

ONE AGENCY

Disclaimer

The information in this pack has been provided by or on behalf of our client. It is made available by us in good faith. One Agency cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

However, to the extent that a recipient relies on any of this material, the recipient does so at their own risk. We will not be liable in any way for any incorrect or incomplete information in this material and no recipient will have any claim against us arising from any information contained or omitted from this material. A prospective purchaser should undertake their own due diligence or obtain advice from their own lawyers before entering into any Agreement for Sale and Purchase.

Dunedin City Council – Land Information Memorandum

Property Address: 41 Mayfield Avenue Dunedin

Prepared for: Kane Walter Templer and Yvonne Kay McFarlane

Prepared on: 19-Nov-2025

Property Details:

Property ID	5017159
Address	41 Mayfield Avenue Dunedin
Parcels	LOT 10 DP 9117

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 19-Nov-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 41 Mayfield Avenue Dunedin	1
Prepared for: Kane Walter Templer and Yvonne Kay McFarlane	1
Prepared on: 19-Nov-2025	1
Property Details:.....	1
Disclaimer:.....	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water.....	5
Public Sewer Sheets.....	5
Dunedin City Council Private Drainage plans incomplete	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	5
Water Supply	5
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	7
Building Notices.....	8
Resource Consents	8
Consent Notices.....	8
Alcohol Licensing	8
Health Licensing.....	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8
District Plan	8
District Plan Map	9
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
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	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Drainage	9
Foul Sewer and Waste Water.....	10
Minimum Floor Levels	10
Planning	10
Resource Consents within 50m of 41 Mayfield Avenue Dunedin.....	10
3 Waters	12
Information Regarding Watercourses	12
Transport	12
Glossary of Terms and Abbreviations.....	14
Consent, Permit, Licence & Complaint types	14
Terms used in Permits & Consents.....	14
General terms	15
Appendices	16

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **5th December 1994**.

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

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	2017159
Address	41 Mayfield Avenue Dunedin
Valuation Number	26950-17100

Latest Valuation Details

Capital Value	\$520,000
Land Value	\$310,000
Value of Improvements	\$210,000
Area (Hectares)	0.0604HA
Units of Use	1

Current Rates

Current Rating Year Starting 01-Jul-2025
Dunedin City Council Rates \$3,651.41

Rates Outstanding for Year \$2,738.56

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
/CCC		code compliance after two years. Compliance with the Building Code could not be
Refused		established and therefore the Code Compliance Certificate has been refused.
Lapsed		Work has not commenced and no extension of time applied for within 12 months of
		date of consent issue. Consent is of no further effect

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

ABA-1993-322595 Building Consent - Alter Boiler Tube, No Plan

Lodgement Date	18-Aug-1993
Decision	Granted
Decision Date	19-Aug-1993
Current Status	CCC Issued
Previous Number (Applications before 2007)	ABA933602

ABA-1998-345264 Building Consent - Erect Carport and Driveway, Alter Bathroom

Lodgement Date	27-Nov-1998
Decision	Granted
Decision Date	11-Dec-1998
Current Status	CCC Issued
Previous Number (Applications before 2007)	ABA983437

ABA-2011-1950 Building Consent - Conversion of Existing Laundry into Bathroom in Dwelling

Lodgement Date	17-Oct-2011
Decision	Granted
Decision Date	21-Oct-2011
Current Status	CCC Issued
Previous Number (Applications before 2007)	

Building and Drainage Permits

H-1938-20748 AAB19380210

- Government Dwelling, No Plan. The permit was lodged on 10-Oct-1938.

[H-1963-59639](#) AAB19630282

9340 - Erect Garage, (Anderson). The permit was lodged on 18-Apr-1963.

[H-1939-155937](#) AAD19390657

D5157 - Plumbing and Drainage for New Dwelling, Foul Drain to Sewer in Property, Stormwater to Sewer in Strathearn Street via 8 Strathearn Street, (New Zealand Government). The permit was lodged on 10-Jul-1939.

[H-1963-185717](#) AAD19630808

G7188 - Boiler Tube for Garage, (Anderson). The permit was lodged on 22-May-1963.

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

• Nil

Mapped Areas

- Variation 2 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

Drainage

Form 5 (building consent) copy

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

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

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) 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 41 Mayfield Avenue Dunedin

5017184 12 Strathearn Avenue Dunedin

[LUC-2008-523](#) Land Use Consent replace existing single garage with a double garage, and to authorise dwelling following loss of existing use rights. The outcome was Granted on 20/10/2008.

[RMA-1992-355280](#) Resource Management Act (Historical Data) ERECT SUNDECK ONTO FRONT CORNER OF DWELLING Ownr:T T WILSON / App: T T WILSON 12 STRATHEARN AVENUE (Non-Notified - Non Complying). The outcome was Granted on 24/08/1992.

[**5017192 9 Strathearn Avenue Dunedin**](#)

[RMA-2004-368528](#) Resource Management Act (Historical Data) PARKING PLATFORM WITHIN YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/12/2004.

[**5017303 42 Mayfield Avenue Dunedin**](#)

[RMA-1991-353337](#) Resource Management Act (Historical Data) ADD TO DWG Ownr:CROSSLEY / App: CROSSLEY (Non-Notified - Non Complying). The outcome was Granted on 18/11/1991.

[**5017305 38 Mayfield Avenue Dunedin**](#)

[BACT-2021-27](#) Boundary Activity Notice deemed permitted boundary activity for a dwelling extension. The outcome was Issued on 14/05/2021.

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

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules it might have in regards to the use or development of contaminated sites.)

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

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

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
13/11/2025
8:02:12 PM



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

2018-2019 Urban, Copyright DCC/Aerial Surveys
Ltd, Rural, ORC/Aerial Surveys Ltd, CC BY 4.0 NZ
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.

Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Diseased
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- NR ► Non Return Valve
- Water Valve - Zone
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- NR ► Water Backflow Preventer - RPZ

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

Foul Sewerage

- * Pump Station
- Treatment Plant
- VENT Vent
- NR ► Boundary Kit
- NR ► Non-Return Valve
- * Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

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

Scale at A4:

1:750

13/11/2025
8:02:19 PM

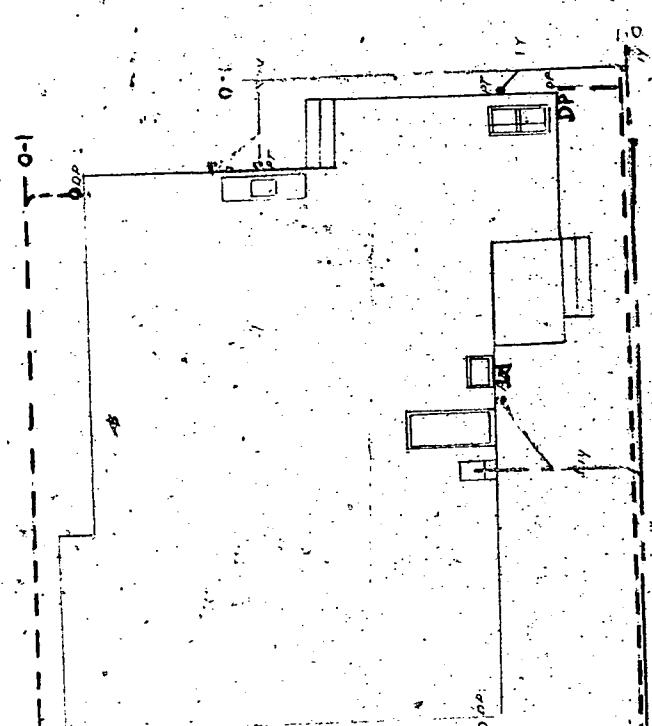


PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

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 2008,
copyright Teralink International Ltd.



STREET CHANNEL THROUGH SEE 656 (N: 8 Strathern Ave)

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

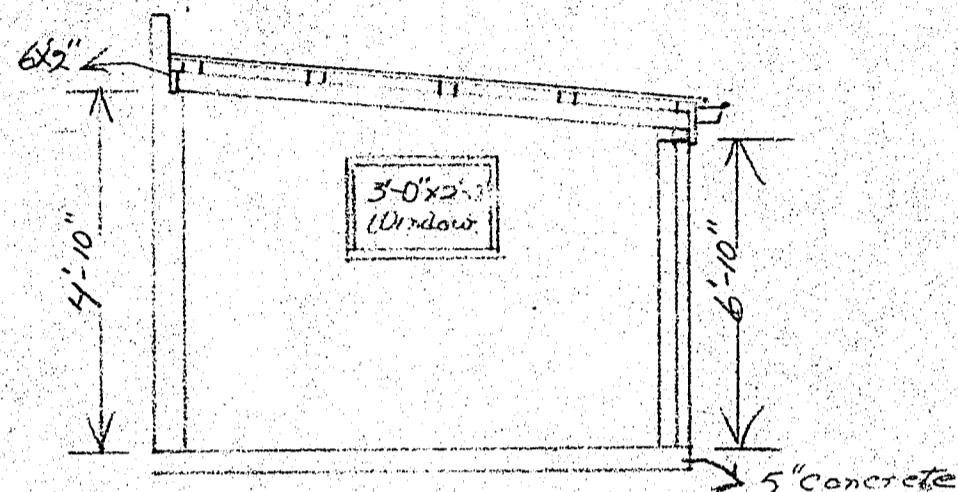
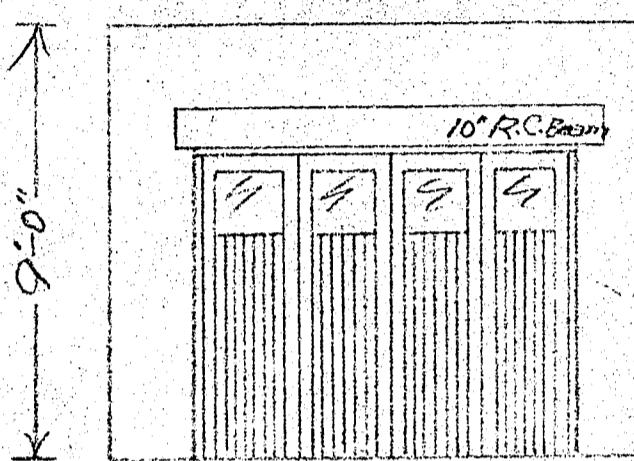
DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to, *Street channel*

Foul sewage to be discharged to,

PROPOSED GARAGE
FOR
M. G. N. ANDERSEN
41 MAYFIELD AV.



DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

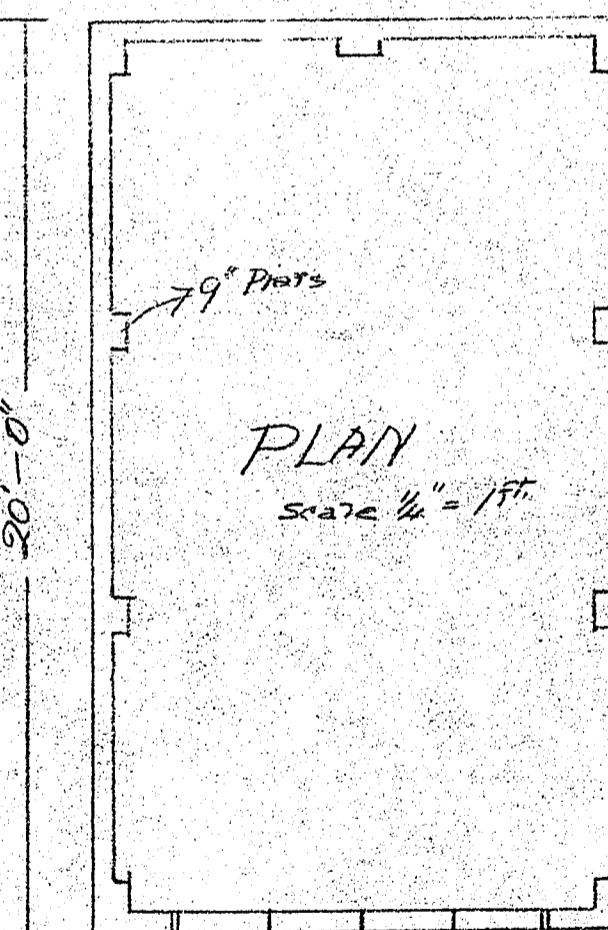
At the Street boundary the approved level with respect to street for —

