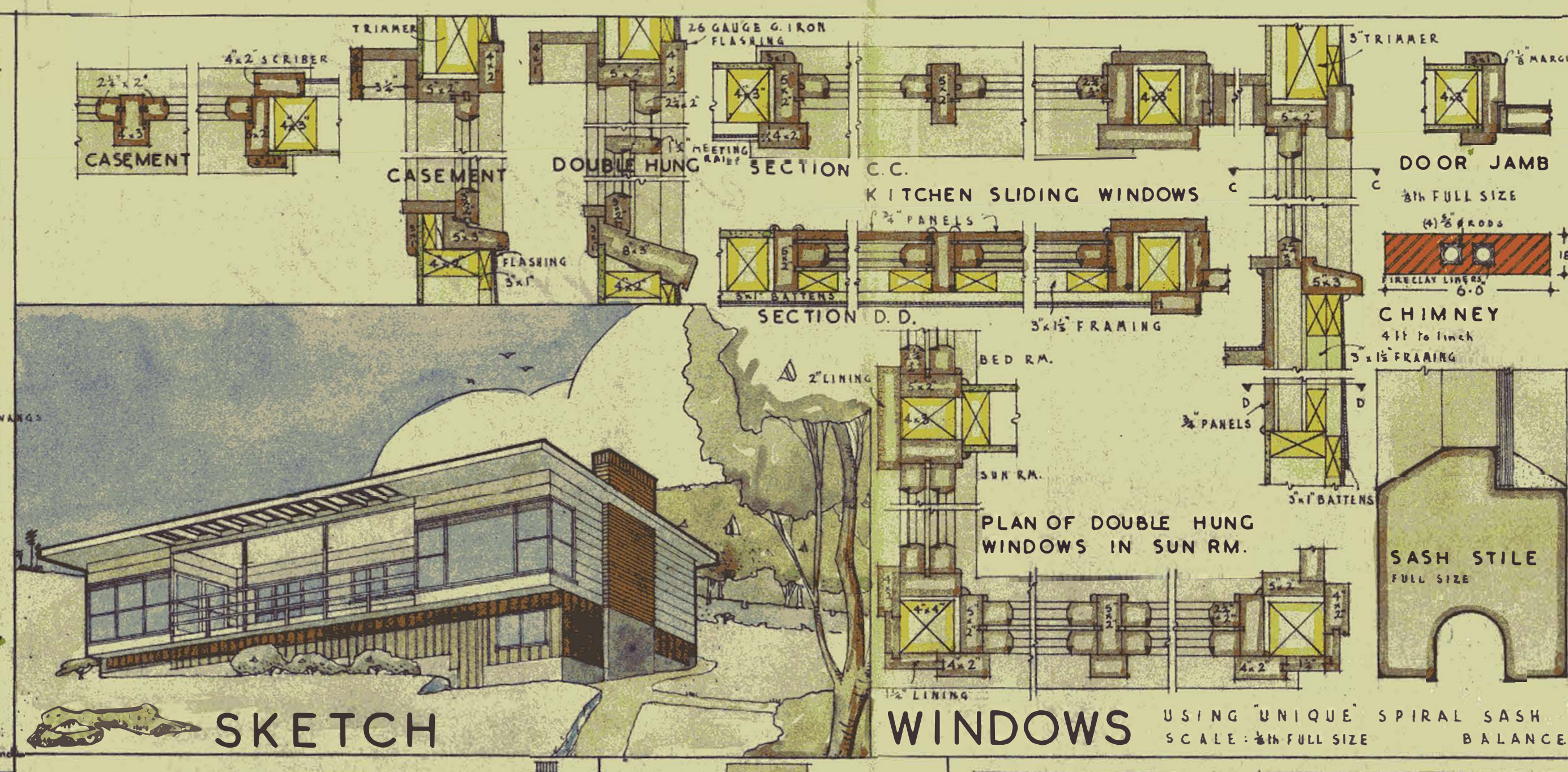
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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





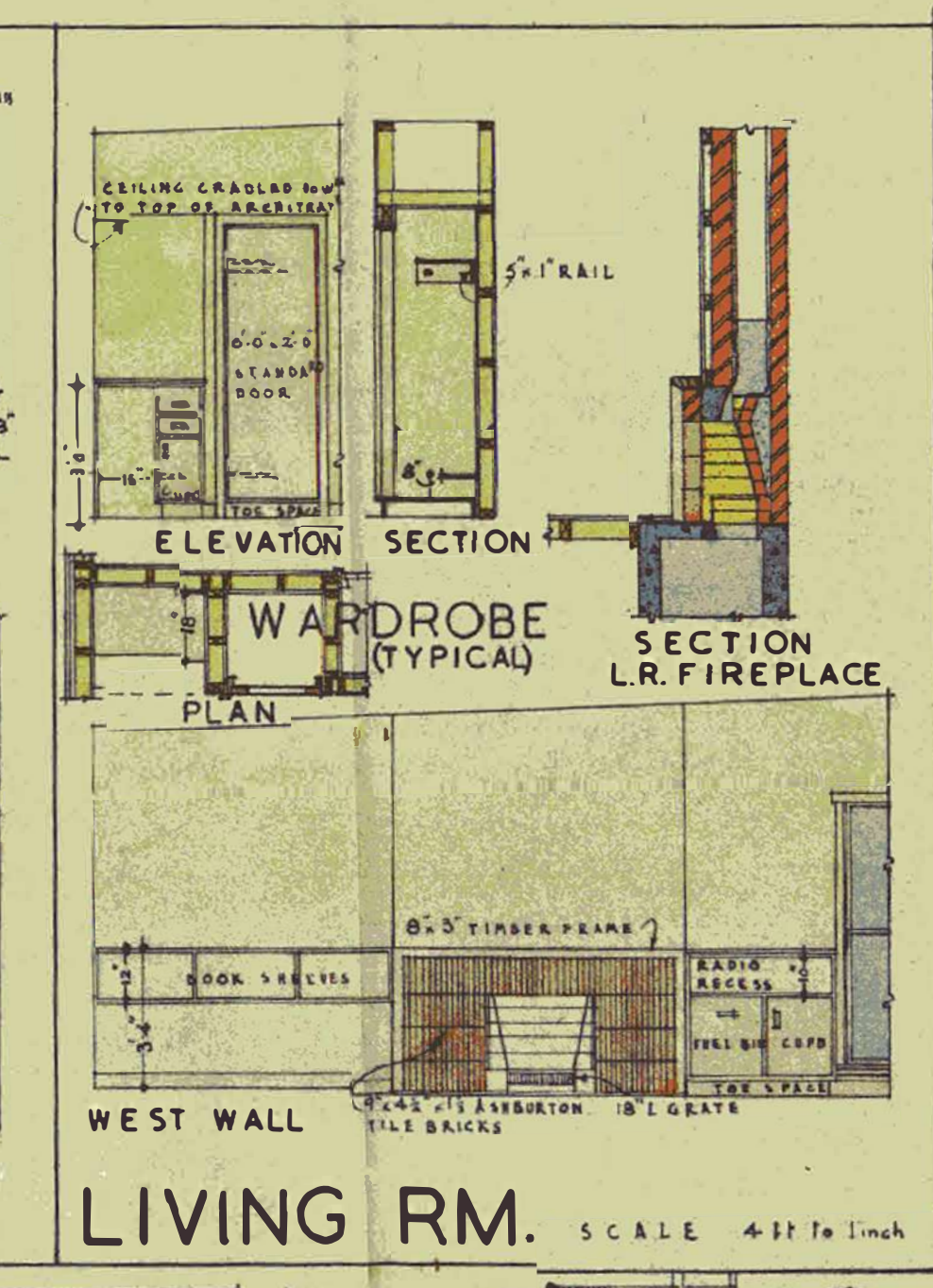
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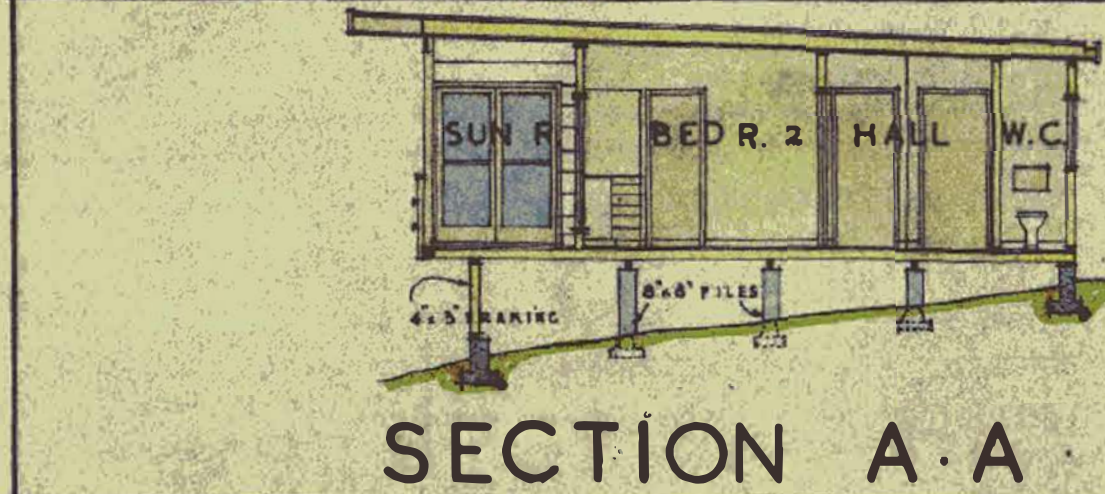
SKETCH

