

ONE AGENCY

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Dunedin City Council – Land Information Memorandum

Property Address: 21 Manchester Street Dunedin

Prepared for: Ossian Rhys Thomas-Williams and Fionnuala Tubby.

Prepared on: 03-Feb-2026

Property Details:

Property ID	5020851
Address	21 Manchester Street Dunedin
Parcels	LOT 2 DP 6640

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 03-Feb-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

LAND MOVEMENT

Description: Activity:unknown; Certainty:likely; Sensitivity:low; Movement Type:complex;
Geological:bedrock; Initiation Time:prehistoric; Last Movement:unknown

Barrell, D. J. A.; Smith Lyttle, B.; Glassey, P. J. (2017). *Revised landslide database for the coastal sector of the Dunedin City district*. GNS Science.

https://www.orc.govt.nz/media/5753/barrell-2017-gns-report-cr_2017-041-revised-landslide-database-for-the-coastal-sector-of-the-dunedin-city-district.pdf

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to describe the work undertaken to revise and update the landslide database for the coastal sector of the Dunedin City district, and to present the results in a form suitable for use by Otago Regional Council, Dunedin City Council, and other end-users concerned with land-use planning and hazard management.

Scope of report: Revision of the existing landslide database for the coastal sector of the Dunedin City district

Reference Number: 11965

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

Commissioned by: Otago Regional Council

Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

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

There is no drainage information for this property.

Foul Sewer and Waste Water

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 **4th October 1994**.

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

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, 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	2020851
Address	21 Manchester Street Dunedin
Valuation Number	26990-08200
Latest Valuation Details	
Capital Value	\$630,000
Land Value	\$265,000
Value of Improvements	\$365,000
Area (Hectares)	0.0621HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,682.18
Rates Outstanding for Year	\$1,435.66

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-2006-312164](#) Building Consent - Install Heater - Pellet Fire Classic

Lodgement Date	23-May-2006
Decision	Granted
Decision Date	25-May-2006
Current Status	CCC Issued
Previous Number	ABA61389
<i>(Applications before 2007)</i>	

[ABA-1996-334316](#) Building Consent - Heater - Fatso Potbelly Stove

Lodgement Date	18-Jan-1996
Decision	Granted
Decision Date	29-Jan-1996
Current Status	CCC Issued
Previous Number	ABA960092
<i>(Applications before 2007)</i>	

[ABA-2013-279](#) Building Consent - Install Refurbished Monica Plus Pellet Fire and Flue into

Dwelling

Lodgement Date	26-Feb-2013
Decision	Granted
Decision Date	27-Feb-2013
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1949-33125](#) AAB19490623

8323 - Erect Dwelling, (McLelland). The permit was lodged on 20-Sep-1949.

[H-1950-35201](#) AAB19500483

9506 - Erect Fence, No Plan (McLelland). The permit was lodged on 26-May-1950.

[H-1964-61400](#) AAB19640434

12385 - Add Bedroom to Dwelling, (McLelland). The permit was lodged on 02-Dec-1964.

[H-1949-165376](#) AAD19490507

E6776 - Plumbing New Dwelling, No Plan (McLelland). The permit was lodged on 09-Dec-1949.

[H-1949-165377](#) AAD19490508

E6792 - Drainage New Dwelling, (McLelland). The permit was lodged on 08-Dec-1949.

[H-1970-196316](#) AAD19700748

H8451 - Refit Boiler Tubes, No Plan (Various Owners). The permit was lodged on 08-Dec-1970.

[H-1990-228961](#) AAD19900938

L7178 - Reconnect Laterals to Sewer, No Plan (Various Owners). The permit was lodged on 18-Jun-1990.

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

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 21 Manchester Street Dunedin

[5020823 20 Manchester Street Dunedin](#)

[RMA-1999-362685](#) Resource Management Act (Historical Data) CONSTRUCTION OF CARPORT AND COVERED PORCH INVOLVING YARD ENCROACHMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/02/1999.

[RMA-2002-365636](#) Resource Management Act (Historical Data) EXTEND EXISTING DWELLING WHICH ENCROACHES ONTO 2M SIDE YARD & 63 DEGREE HEIGHT PLAN ANGLE (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/05/2002.

[5020846 45 Manchester Street Dunedin](#)

[LUC-2015-135](#) Land Use Consent removal of significant tree T722. The outcome was Granted on 02/04/2015.

[LUC-2007-557](#) Land Use Consent Tree maintenance or emergency work on significant tree - Monkey Puzzle T722. The outcome was Granted on 18/09/2007.

[5020852 19 Manchester Street Dunedin](#)

[LUC-2020-426](#) Land Use Consent the earthworks, setbacks and fence height breaches of the District Plan. The outcome was Granted on 05/10/2020.

[5020862 22 Ipswich Street Dunedin](#)

[BACT-2024-42](#) Boundary Activity Notice Garage in breach of side yard boundary setback. The outcome was Issued on 30/10/2024.

[5020863 26 Ipswich Street Dunedin](#)

[RMA-1995-352283](#) Resource Management Act (Historical Data) ADD CONSERVATORY Ownr:HOOR (Non-Notified - Non Complying). The outcome was Granted on 12/05/1988.

5127813 14 Ipswich Street Dunedin

SUB-2018-66 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 31/08/2018.

LUC-2018-353 Land Use Consent land use consent for the creation of undersized sites and bulk and location breaches by the existing dwelling - consequential to SUB-2018-66. The outcome was Granted on 31/08/2018.

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

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

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

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

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

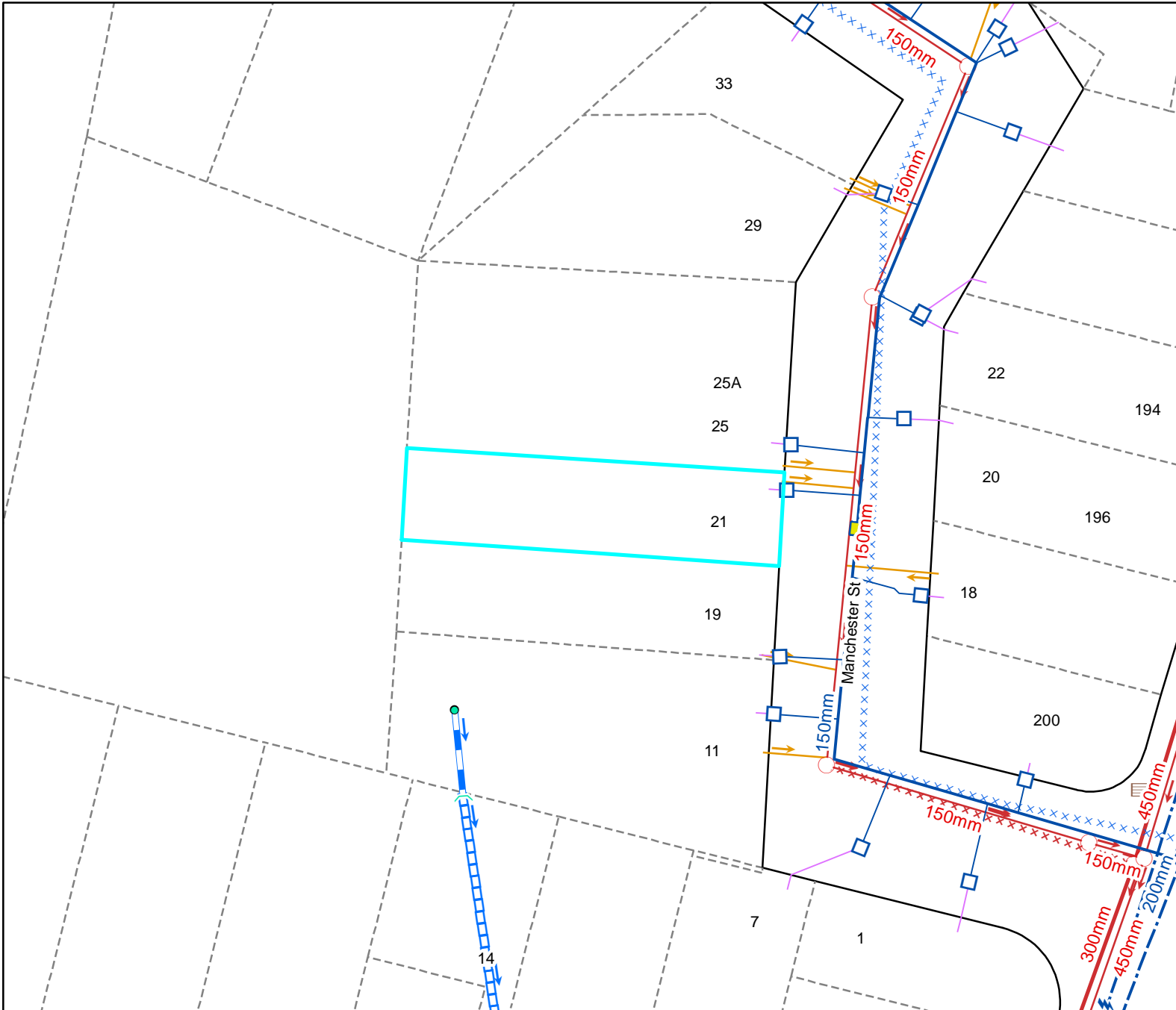
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