Pedestrian entrance	Vehicular entrance	Garage
Wall	Fence	is level with back of fence or

Arrangements made for Crossing are BMT 6M Tch R 12-10-0
for City Engineer Date 11 Apr 63

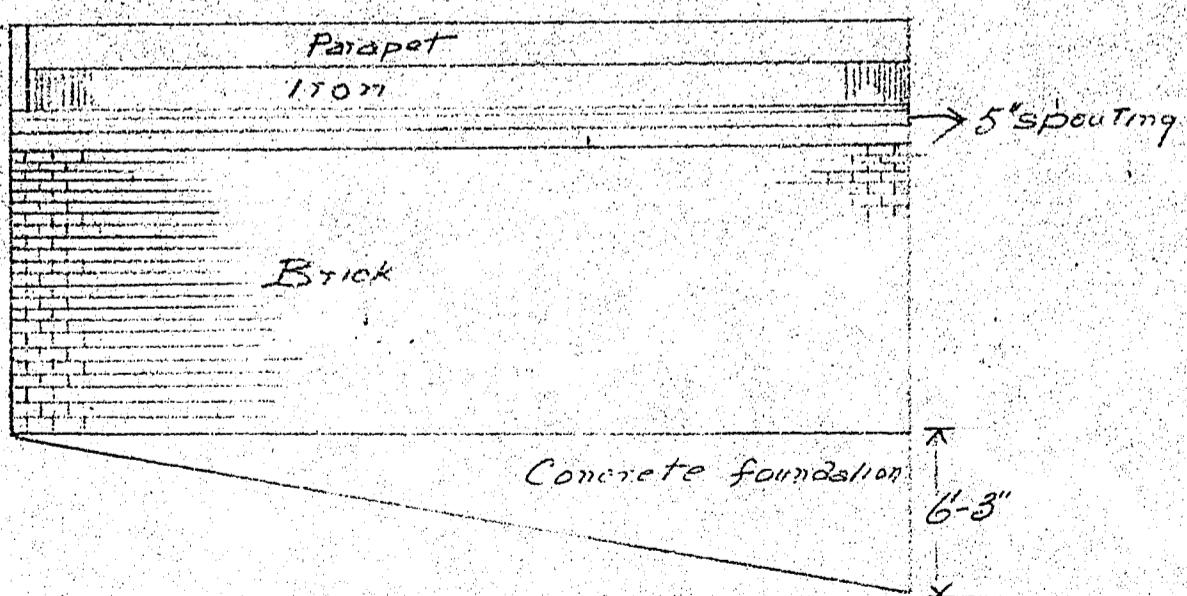
NOTE: This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

12'-0"



PLAY

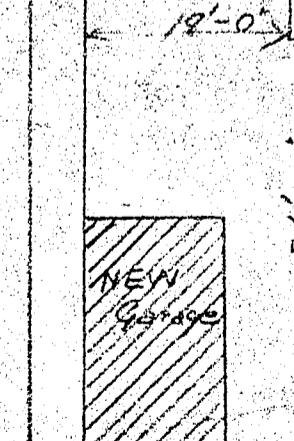
scale $\frac{1}{16}$ = 1ft.



LOT 10 D.P. 9117

Scale $\frac{1}{16}$ = 1ft.

Residence



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

DATE 18.4.63
CITY ENGINEER

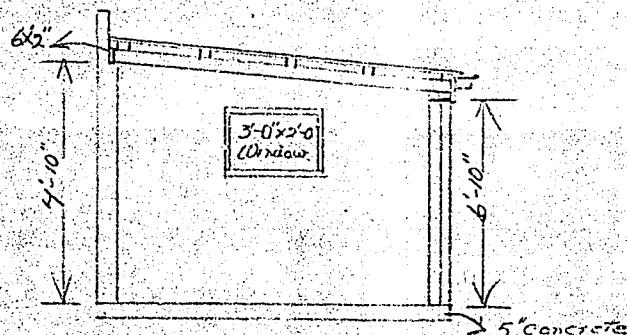
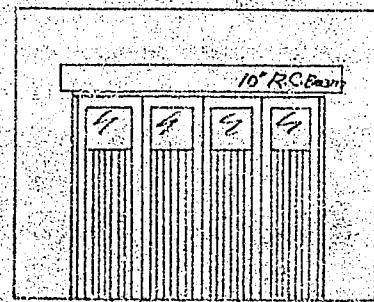
Mayfield Av.