WINDOWS

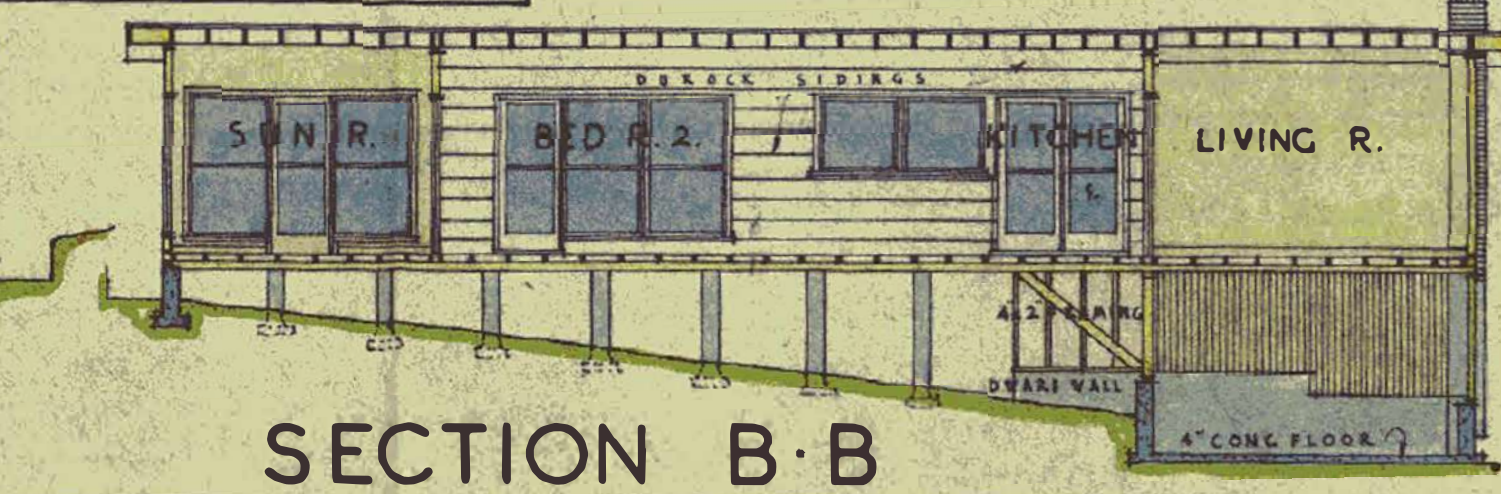
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SCALE: 1/4\"/>