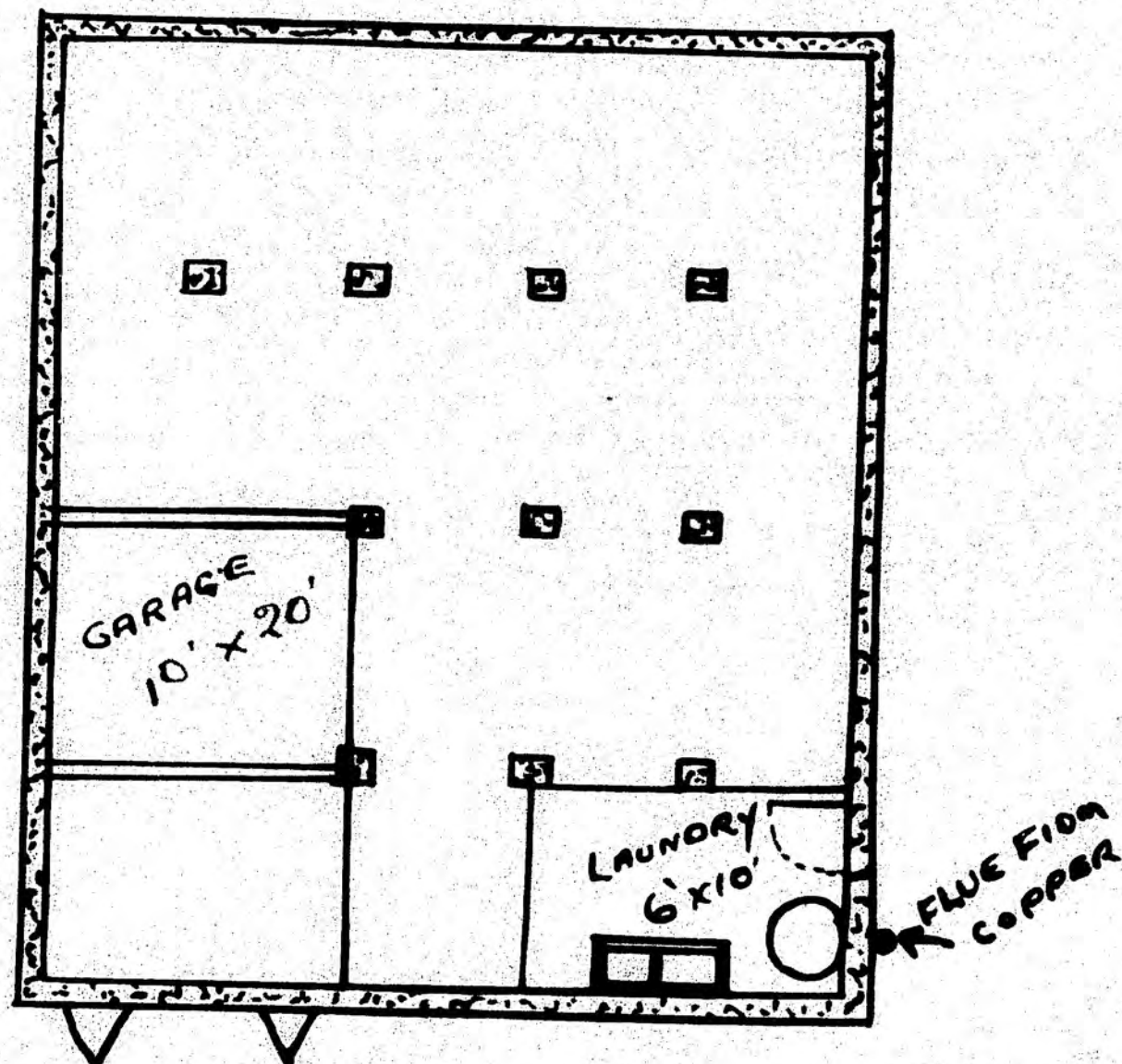
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
27/01/2026
8:07:16 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 T erralink International Ltd.



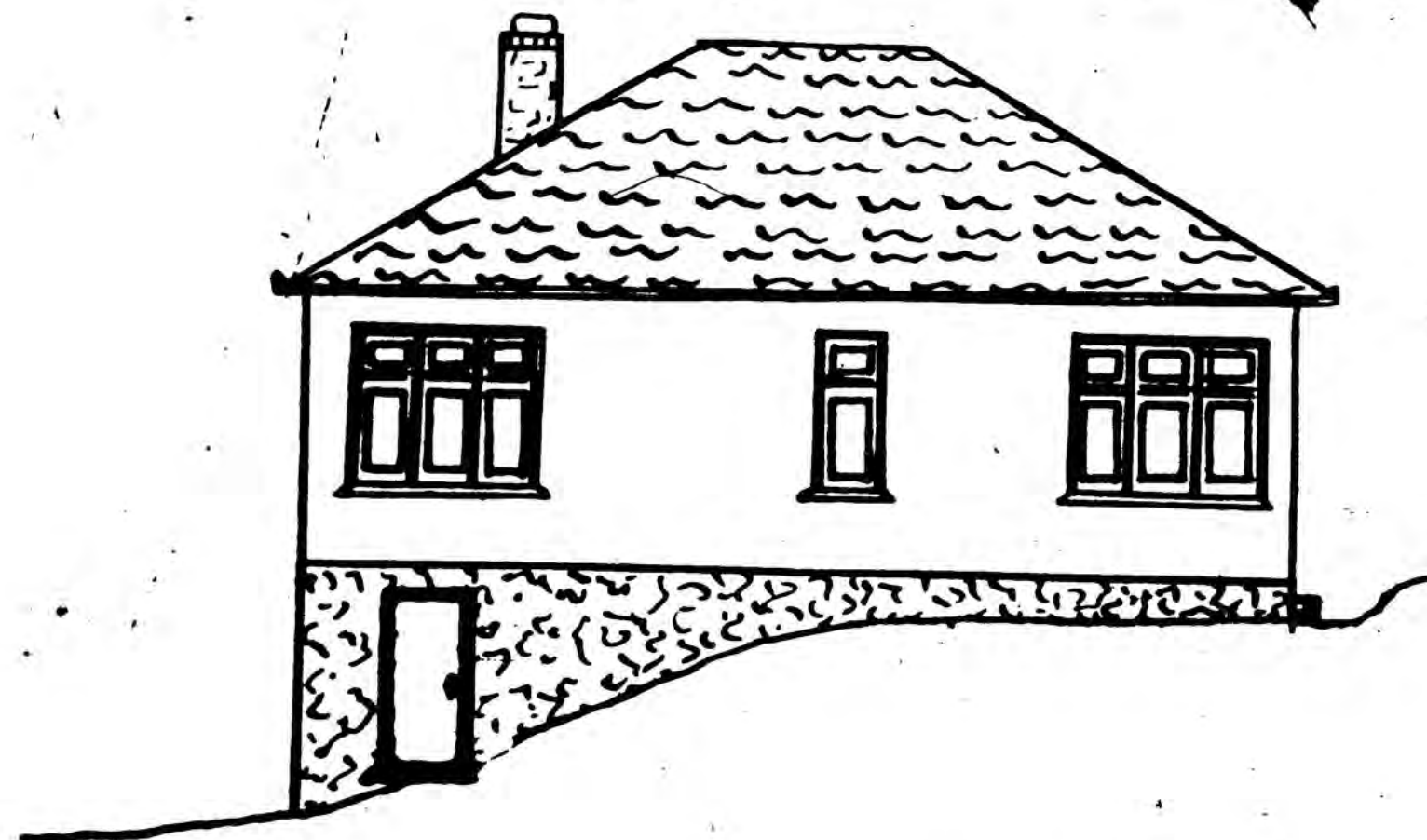
PLAN OF BASEMENT:

L. J. McCrooy.
for H. J. Silsbee

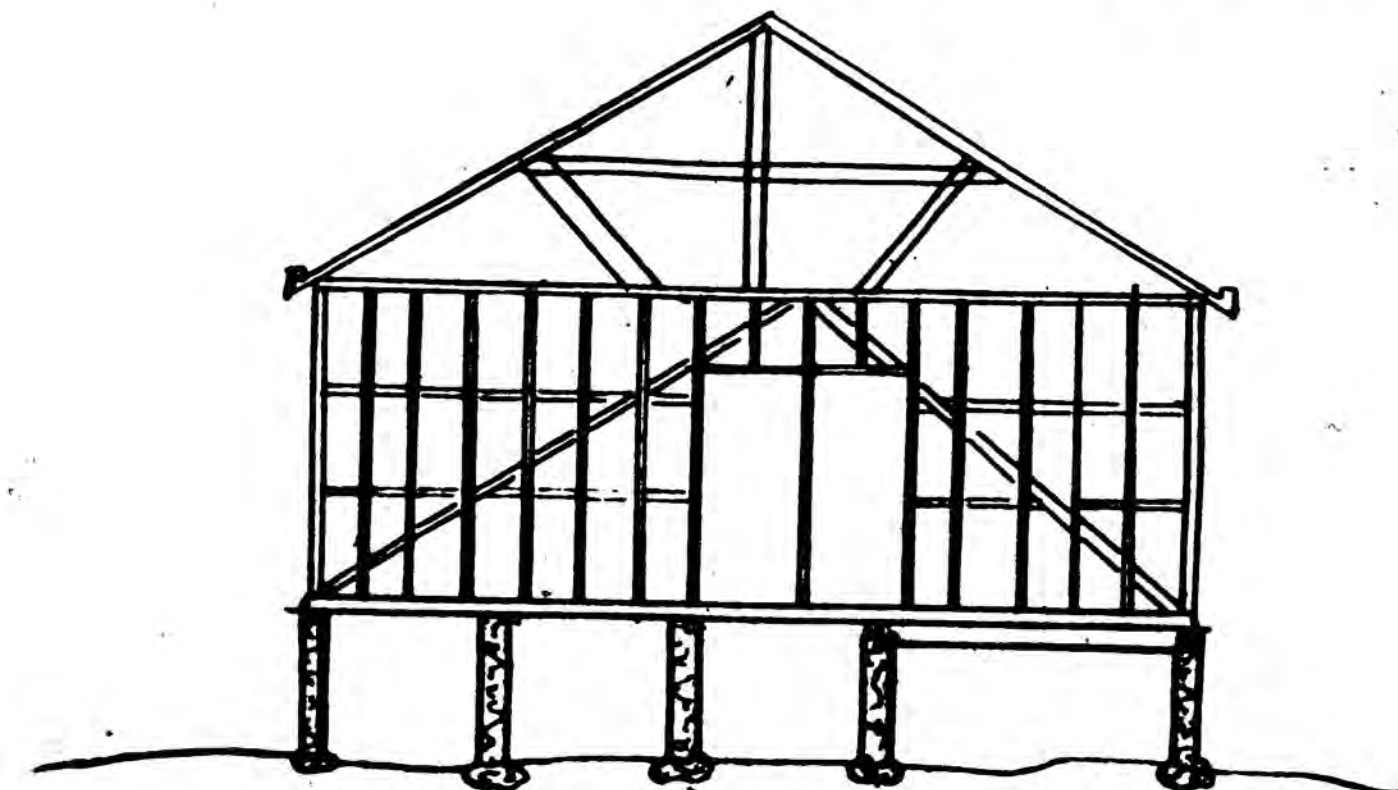
8373



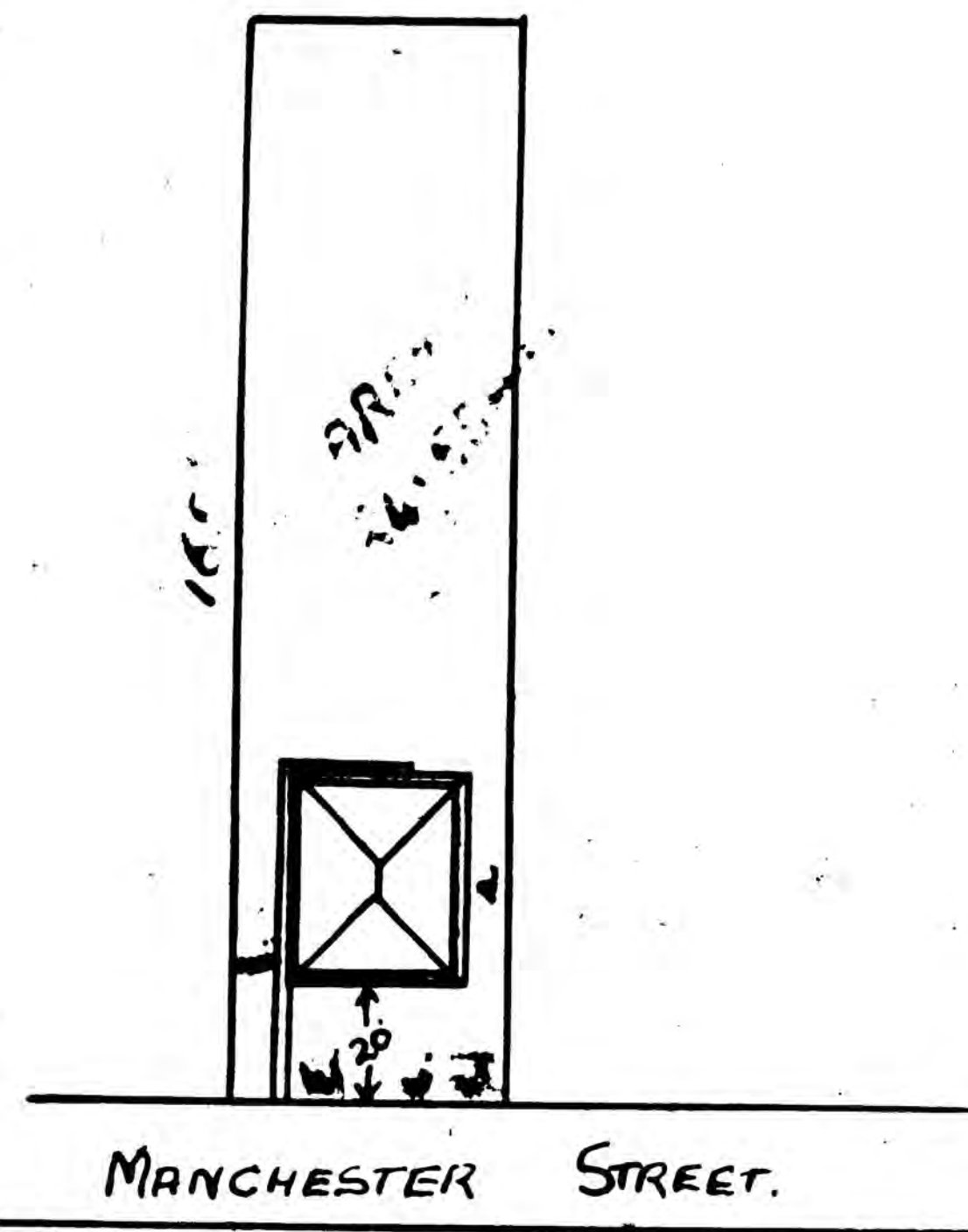
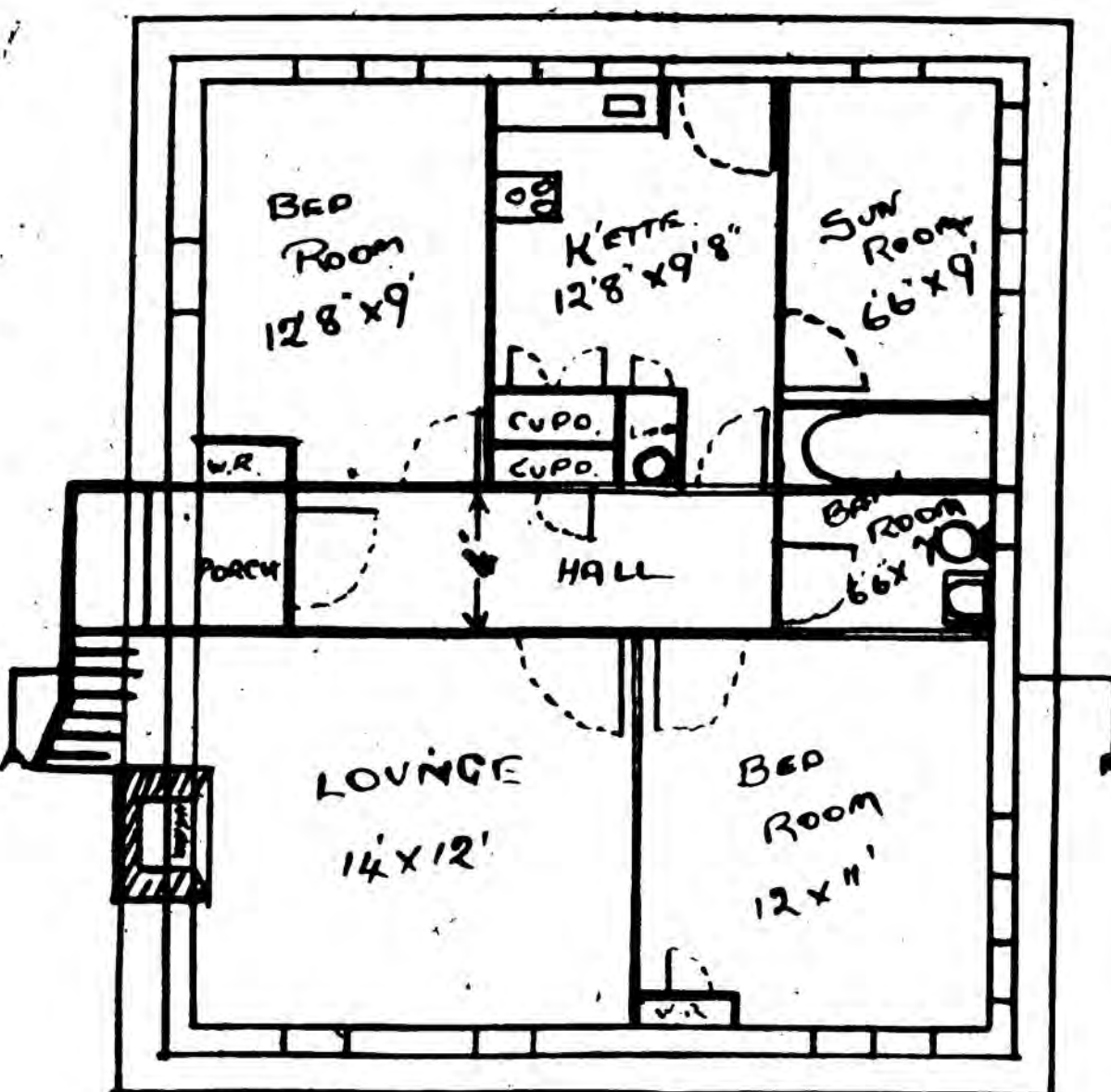
FRONT ELEVATION:



SIDE ELEVATION:



SECTION A.A.



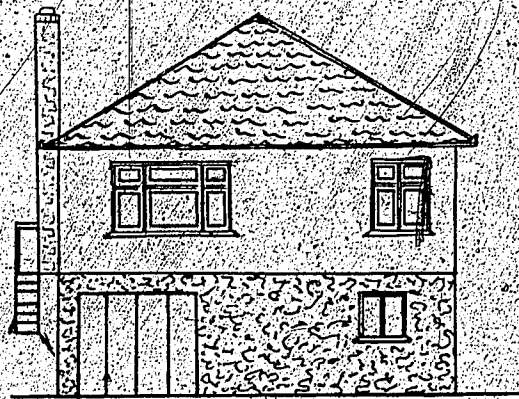
PROPOSED PLAN:

HOR.

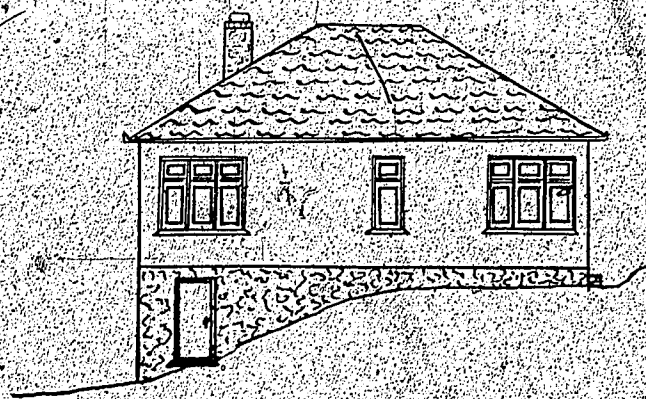
MR. L. McLELLAND,

MANCHESTER STREET.