Bob McLean
M. G. N. Andersen

PROPOSED GARAGE

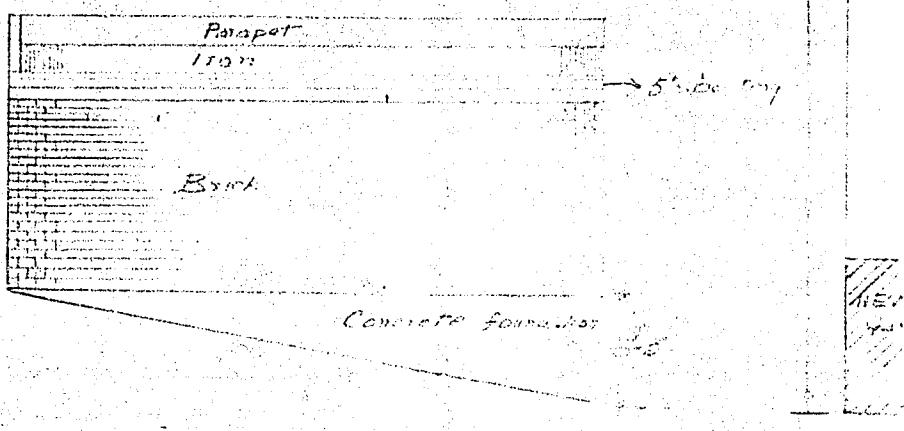
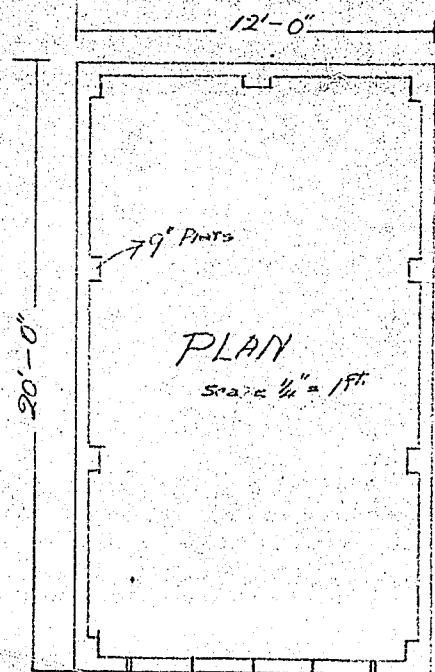
FOR
MR. G. N. ANDERSEN
41 MAYFIELD AV.

84'-0"
on



Specifications:

6" R Concrete foundation
All walls to be Brick - 8" Piers
6' 2" Wall plate
5' 4 1/2" R.R. Rafters 20' 7 1/2"
5' x 2" R.P. Purlins
Sarking - No. 12 wire + 50 mil. paper
16G Galv. iron
1 - 3' x 2" window 12" apart apart
Oxygen frame glass 16" doors (hinged)
Storm window to storm

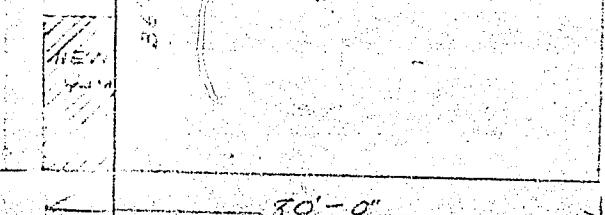


LOT 10 D.P. 9111

D/5157

Scale $\frac{1}{64}$ = 1 ft.
SITE PLAN D/5071

Residence



R. P. McLean
Architect

CODE COMPLIANCE CERTIFICATE No.: 93/3602

Section 43(3), Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

BUILDING CONSENT No.: 93/3602

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

PROJECT	PROJECT LOCATION
All	<input checked="" type="checkbox"/> Street Number:
Stage No. of an intended of:	41 MAYFIELD AVE DUNEDIN
New or relocated building	<input type="checkbox"/>
Alteration	<input type="checkbox"/>
LEGAL DESCRIPTION	
Intended use(s) (in detail):	Property Number: 171598
ALTER BOILERTUBE	Valuation Roll Number: 2695017100
Intended Life: Indefinite, but not less than 50 years	Lot: 10 DP: 9117
Specified as years	Section: Block: 4
Demolition	Survey District:

This is:

A final code compliance certificate issued in respect of all of the building work under the above building consent

An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No.:

Signed for and on behalf of the Council:

Name: 

Position: _____

Date: 03/11/93

BUILDING CONSENT No.:

93/7 72

Project Information Memorandum No.:

ISSUED BY

Section 55, Building Act 1991

DUNEDIN CITY COUNCIL

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

APPLICANT		PROJECT	
Name: A MACGINNIS Mailing Address: 41 MAYFIELD AVE DUNEDIN		All Stage No. of an intended of stages <input type="checkbox"/> New Building <input type="checkbox"/> Alteration Intended Use(s) (in detail): ALTER BOILER/TUBE Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition Estimated Value: \$ 85.00	
PROPERTY LEGAL DESCRIPTION		Signed for and on behalf of the Council: Name: <i>E. M. Tracy</i> Position: Date: <i>18/8/93</i>	
COUNCIL CHARGES		The balance of Council's charges payable on uplift of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

18/8/93

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

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

**CODE COMPLIANCE
CERTIFICATE**

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 983437	Reference No:	5017159
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: TAYLOR, ROBERT CHARLES 41 MAYFIELD AVENUE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: ERECT CARPORT AND DRIVEWAY
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/>
Property Number: 5017159 Valuation Roll No: 26950 17100 Street Address: 41 MAYFIELD AVENUE, DUNEDIN 9001 Legal Description: LOT 10 DP 9117	

This is:

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

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

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 23/03/2000

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	Consent No:	ABA 983437	Reference No:	5017159
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: TAYLOR, ROBERT CHARLES 41 MAYFIELD AVENUE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: ERECT CARPORT AND DRIVEWAY
PROJECT LOCATION	
Street Address: 41 MAYFIELD AVENUE, DUNEDIN 9001	
LEGAL DESCRIPTION	
Property Number: 5017159 Valuation Roll No: 26950 17100 Legal Description: LOT 10 DP 9117	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$3950
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <u>J. Steward</u> Position: AUTHORISED OFFICER Date: 11/12/1998
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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

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

Mayfield Avenue.

24.00m

NT+

Existing

23.00m

Proposed
Carport

52

+3.0
RAMP

8
5.00m

Rose Taylor agreed
to award the plan
11/12/98 to 8.00m
to this, building 1

DUNEDIN CITY COUNCIL

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

Amendment to site plan on 11/12/98.