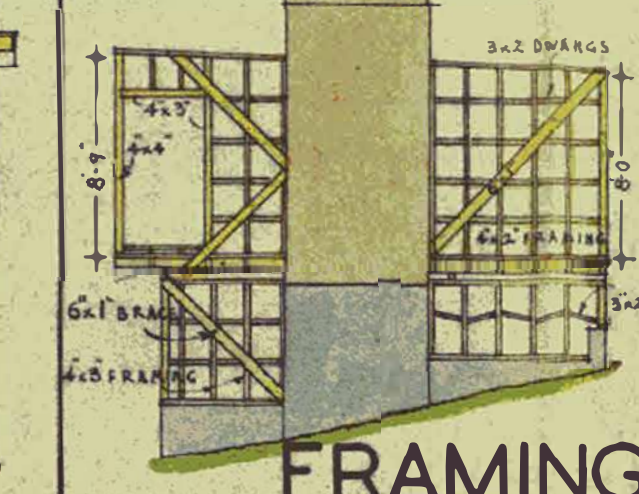
LIVING RM. SCALE: 1/4\"/>



SECTION A-A



SECTION B-B



FRAMING



KITCHEN DETAILS

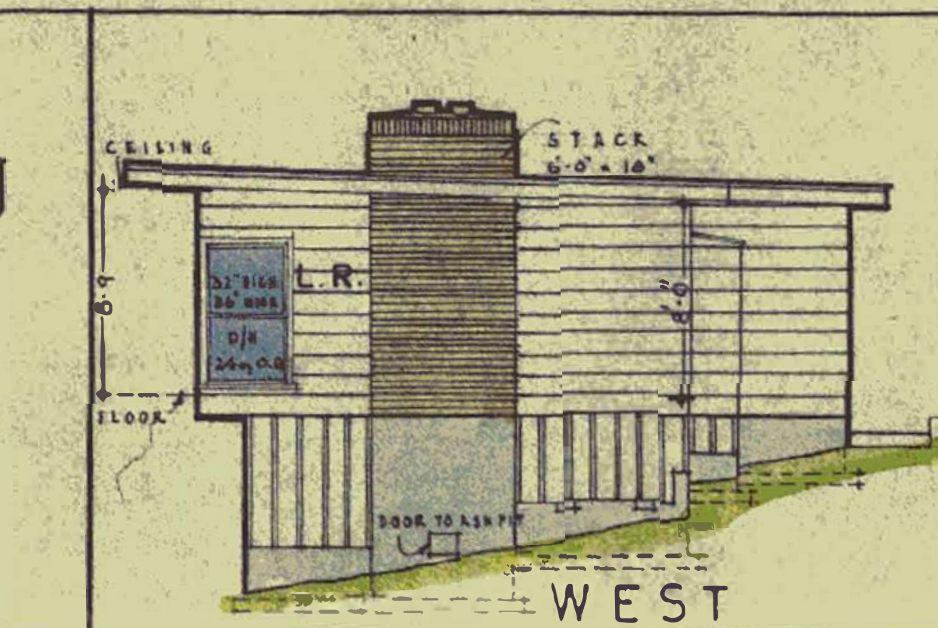


SECTION THRO' BENCH

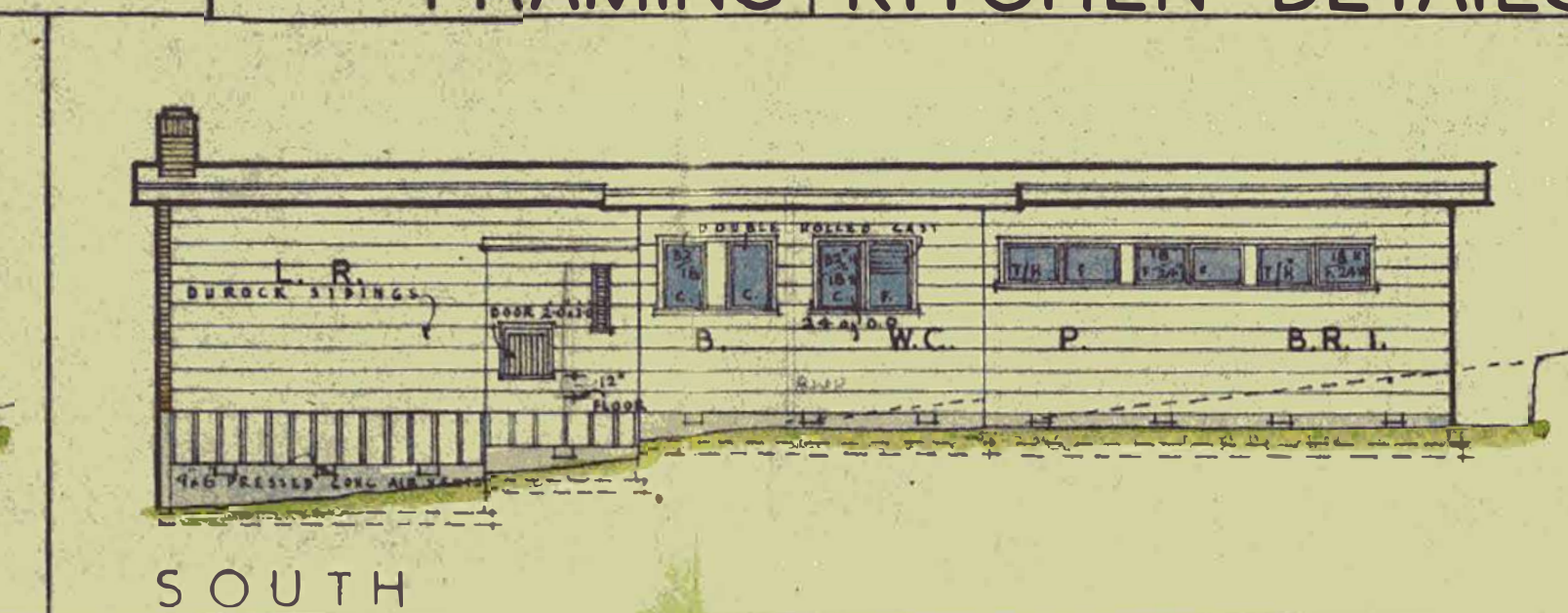


ELEVATIONS

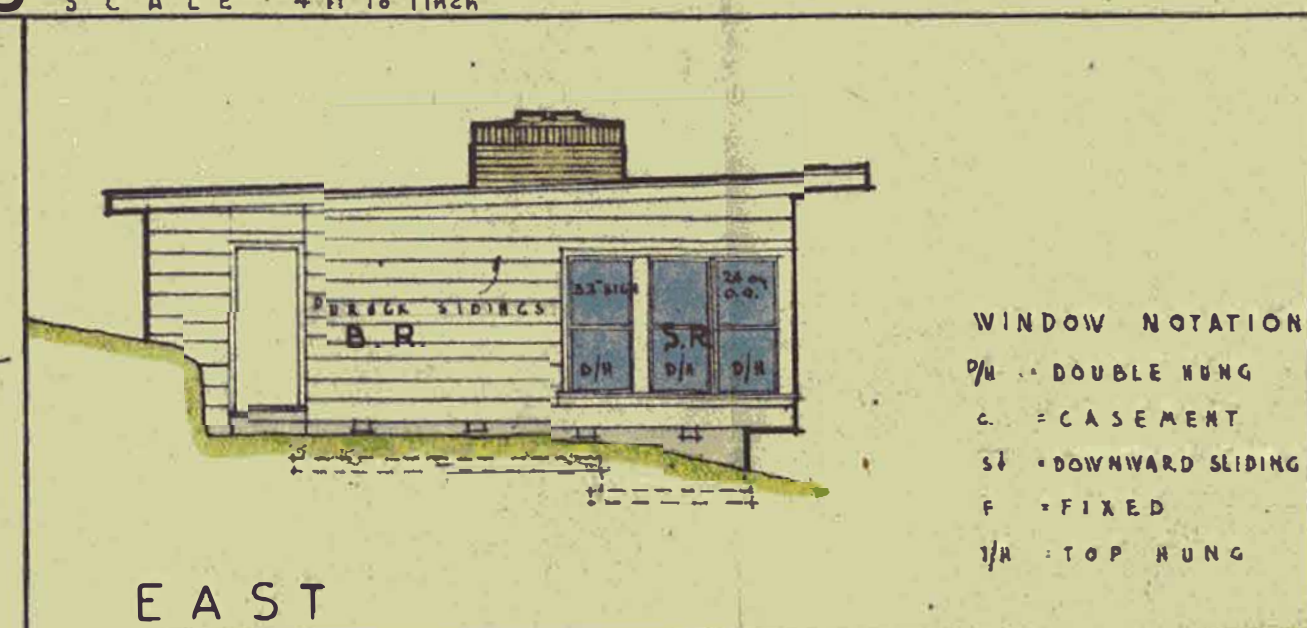
NORTH



WEST

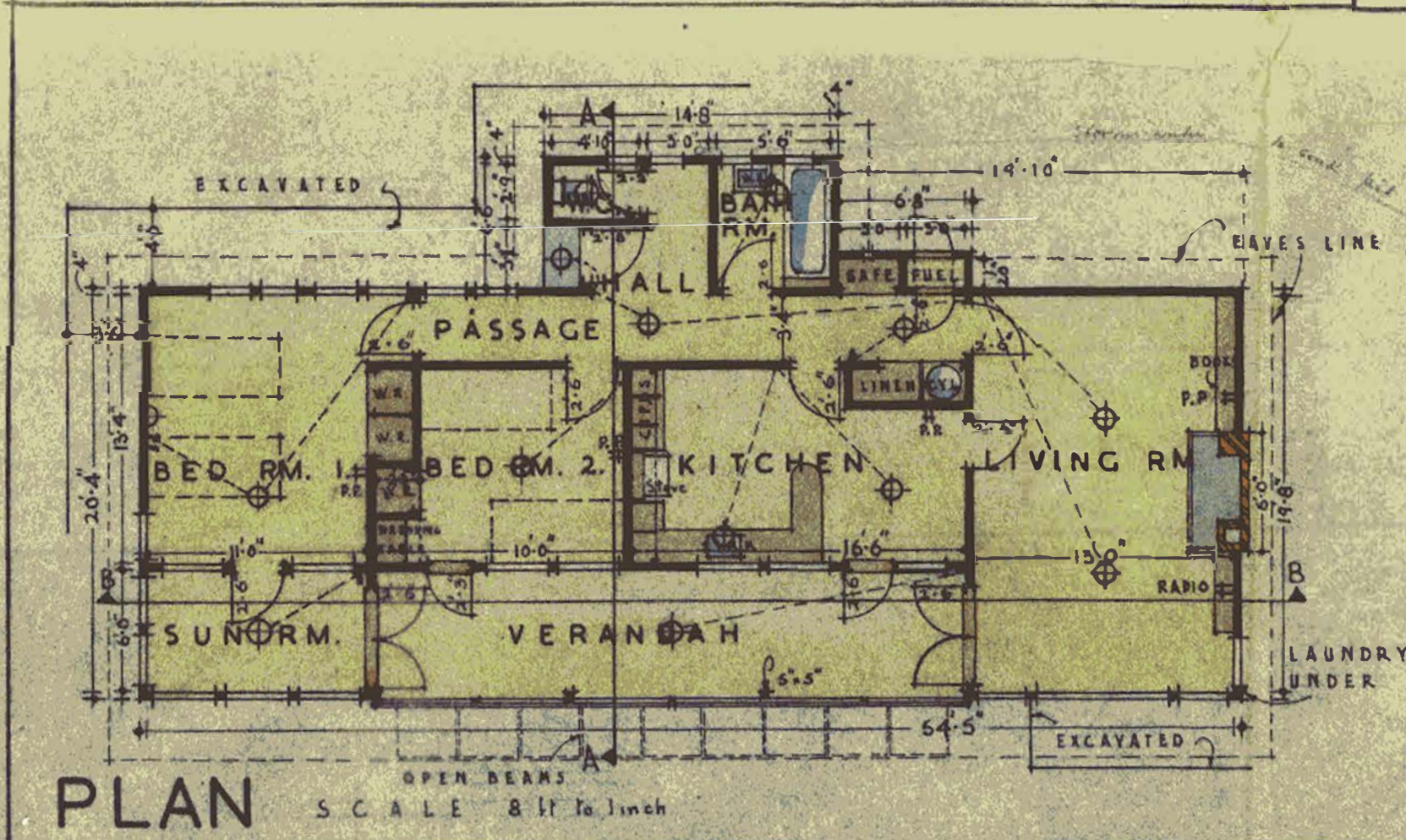


SOUTH



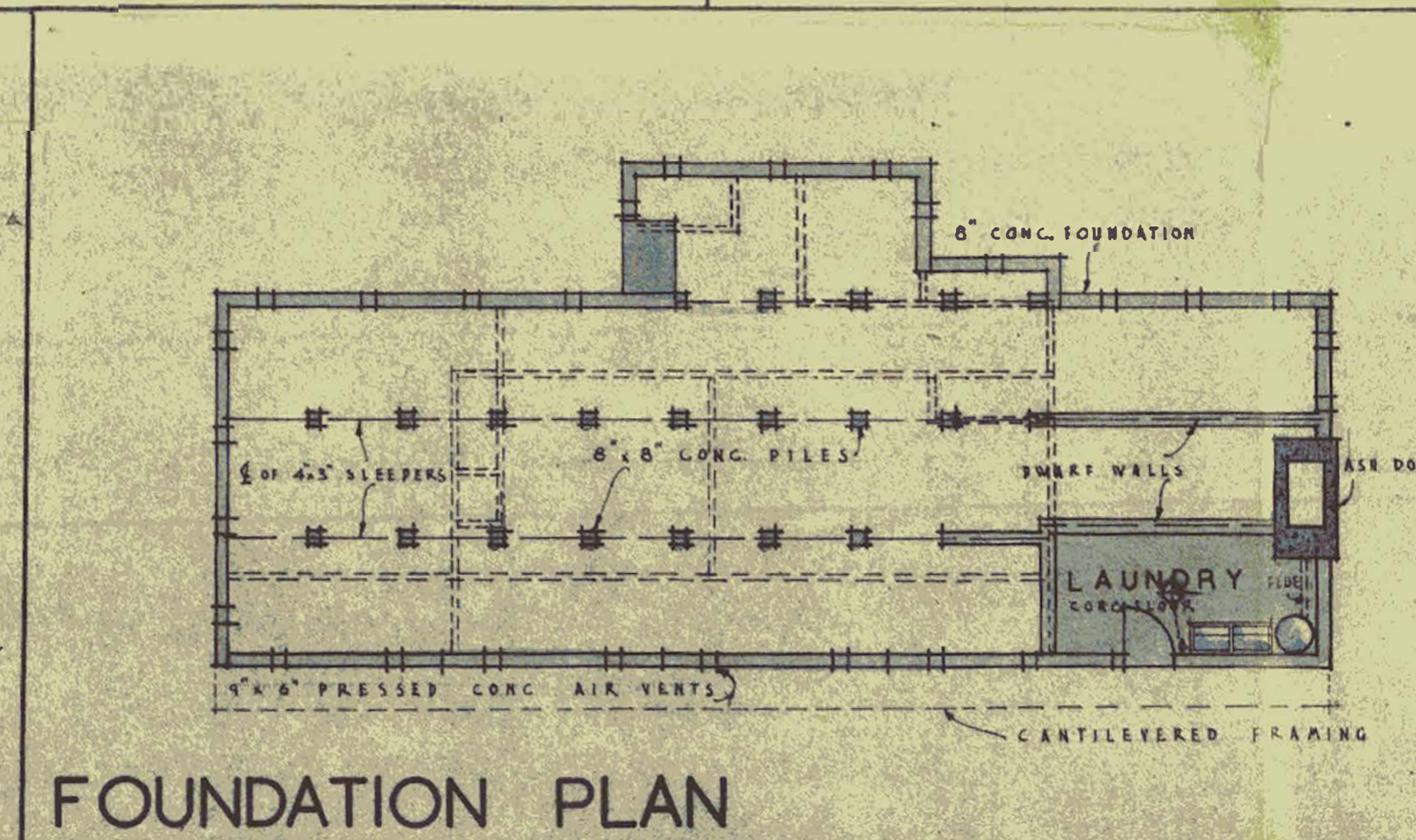
EAST

WINDOW NOTATION  
1/4\"/>