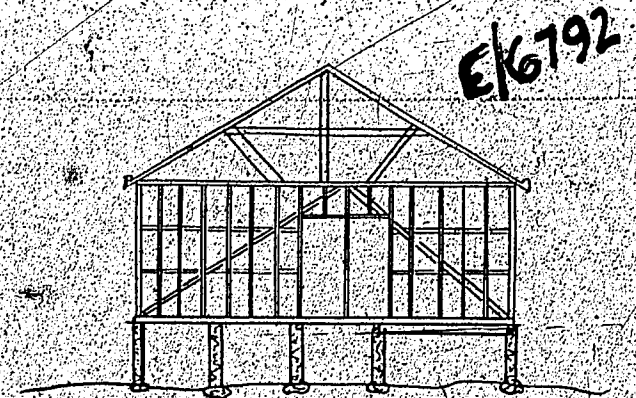
C/



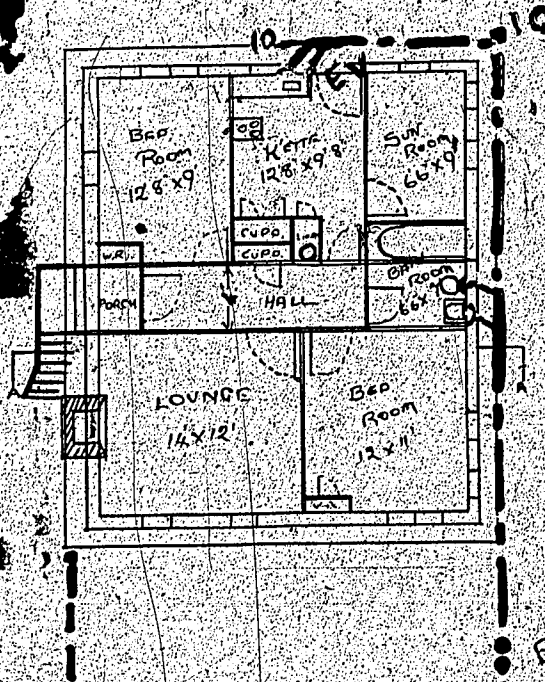
FRONT ELEVATION



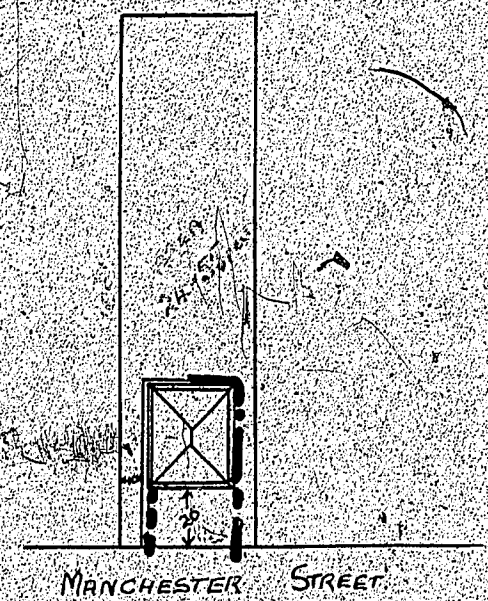
SIDE ELEVATION



SECTION A-A



BT



MANCHESTER STREET

PROPOSED PLAN

FOR

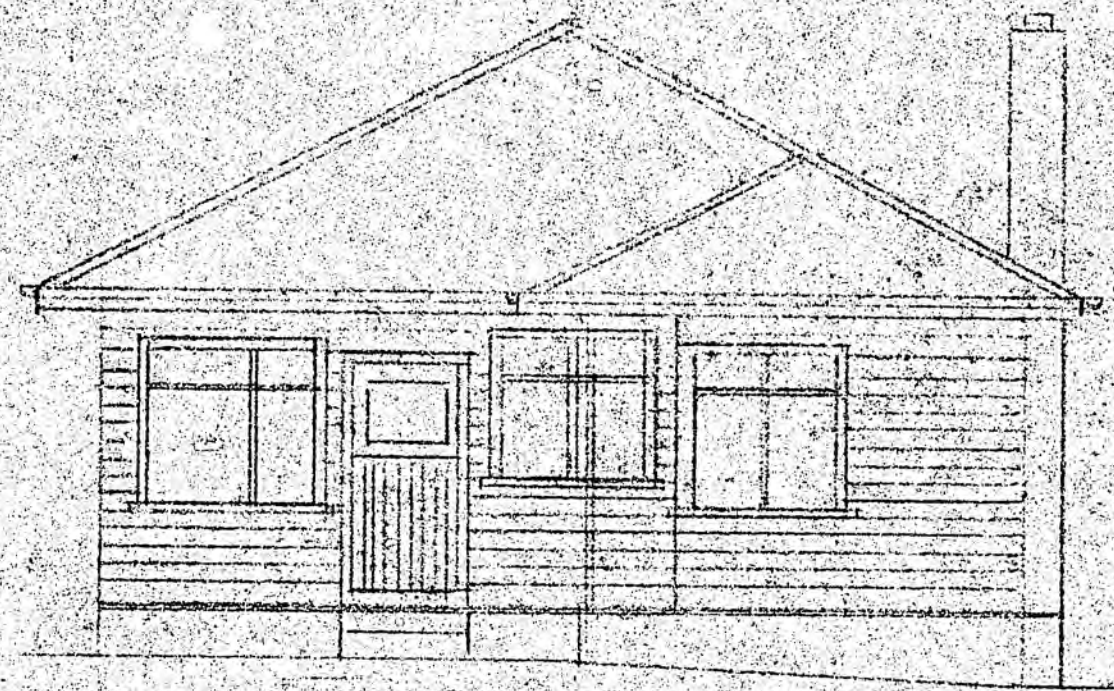
MR. L. McLELLAND

MANCHESTER STREET