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

Building *George Taylor* Date 10-12-98
Drainage *M. M. M.* Date 10-12-98
Health *M. M. M.* Date

NOTE

AS BUILT DRAWINGS PLAN
REQUIRED ON INSPECTION OF S/W DRAWINGS

Residential (PDS) signed *George Taylor*
zone Residential A (TDR) Dated 11/12/98

Plan

Scale 1:200

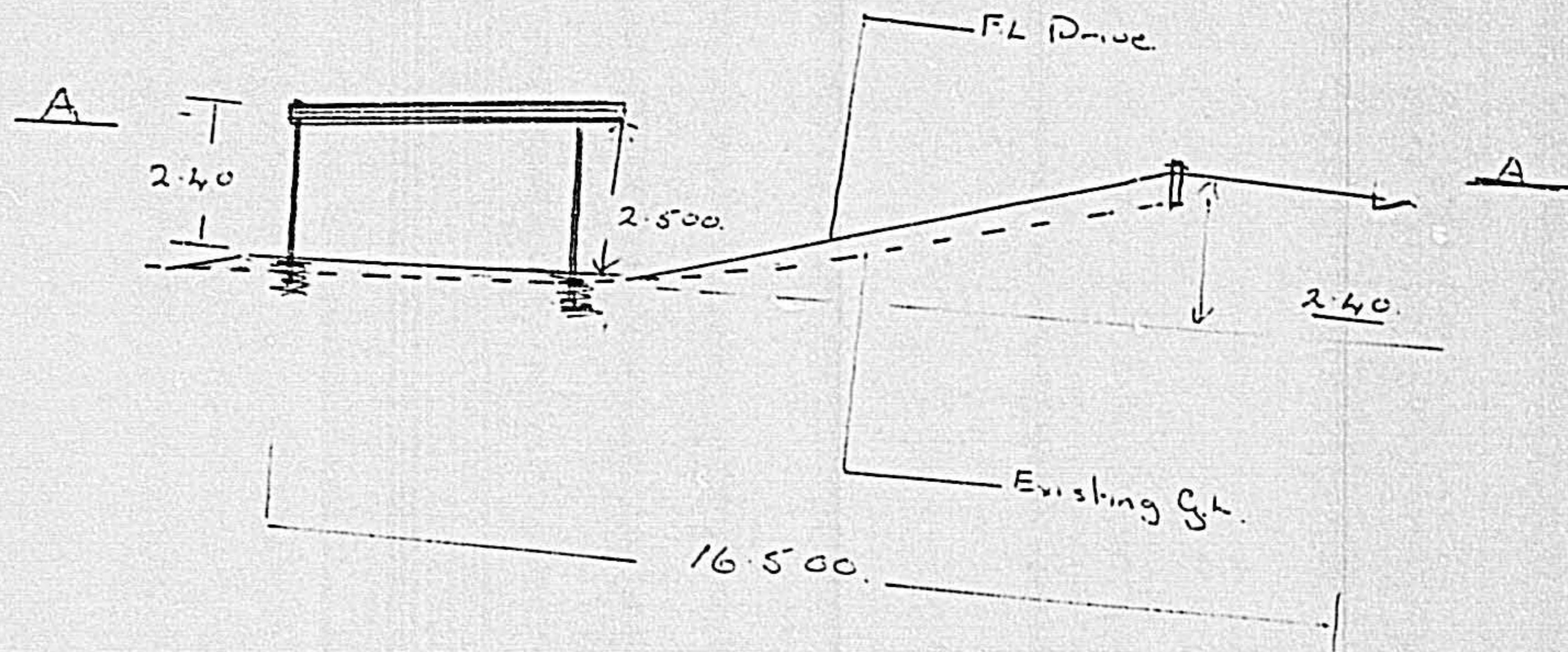
Carport at 41 Mayfield Avenue.

For R Taylor.

D. P.

98/3437

98/3457



41 Mayfield Avenue

Mayfield Ave.

New Crossing

200 mm G.P.N.O
40 mm Asphalt.

Grass Verge

Footpath.

Remove Topsol.

Regrade.

Slope to 5%.

150 mm Asphalt.

40 mm Asphalt.

Reconstruct top of old wall
base to remain.

Timber edging to surround new
access way.

7th
Bdg

Timber Retaining wall
600 High H.A.T. 150x50. 100, 100 post.

Topsol circa
between Drive
and old wall.

Existing
Dwelling.

Existing Concrete block
wall to remain

Connect Sump to existing
S.W. water.

→ 3m. →

1/50

Scale: 1:100.

Plan of proposed in Ink

New Driveway.....
A. Mayfield Ave.,.....