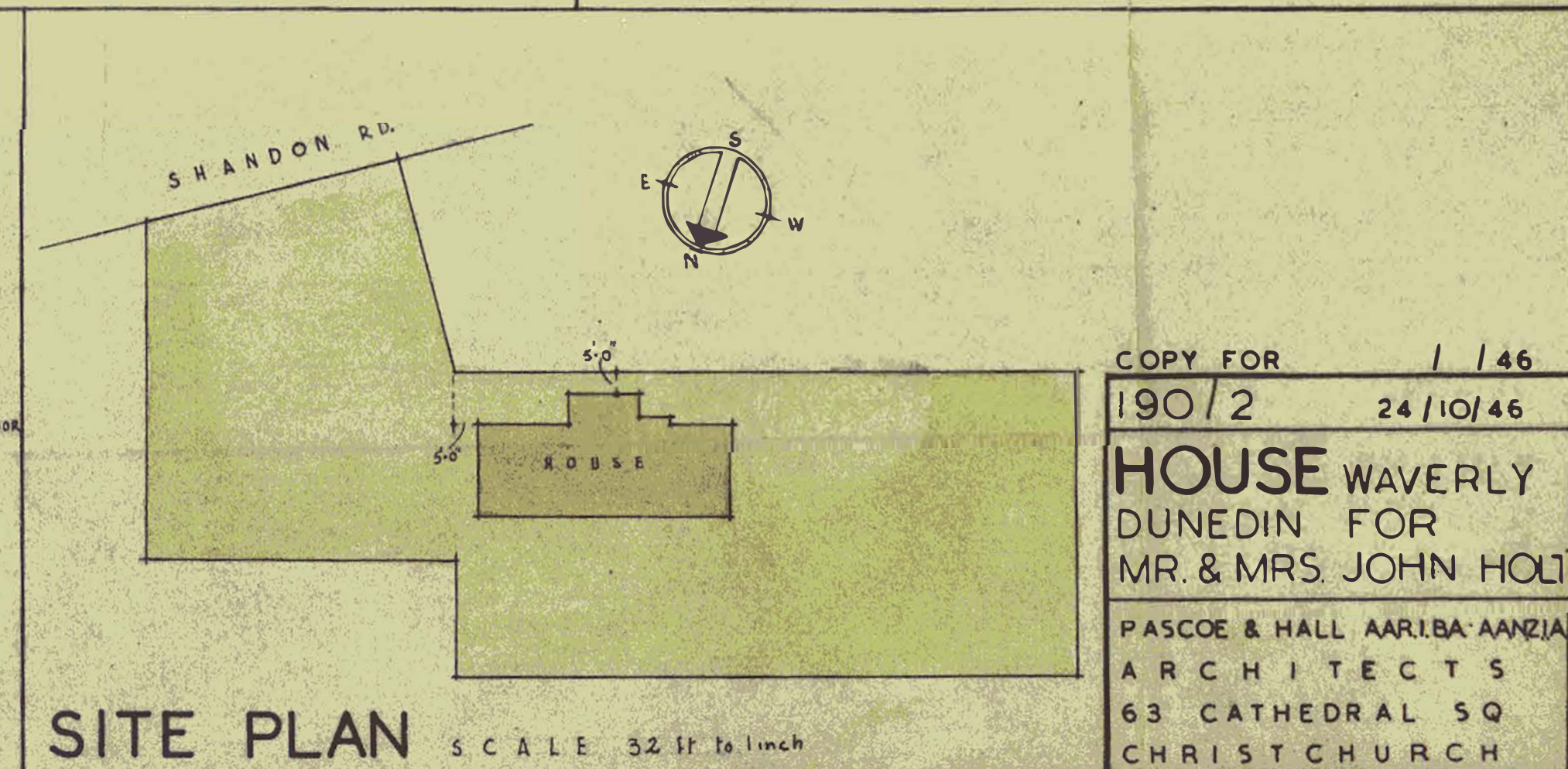


PLAN

SCALE: 1/4\"/>



FOUNDATION PLAN



SITE PLAN

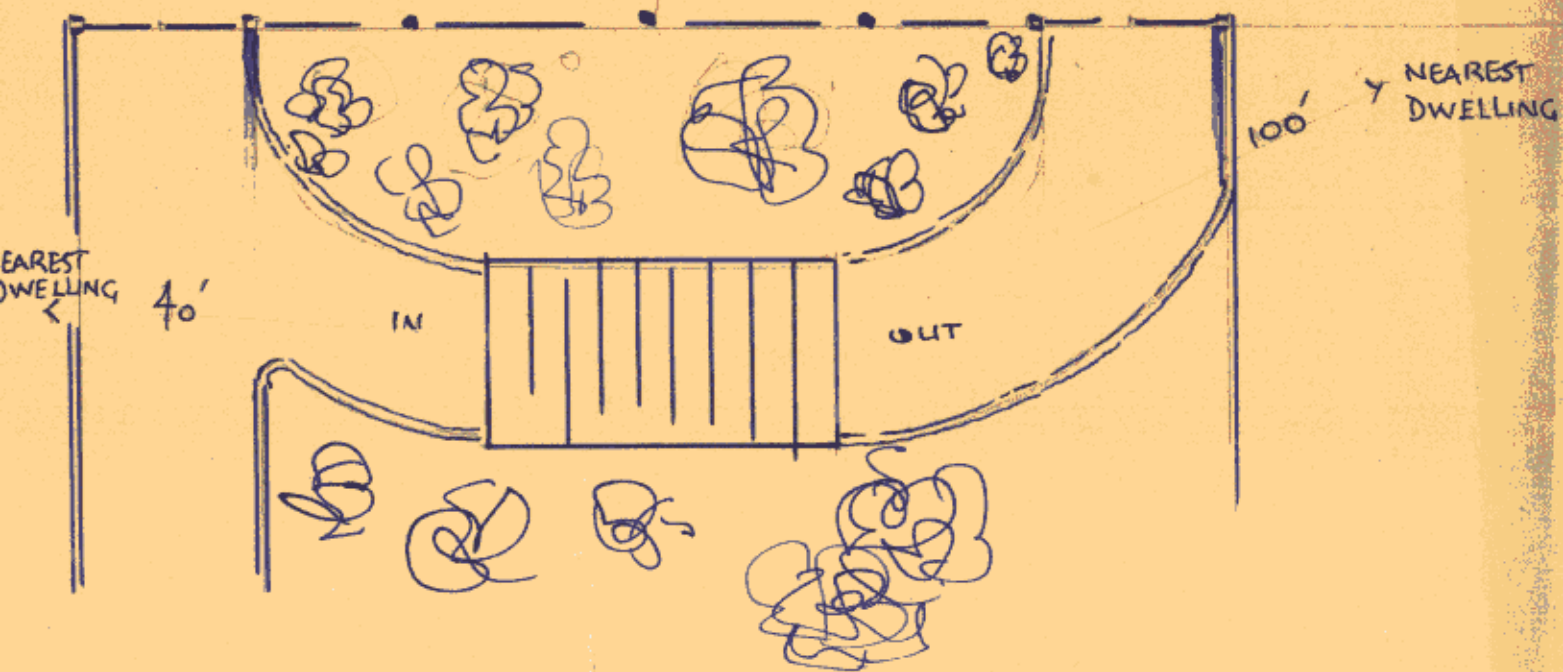
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COPY FOR 1/46  
190/2 24/10/46  
**HOUSE** WAVERLY  
DUNEDIN FOR  
MR. & MRS. JOHN HOL  
PASCOE & HALL A.A.R.I.B.A. A.A.N.Z.I.A.  
ARCHITECTS  
63 CATHEDRAL SQ  
CHRISTCHURCH



PROPOSED CAR PORT AND ENTRY • F. G. SHEWELL • 10 SHANDON ROAD • WAVERLEY E.I.