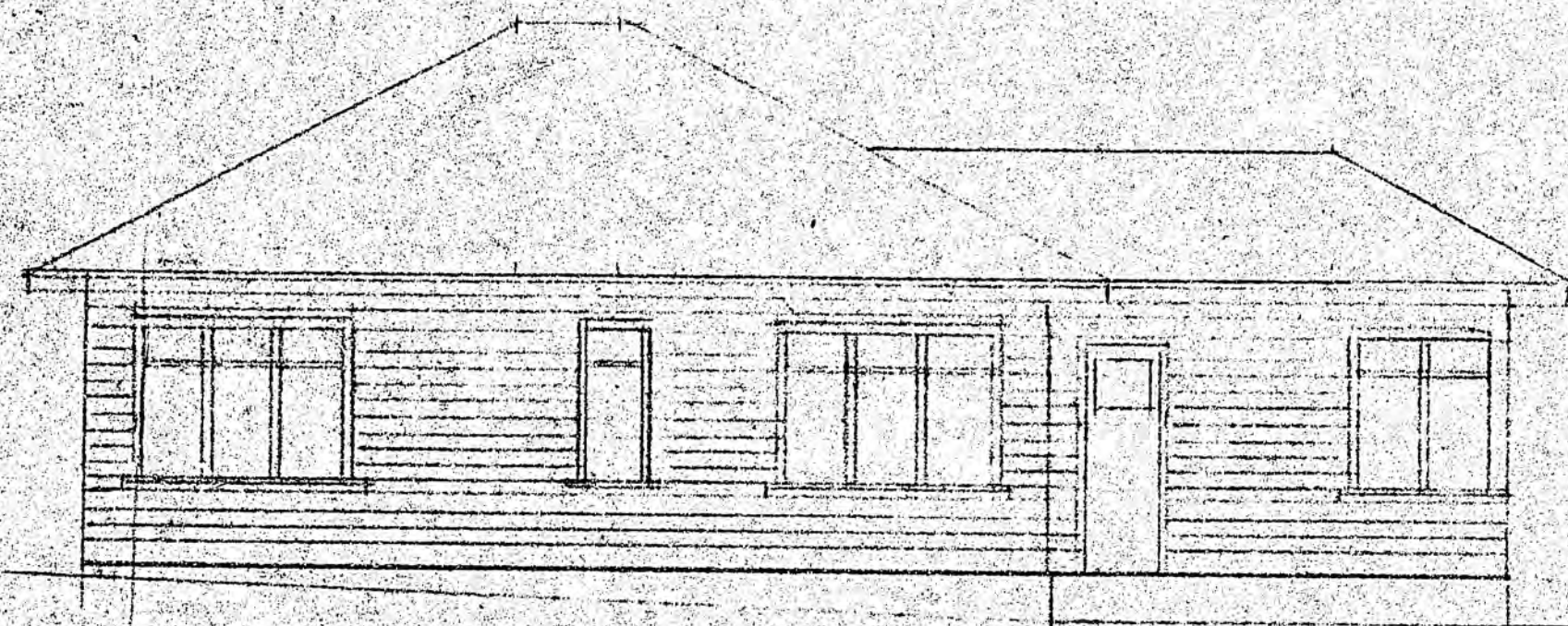
ALLOT. 2. D.A. 6640

ST. 10/100. TOWN OF

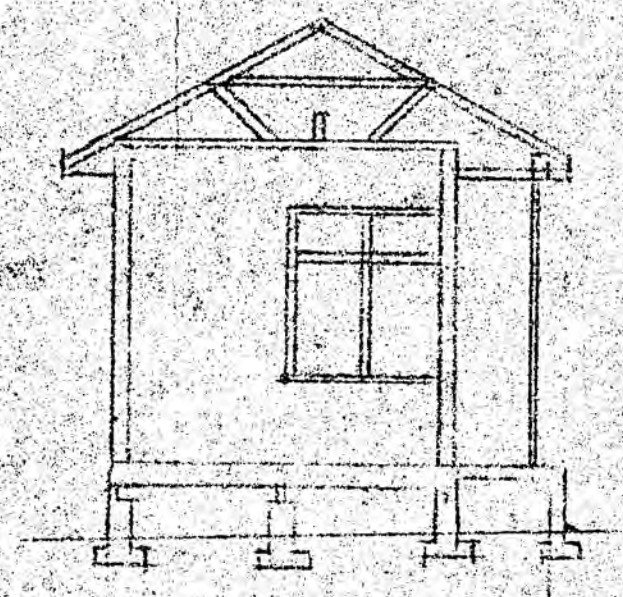
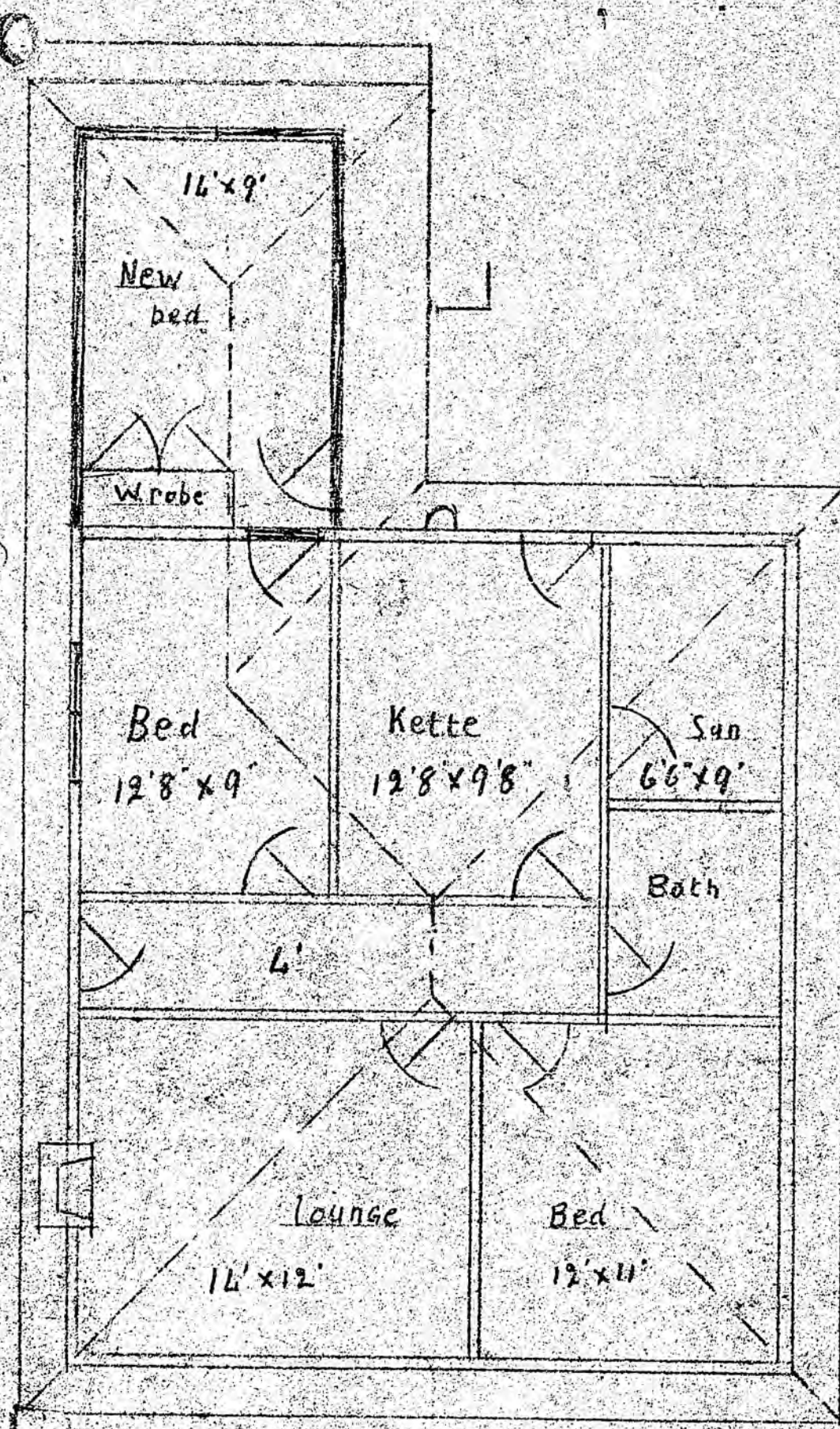
SPRING



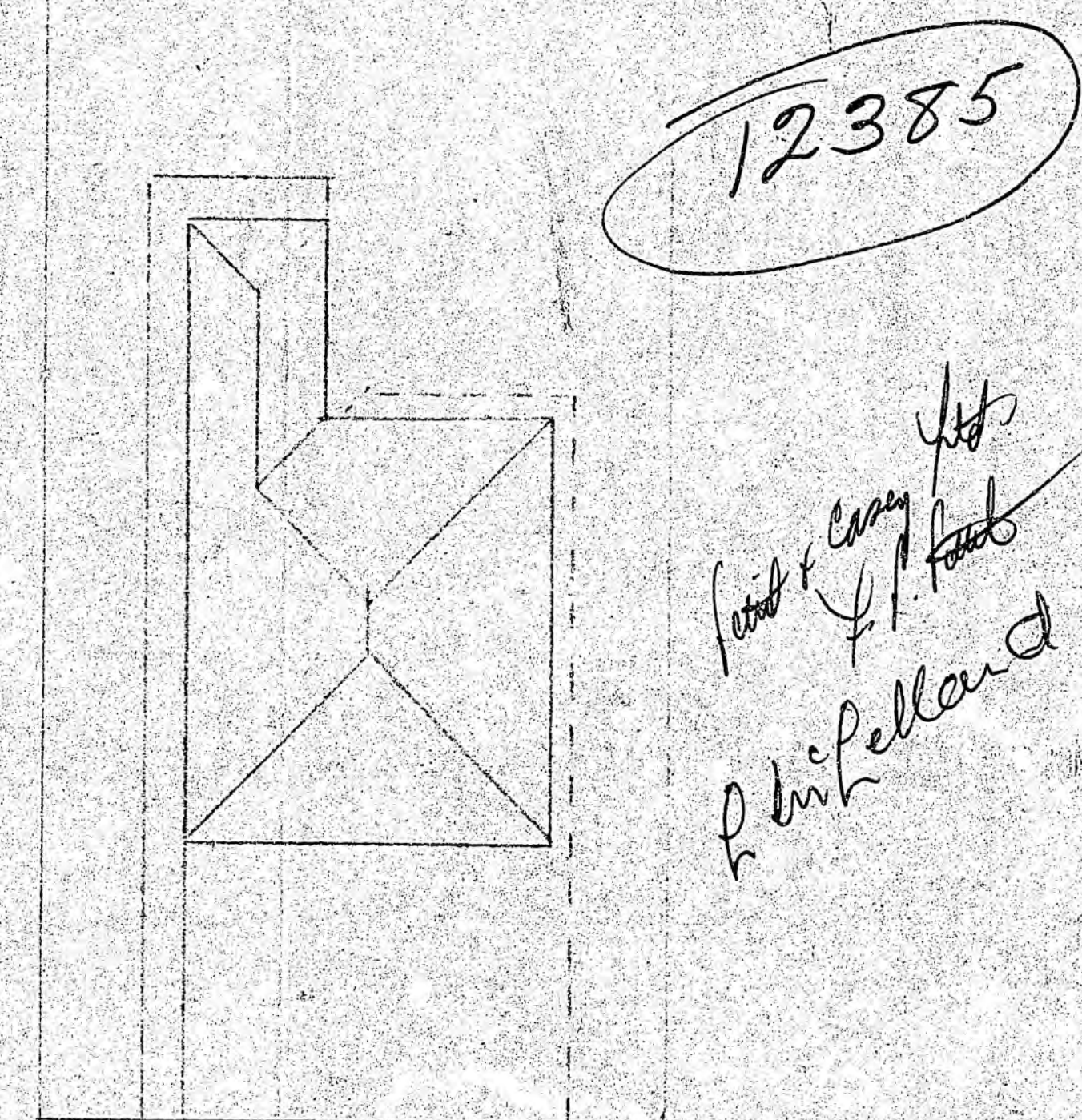
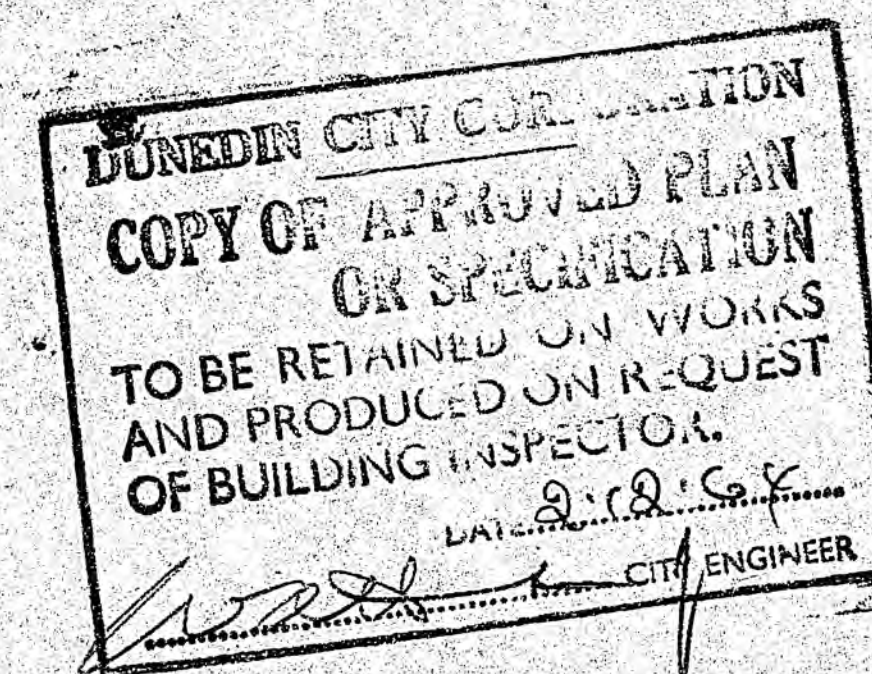
Rear elevation



Side elevation



Section



Scale
1/8" in = 1 ft.