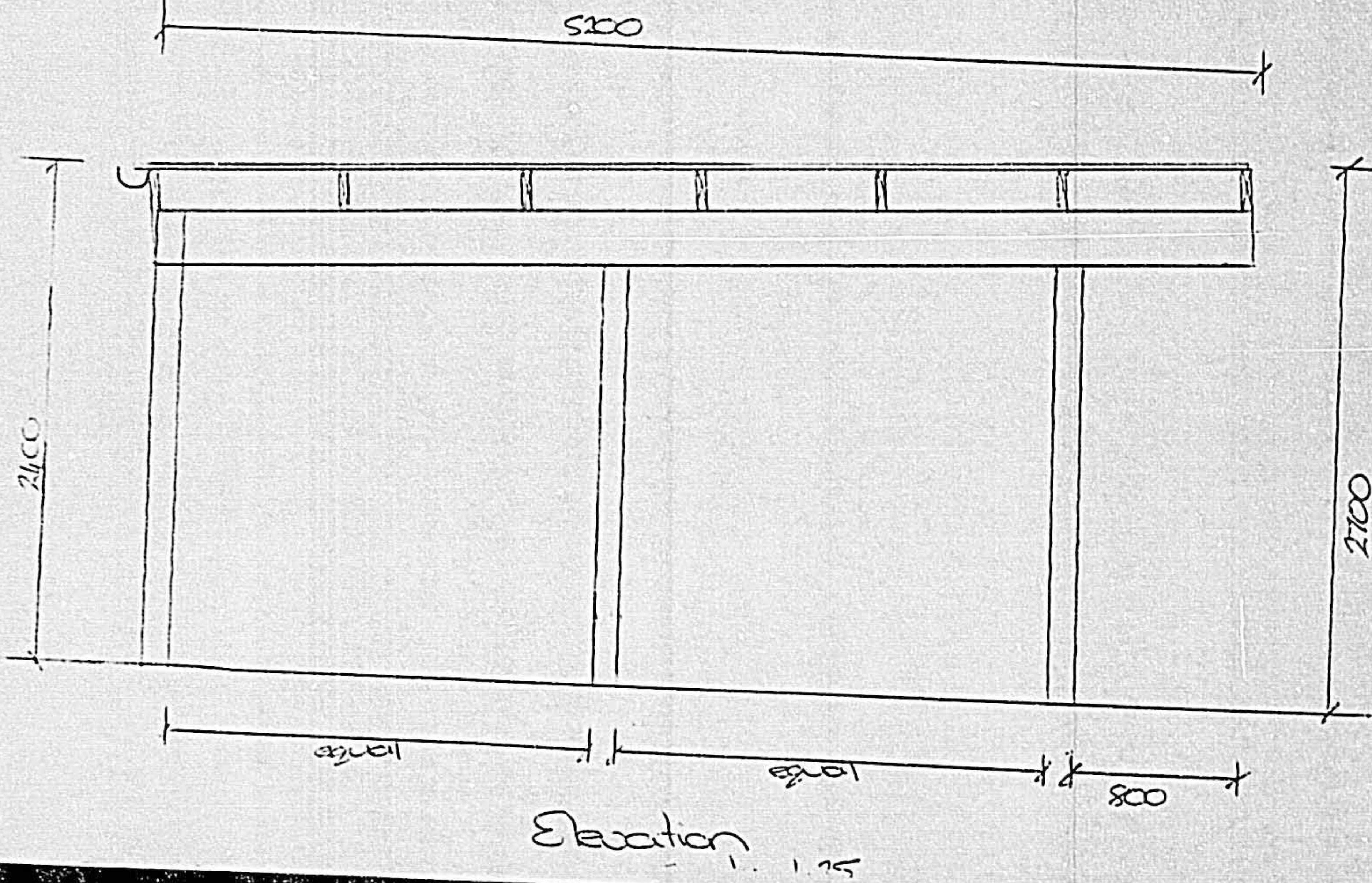
Approving Officer:

Date:

6437

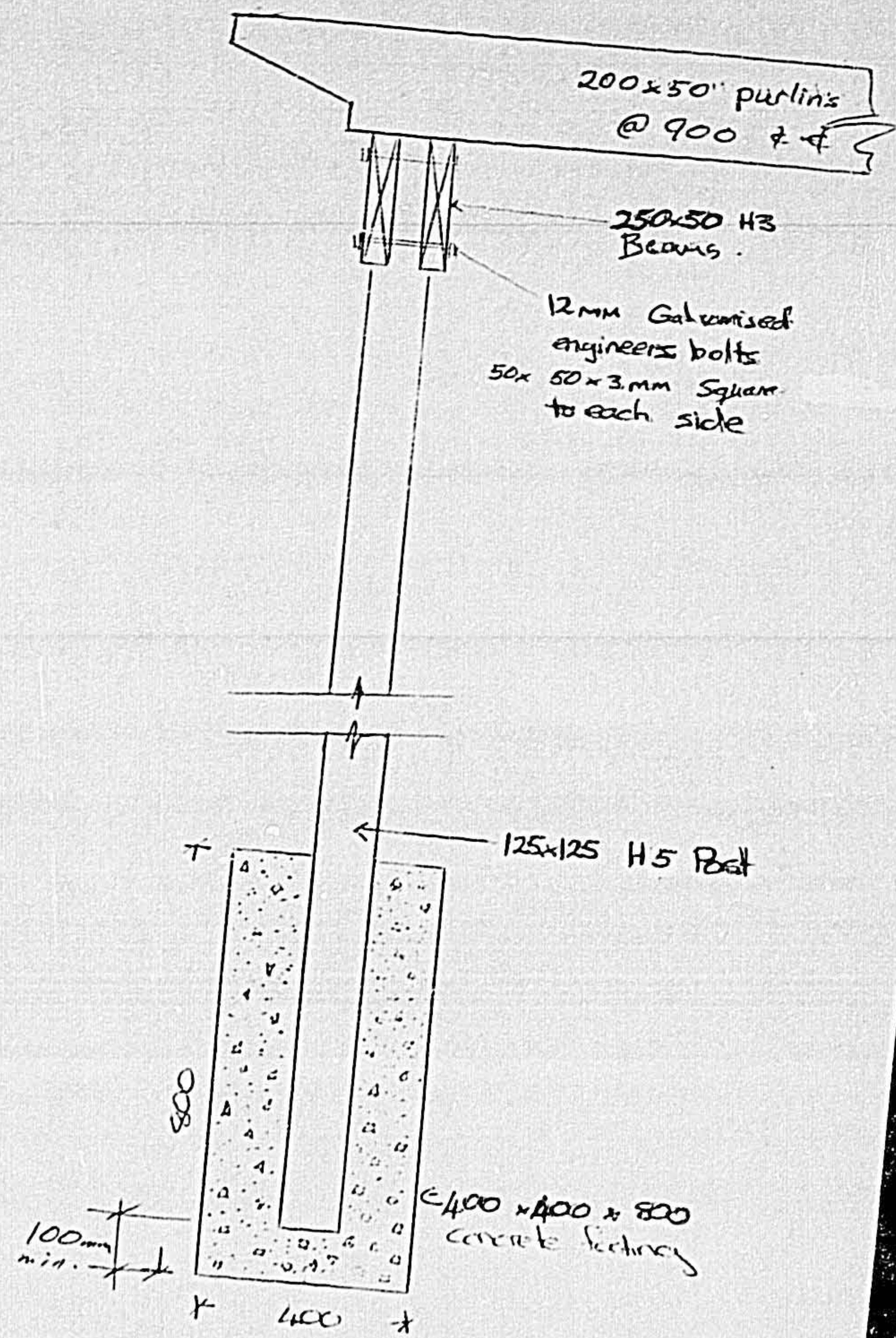
98/3437

41 Mayfield Ave
98/3437



Living room
pool.