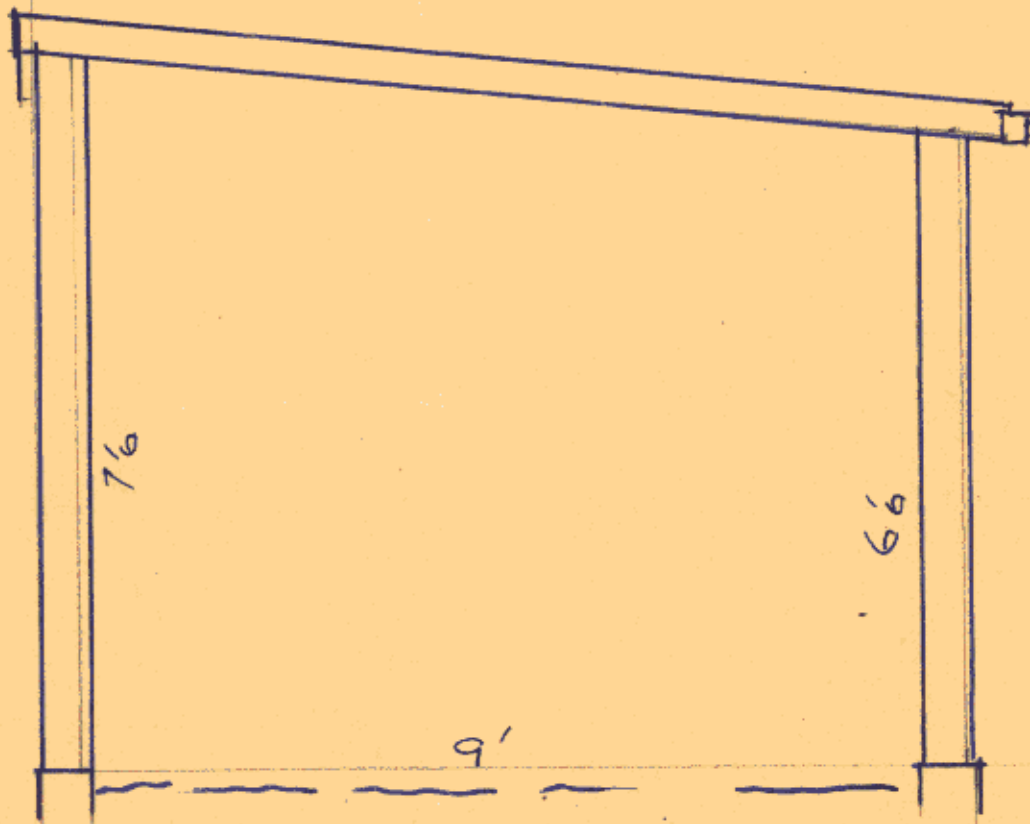
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FOR ENTRY



END ELEVATION

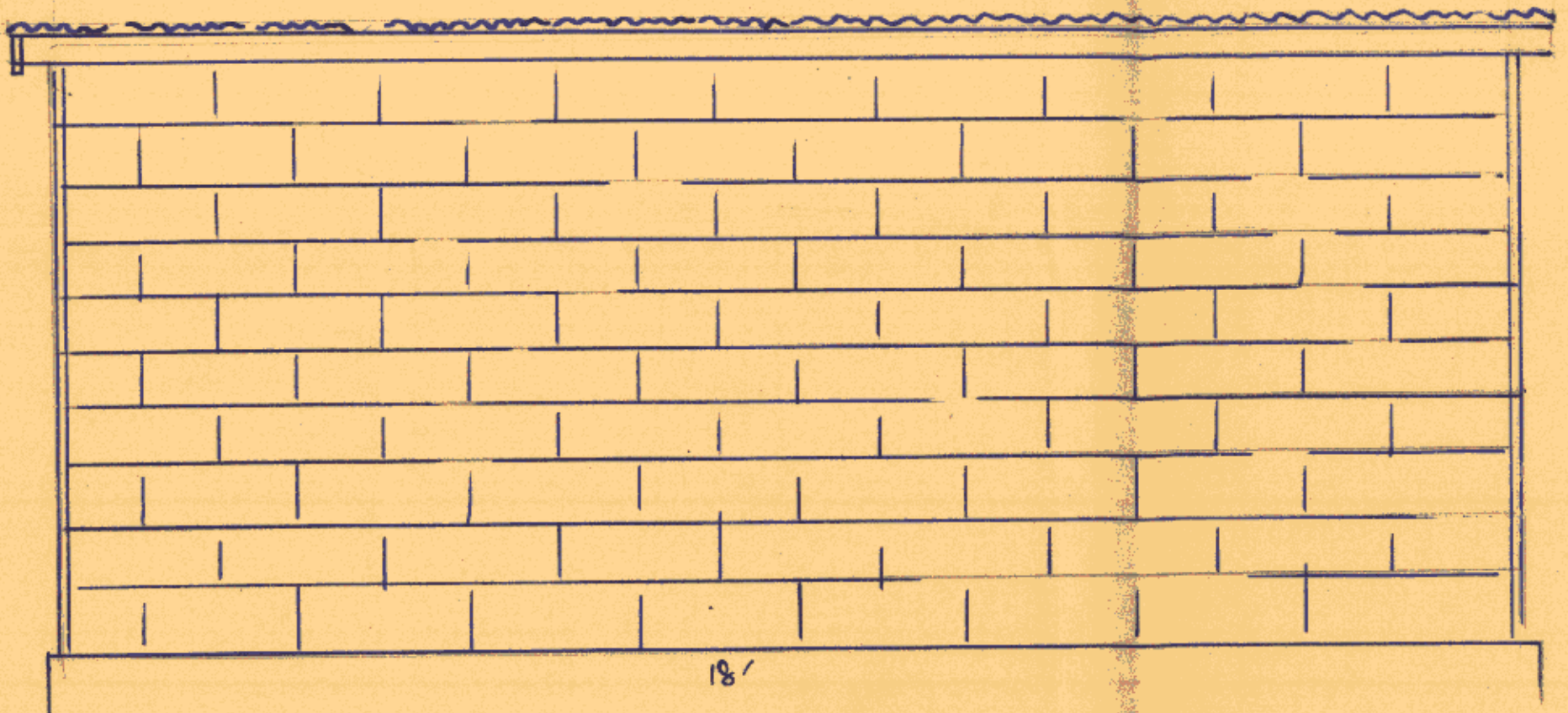
SCALE  $\frac{1}{2}'' = 1'$

CONSTRUCT. DETAIL END



CONCRETE BASE

3x2 JOIST (RED PINE HRT.)  
" BOT. PLATE "  
4x2 TOP "  
4x2 RAFTER "  
1 1/2" SIDING  
TARRED PAPER  
DUROCK SIDING EXT.  
CORRUG. IRON ROOF





# House Connection Plan

**G/3035**

27-6-60.

## OLD DRAINS: FULL BLACK

SW  
TO  
ST CHAR

DOON ST.

Lot 1

**Lot 2**

# Lot 1

Lot. 2

## Block

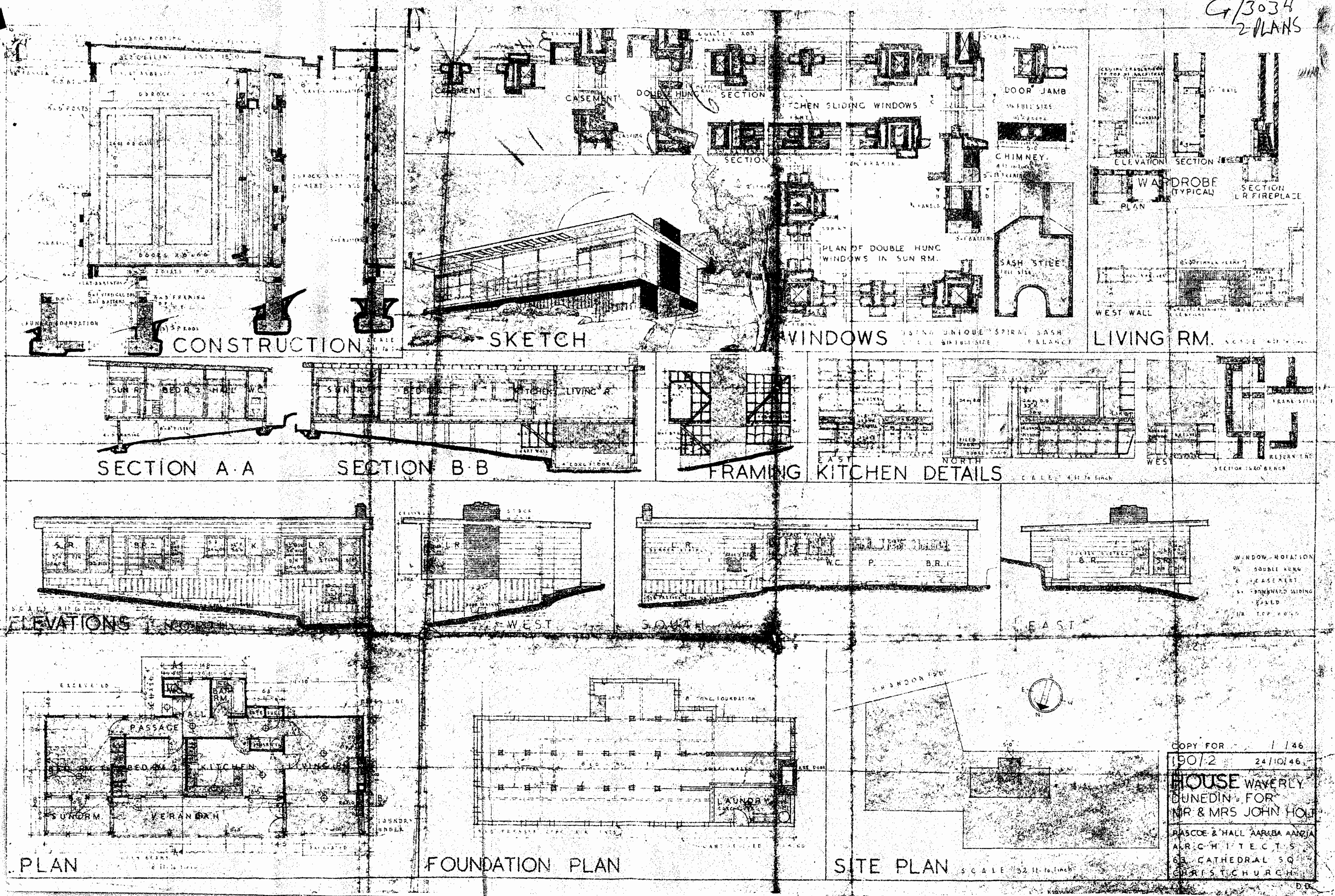
**Section** SHANDON RD.