Addition of bedroom for Mr. L. McLelland 21 Manchester Street Dunedin.

Wm C. CASEY
M.N.Z.I.C.W.
7/64.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	CCC No:	ABA 960092	Reference No:	5020851
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: RAYMOND, TERRENCE NEIL
Stage Noof an intendedstages	Street Address: 21 MANCHESTER STREET
New Building <input type="checkbox"/>	Mailing Address: 21 MANCHESTER STREET, DUNEDIN
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in detail:	LEGAL DESCRIPTION
HEATER	Property Number: 2020851
Intended Life:	Valuation Roll No: 26990 08200
Indefinite, not less than 50 years <input type="checkbox"/>	Legal Description:
Specified as5..... years	LOT 2 DP 6640
Demolition <input type="checkbox"/>	

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 uplifting 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: 12/02/1996

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 960092	Reference No:	5020851
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: RAYMOND, TERRENCE NEIL Mailing Address: 21 MANCHESTER STREET, DUNEDIN	All <input checked="" type="checkbox"/> Stage No of an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: HEATER Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as Indefinite 5 years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$2000
PROJECT LOCATION	
Street Address: 21 MANCHESTER STREET	
LEGAL DESCRIPTION	
Property Number: 5020851 Valuation Roll No: 26990 08200 Legal Description: LOT 2 DP 6640	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: Position: AUTHORISED OFFICER Date: 29/01/1996
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....."

T RAYMOND

21 MANCHESTER ST

WINDOW



3.80 METRES

DUNEDIN CITY COUNCIL

Copy of Approved Plan
and/or Specification

TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 22.1.96

BUILDING INSPECTOR

ENVIRONMENTAL HEALTH CONDITIONS:
SOLID FUEL BURNER TO BE OPERATED
IN NUISANCE FREE MANNER

PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION Ph. 477-4000 FOR ADVICE ON
OWNER RESPONSIBILITIES

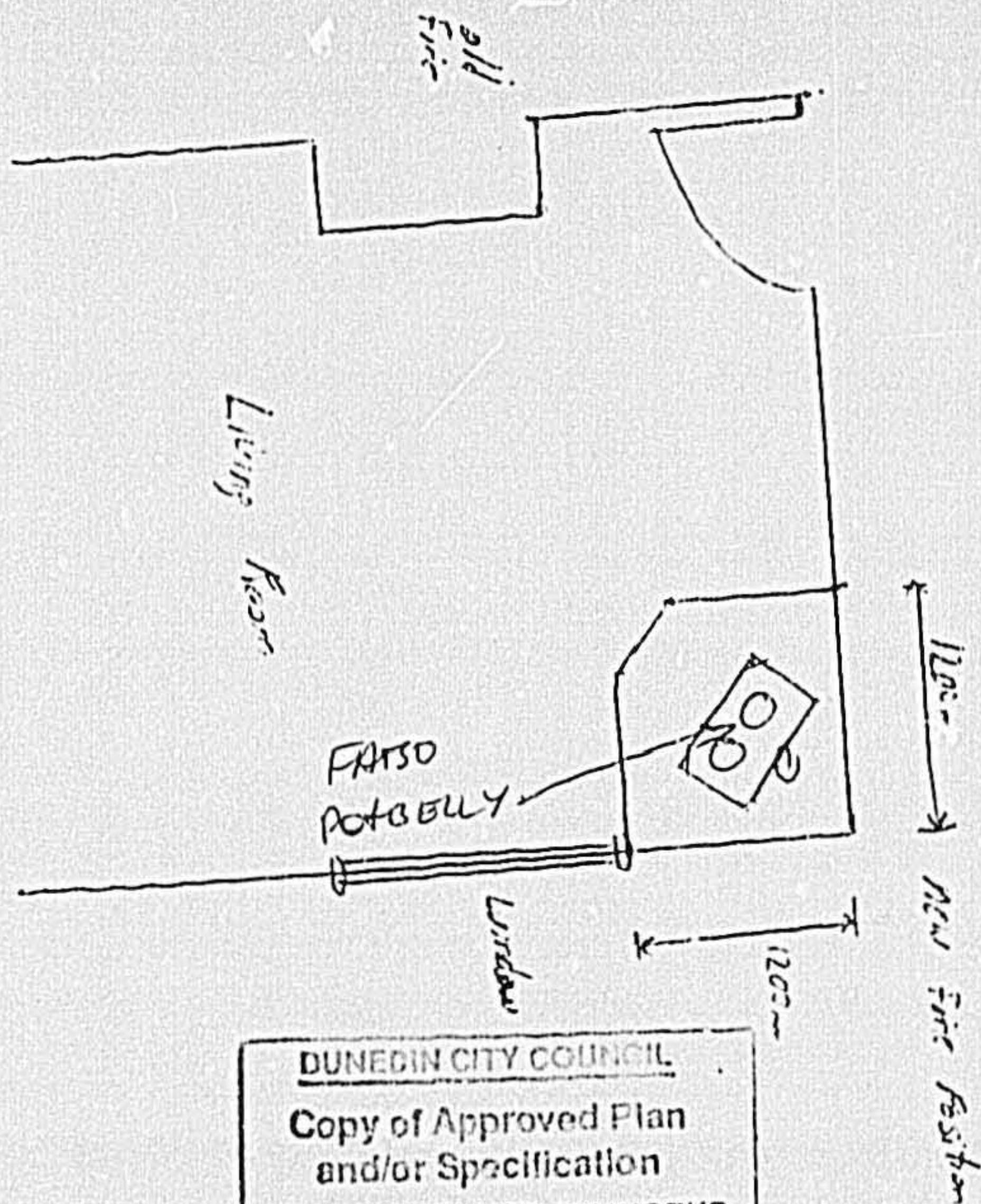
DOOR

4.100 METRES

(STACK VISTO 640)

96/0092

96/0062



DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 22-3-76
[Signature] BUILDING INSPECTOR

BYLL COULLEY
10 PITCHAMU ST

Seismic Restraint shall be Installed.

96/0092

CODE COMPLIANCE CERTIFICATE

CCC Form 1 (11/12)

Section 95, Building Act 2004

CCC NO:	ABA-2013-279	Telephone No:	03 477 4000
APPLICANT		PROJECT	
G D Bovey C/O Otago Pellet Fire Limited 550 Kaikorai Valley Road Dunedin 9011		Work Type: Alterations/Repairs Intended Use/Description of Work: Install Refurbished Monica Plus Pellet Fire and Flue into Dwelling	
PROJECT LOCATION		Intended Life:	
21 Manchester Street Dunedin		Indefinite, not less than 50 years.	
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: LOT 2 DP 6640 Valuation Roll No: 26990-08200 Building Name: N/A		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:



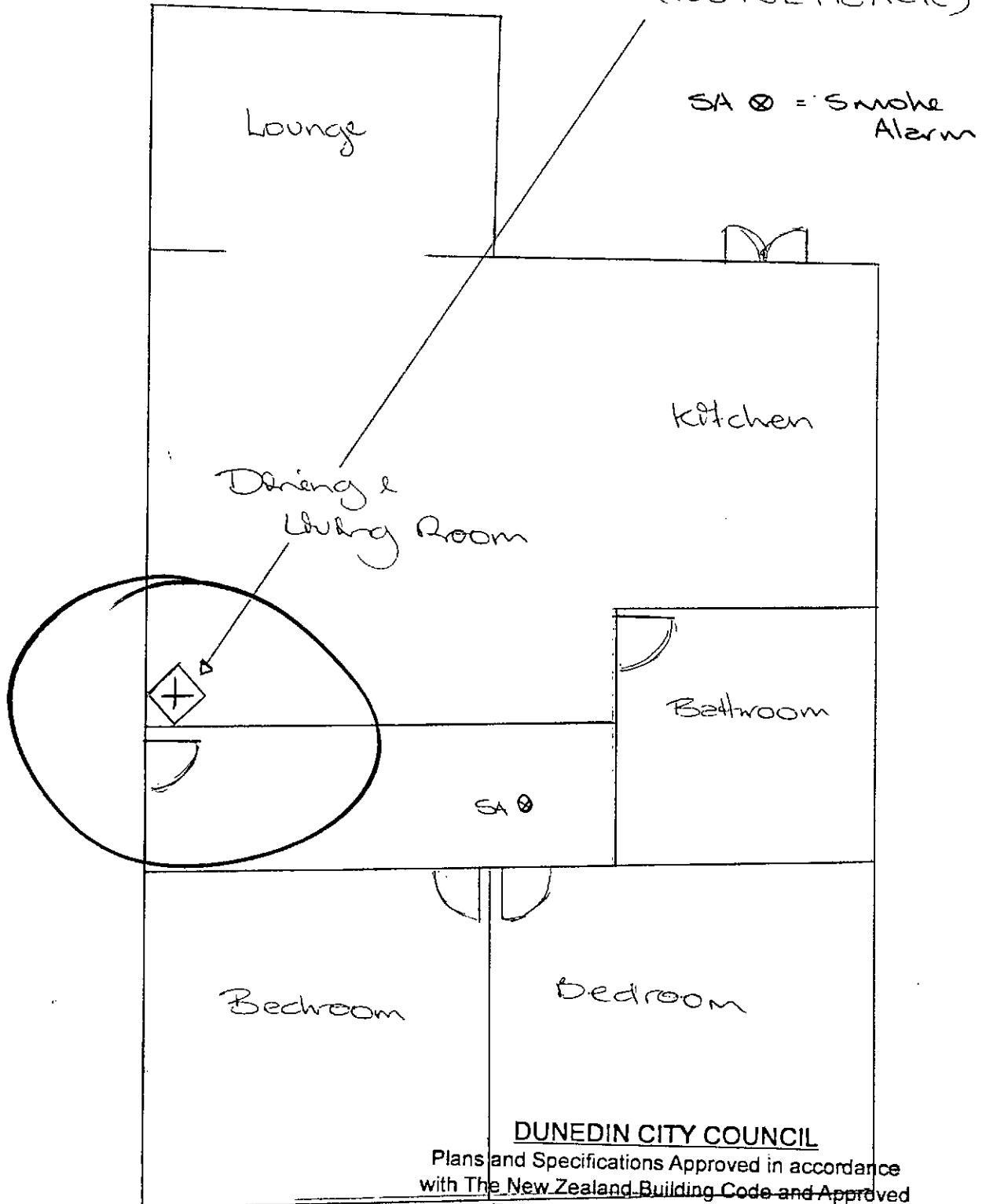
Team Leader Inspections

Date: 4 April 2013

21 Manchester Street, Dunedin

Scope of work

Install a Refurbished Monice
Plus pellet Fire & Fwe
(NO WETBACK)



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

NOTE

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

Date 2013-279

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

Telephone No:	477-4000	CCC No:	ABA 61389	Reference No:	5020851
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: BOVEY, GRANT DAVID 21 MANCHESTER ST DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: HEATER/PELLET FIRE-CLASIC Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
PROJECT LOCATION	
Street Address: 21 MANCHESTER STREET, DUNEDIN 9001	
LEGAL DESCRIPTION	
Building Name: Property Number: 5020851 Valuation Roll No: 26990 08200 Building Use: Year Constructed: Legal Description: LOT 2 DP 6640	

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.

The Council charges payable on the uplifting 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: 21/06/2006

10376

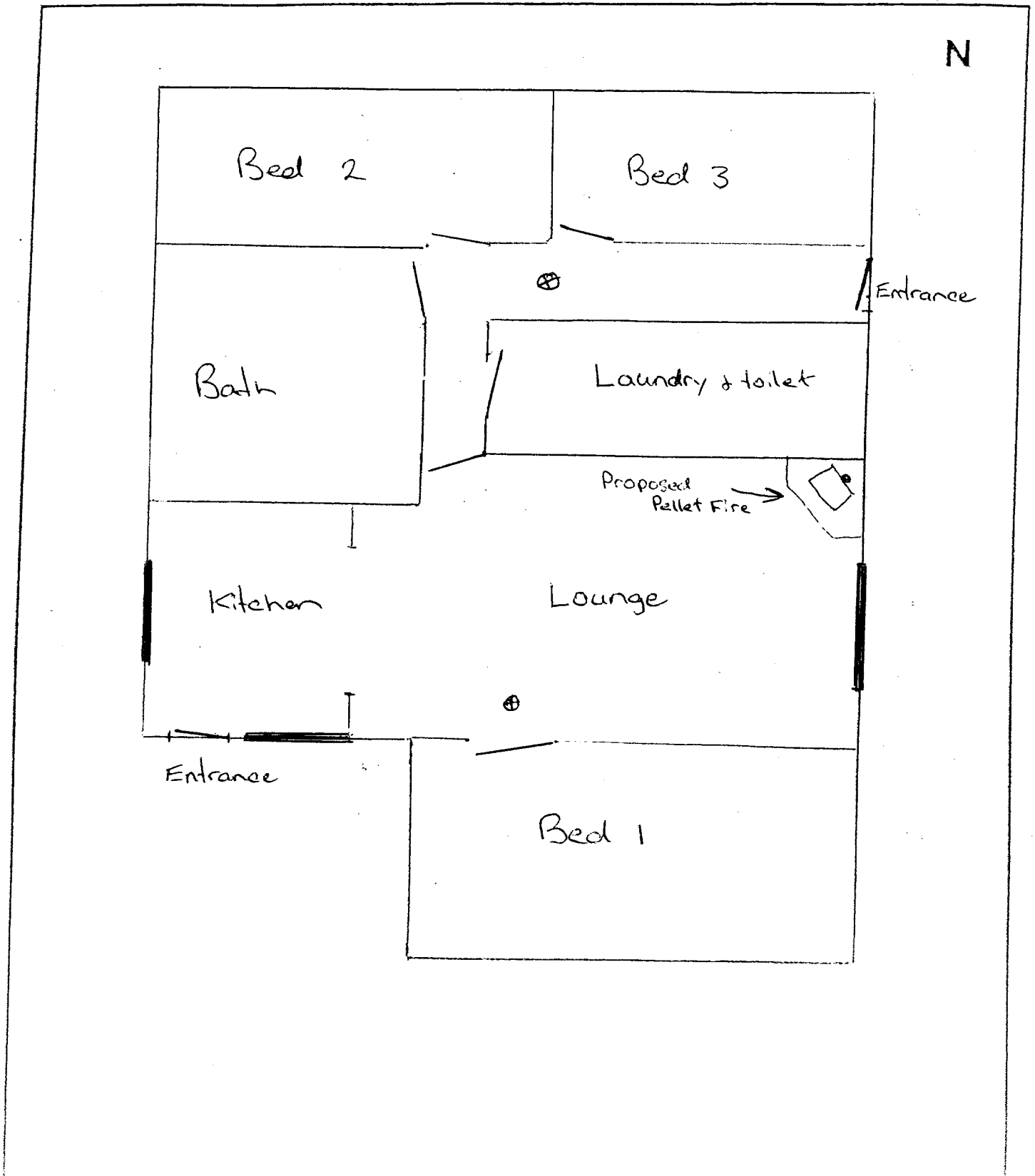
61389

FLOOR PLAN

Contract No.
10376

Site Address

Grant Bovey
21 Manchester st
Kaikoura Valley
Dunedin



Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV241112356
SEEP Number	793299
Investigation Date	2024-11-20T13:49:26.0713224+13:00
Source Property Address	29 Manchester Street Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5020851
Property Address	21 Manchester Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none">Leaking Private Services
Method of Confirmation	<ul style="list-style-type: none">Sound Test
Source Property	
Property ID	5020849
Property Address	29 Manchester Street Dunedin
Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	Private leaking service CCL to issue WCN 29 manchester

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

On site Discussions	No
---------------------	----

INSPECTOR DETAILS

Investigation Date

11/11/2024

Compliance Officer

Shayne Rolfe

INVESTIGATION OUTCOME

Outcome of Investigation

Investigation Complete

Investigation Complete

Passed to 3 Waters to Resolve