Elevation - 15



41 Detail 1:100
Mayfield ave 98/3437

R TAYLOR
41 MAYFIELD AVE
Consort [No 98/3437]

SCALE 1FT - 1"

2FT

WINDOW

BASIN

18"

BATH.

2FT 6"

BEFORE

5FT

SHOWER
3FT

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

Building
Drainage
Health
R. K. D. Date 5.2.99

WE ALSO INTEND TO PUT CISTERN IN CELLAR

WINDOW
2FT

2FT

WASHING
MACHINE

2FT

ULTRA
TUB

SHOWER

3FT

9'
3FT
AFTER

9'
3FT
HAND BASIN

Amended Plan and/or
Specification Received

By *J. Lewis*
Date 5/2/99

SHINY DOOR



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2011-1950	Telephone No:	03 477 4000
APPLICANT		PROJECT	
J R Vincent and N J Vincent 41 Mayfield Avenue Dunedin 9010		Work Type: Alterations/Repairs	
		Intended Use/Description of Work: Conversion of Existing Laundry into Bathroom in Dwelling	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
41 Mayfield Avenue Dunedin		This CCC also applies to the following Amended Consents: N/A	
LEGAL DESCRIPTION			
Legal Description: LOT 10 DP 9117			
Valuation Roll No: 26950-17100			
Building Name: N/A			

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

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

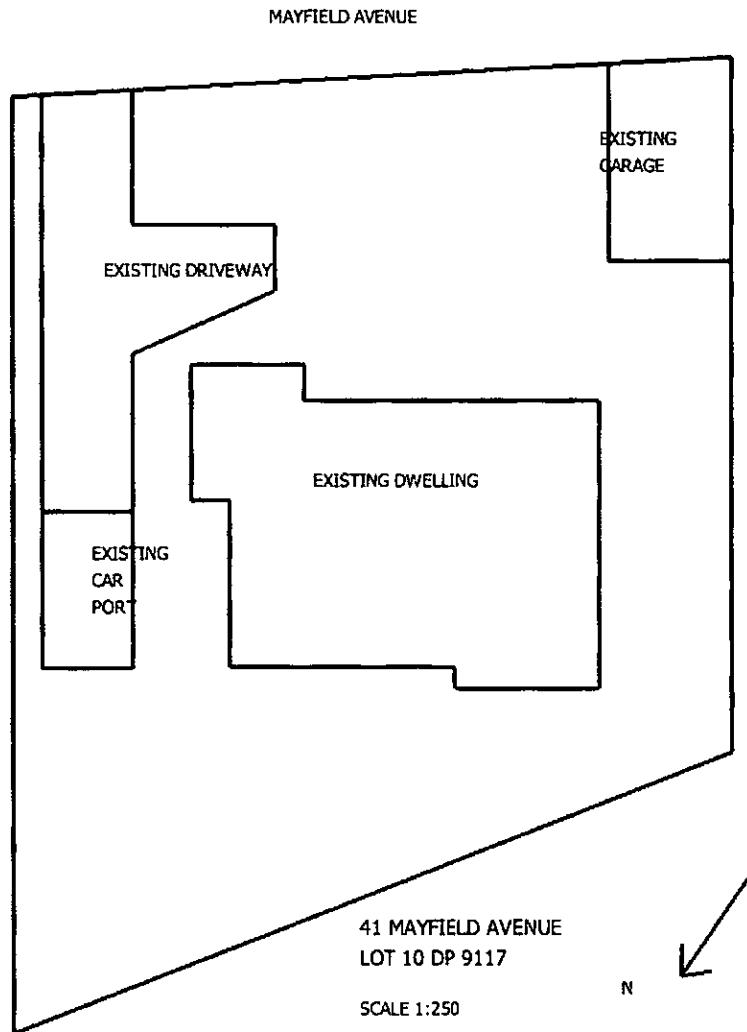
Compliance Schedule attached

Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 10 September 2012

DCC COPY



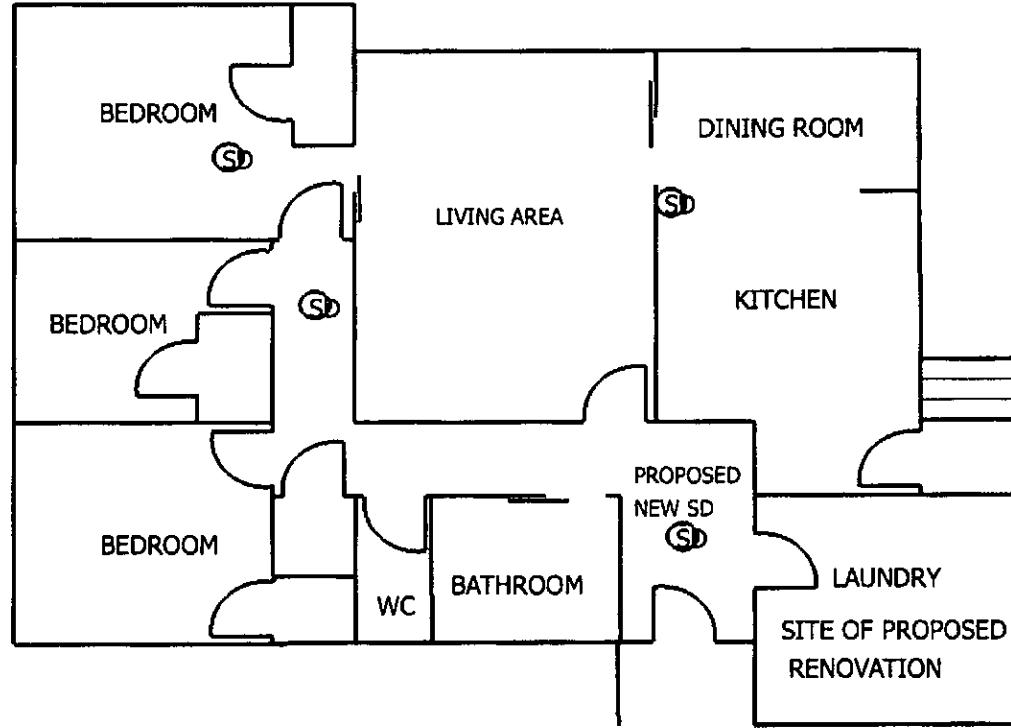
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2011 1950