**Allotment.** WILVERLEY E.T. No. 4.

P. J. McSHERRY, pers v.



G/3034  
2 PLANS



COPY FOR 1/46  
190/2 24/10/46  
**HOUSE WAYERLY**  
DUNEDIN FOR  
MR & MRS JOHN HOLT  
PASCOE & HALL ARCHT. & BLDG. ENGRS.  
ARCHT. & BLDG. ENGRS.  
63 CATHEDRAL SQ.  
CHRIST CHURCH  
D.B.



10 SHANDON RD. · WAVERLEY

PROPOSED ADDITION  
of SHOWER ROOM and  
EXTRA HAND BASIN

BOUNDARY LINE

STORMWATER DRAIN

PROPOSED ADDITION

HOUSE DRAIN

SITE PLAN

BOUNDARY

6'

SCALE  $\frac{1}{8}" = 1'$

BATH R.

SHOWER

PASSAGE

PLAN

ELEVATION



29.9.40.  
S.V.

Proposed subdn of lot 4 DP5350  
being pt secs 5 & 6 Blk IV  
Andersons Pay S.D.

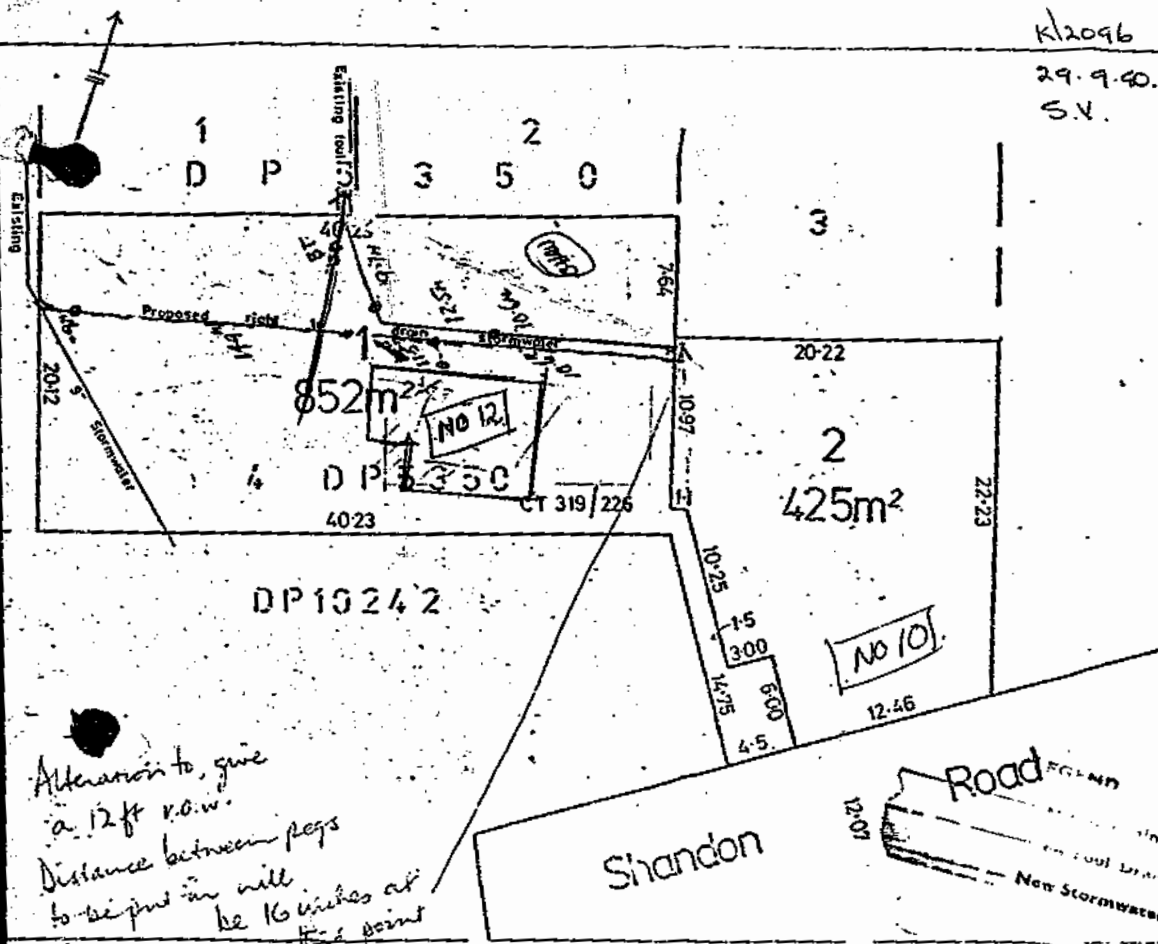
THE UNIVERSITY OF ALABAMA  
LIBRARY  
TUSCALOOSA, ALABAMA 35486-0001

**Abstract**

C.R. 319/223

3:33

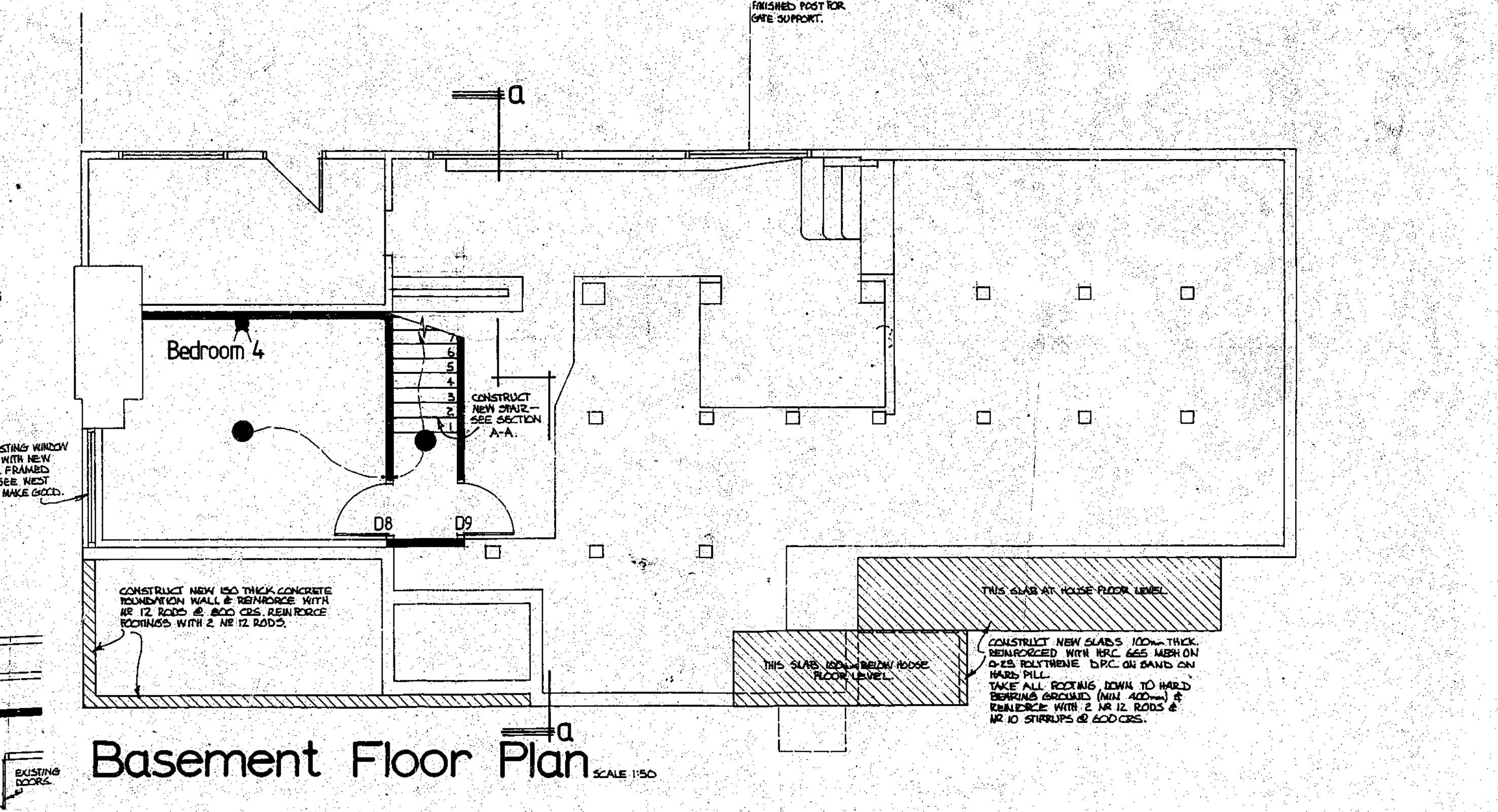
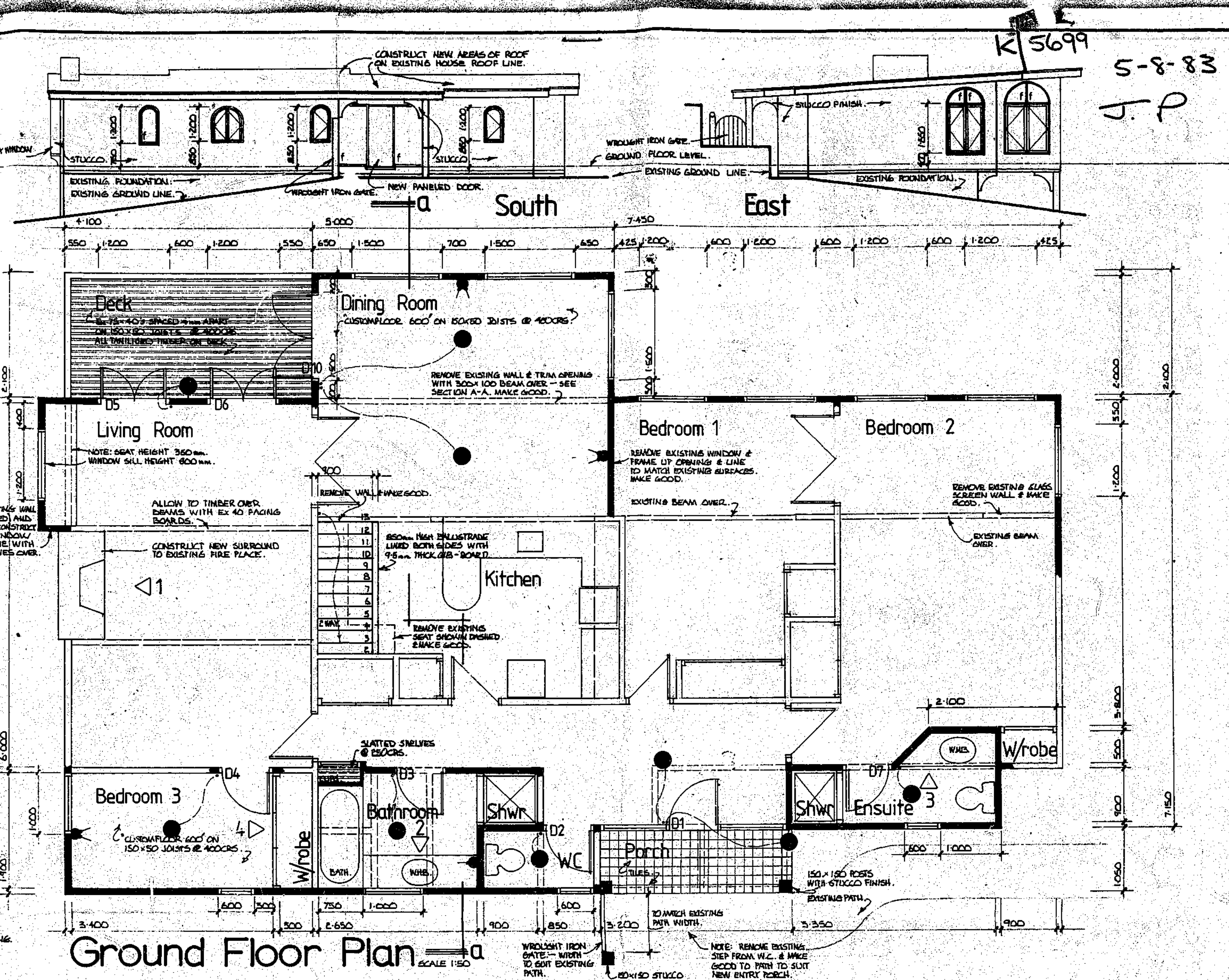
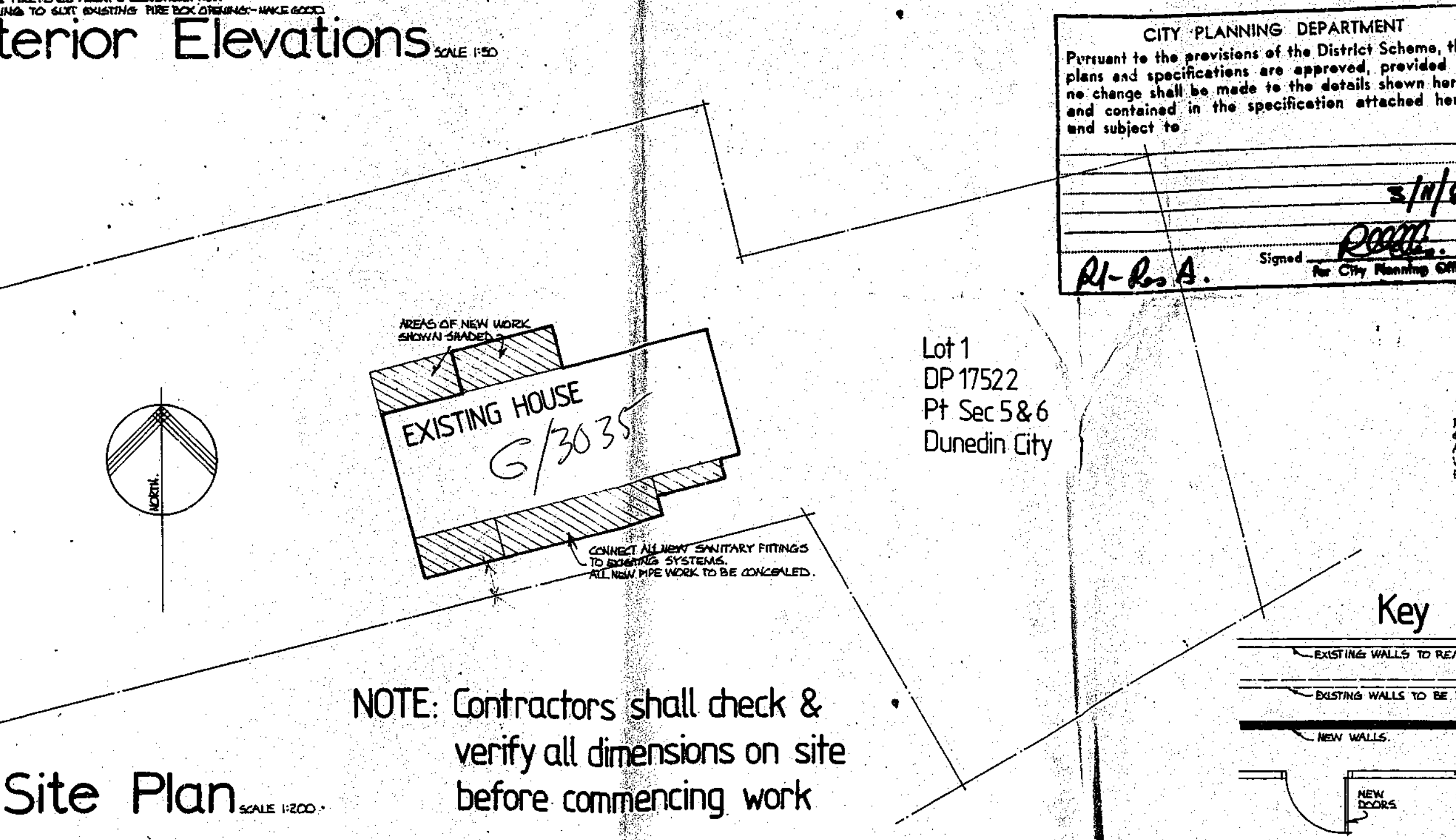
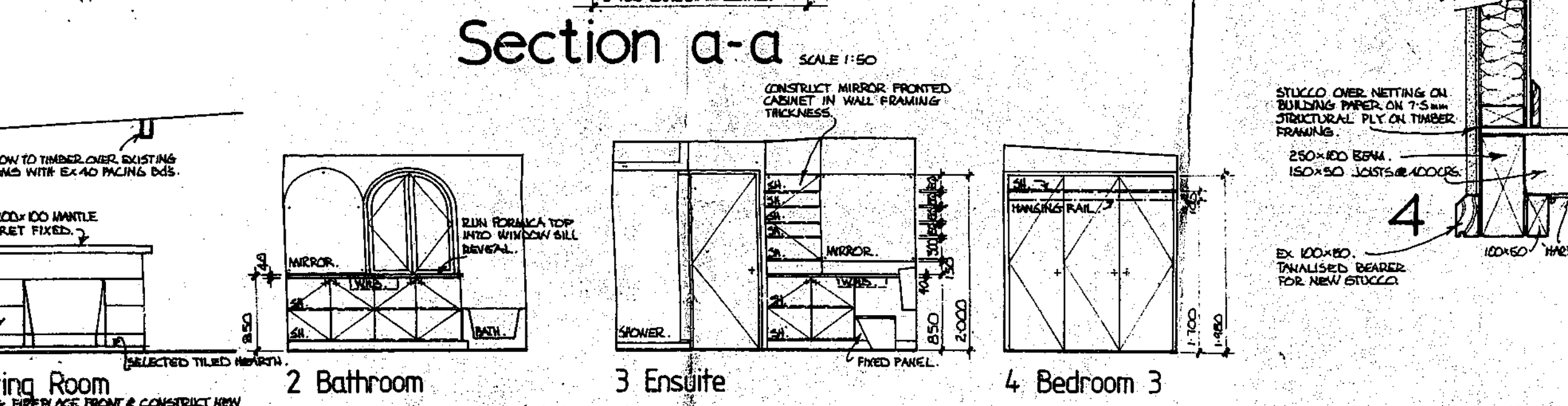
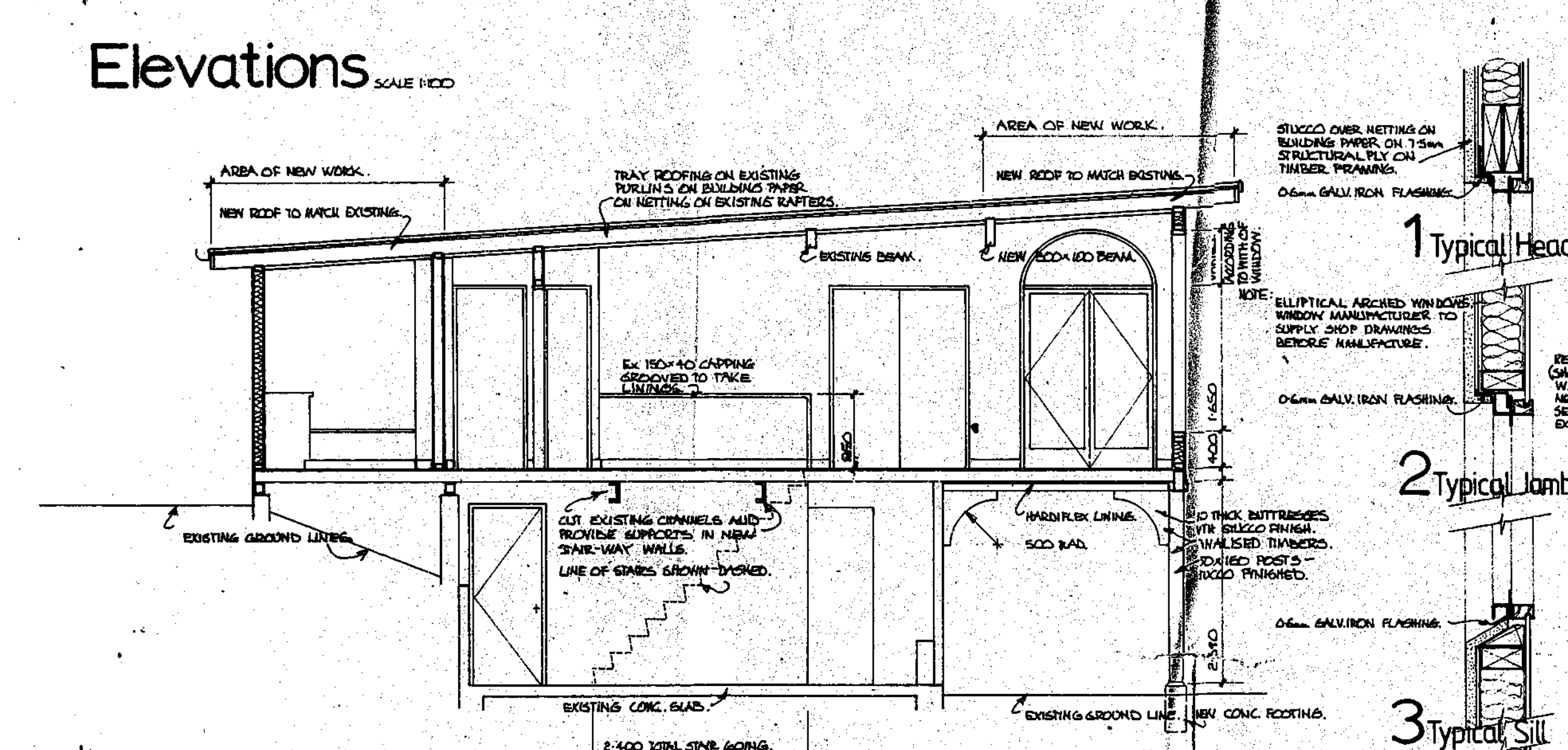
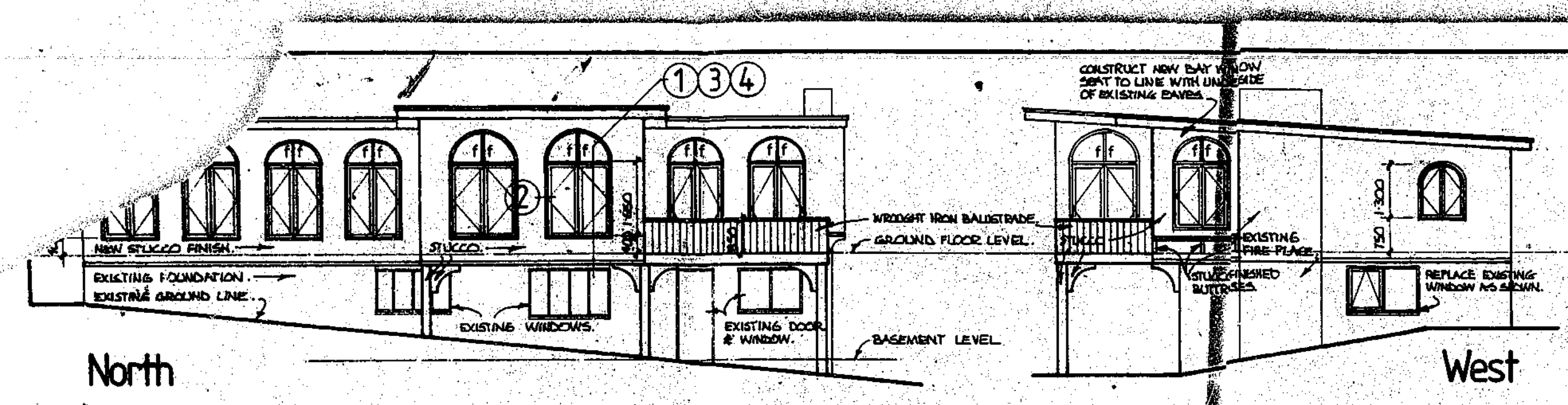
Alteration to, give  
a 12 ft r.o.w.  
Distance between pgs  
to be put in will  
be 16 inches at  
this point