2011 1950

41 MAYFIELD AVENUE

SCALE: 1:100



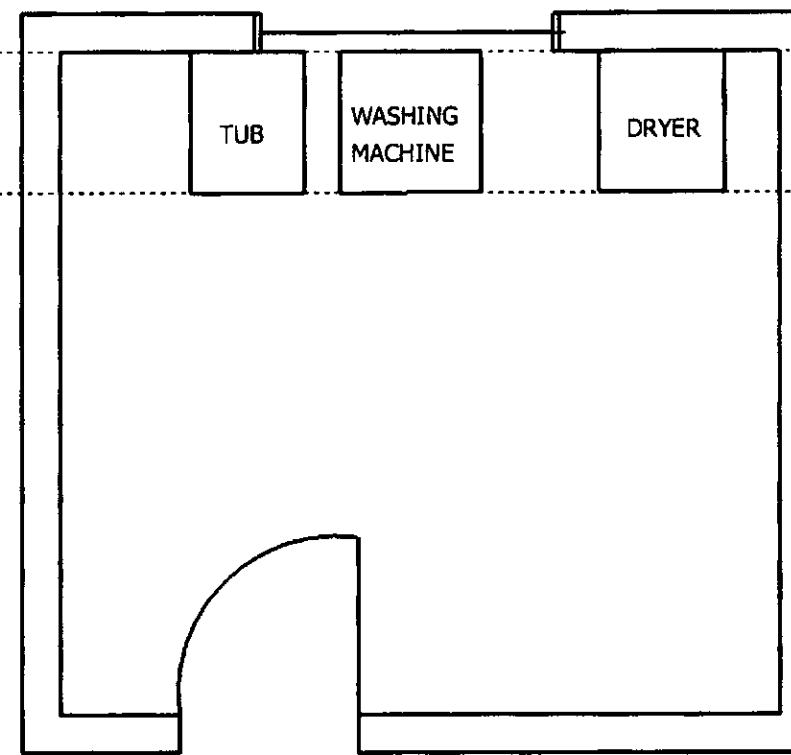
SD SMOKE DETECTOR

DUNEDIN CITY COUNCIL

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

Building
Drainage
Health
Date 2/6/2011
Date
Date
NOTE

**EXISTING LAUNDRY
41 MAYFIELD AVENUE**

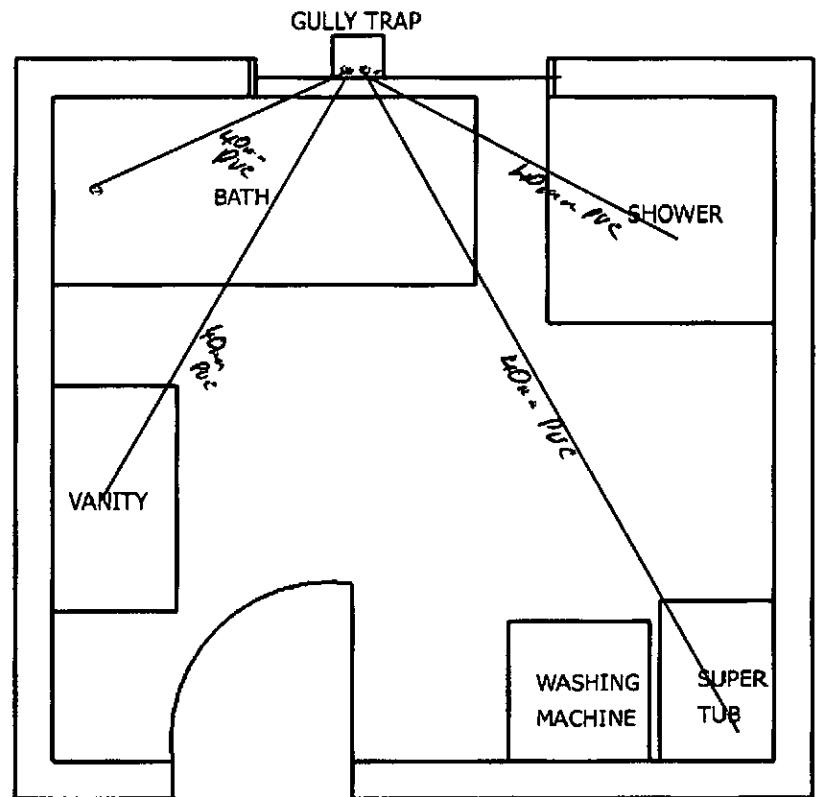


SCALE 1:30

APPROVED BUILDING CONSENT DOCUMENTS

2011 - 1950

PROPOSED BATHROOM
41 MAYFIELD AVENUE



SCALE 1:30

PLAN 1950

EDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2011 1950