**CITY PLANNING DEPARTMENT**

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

*2/11/82*

*AL-R.S.B.* Signed *[Signature]* for City Planning Officer

**Mason & Wales Architects**  
46 YORK PLACE  
DUNEDIN  
NEW ZEALAND  
P.O. BOX 5455  
TELEPHONE 771-096

**Proposed Alterations to Residence for Ms M. J. K. Closs**  
**12 Shandon Road**

**DUNEDIN**

PROJECT No. 2172  
SCALE AS SHOWN  
DESIGN  
DRAWN MICHAEL OWENS  
DATE JULY 82  
PRINTED 27 OCT 1982



## MINOR DRAIN REPAIRS / REPLACEMENTS

- A: Notification of intention to repair or replace an existing stormwater boiler tube in the same position, within the public footway, which discharges to the street channel.  
☐ tick
- B: Notification of intention to repair or replace an existing private foul or stormwater drain within the owner's property in the same position where the developed length of such repair or replacement does not exceed two metres in length, and the diameter of such drain is not more than 150mm.  
☒ tick
- C: Notification of intention to reconnect an existing foul or stormwater drain to a public sewer when the drain diameter does not exceed 150mm and the developed length of drain does not exceed 2.0m and the work is being undertaken as part of Council's Drainage works programme.  
☐ tick

<p align="center"><u>APPLICANT</u></p> <p>NAME: <i>Mr R Strachan</i></p> <p>MAILING ADDRESS: <i>12 Shandon Rd</i> <i>Dunedin</i></p> <p>CONTACT NAME: <i>R Strachan</i></p> <p>POSITION: <i>Owner</i></p> <p>PHONE: <i>025-902905</i></p> <p>FAX:</p>	<p align="center"><u>REGISTERED DRAINLAYER</u></p> <p>NAME: BRIAN LEISHMAN DRAINAGE CONTRACTOR 22 MARKET ST., DUNEDIN</p> <p>ADDRESS: PH A/H 455 4053 025 358 440</p> <p>REGISTRATION NO.: <i>08412</i></p> <p>SIGNATURE: <i>[Signature]</i></p> <p>DATE:</p>
<p align="center"><u>PROJECT LOCATION</u></p> <p>STREET ADDRESS: <i>12 Shandon Rd</i></p> <p>PROPERTY NO.:</p> <p>VALUATION NO.:</p> <p>LOT: DP:</p> <p>SECTION: BLOCK:</p> <p>SURVEY DISTRICT:</p>	<p align="center"><u>COUNCIL CHARGES</u></p> <p>ADMINISTRATIVE CHARGES \$20.00 (GST INCLUSIVE)</p>   <p>DIS943 28Aug02 12:36 EFT \$100.00 DS Blds Cntl, Fees G \$100.00* TAX INVOICE GST 11.11 0.00</p>