

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 5 Ayr Street Dunedin

Prepared for: Helen Irene Davidson

Prepared on: 29-Aug-2025

### Property Details:

<b>Property ID</b>	5019914
<b>Address</b>	5 Ayr Street Dunedin
<b>Parcels</b>	LOT 2 DP 8148

### 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 29-Aug-2025

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

No information.

#### Land Stability Hazards

No information.

#### Coastal Hazards

No information.

#### Seismic Hazards

No information.

#### Other Natural Hazards

The following other natural hazards have been identified:

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Kaikorai, Haz Id 12094.

### 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 holds 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

**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 **6<sup>th</sup> May 2000**.

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](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>	2019914
<b>Address</b>	5 Ayr Street Dunedin
<b>Valuation Number</b>	26980-07901
<b>Latest Valuation Details</b>	
Capital Value	\$560,000
Land Value	\$335,000
Value of Improvements	\$225,000
Area (Hectares)	0.0506HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,743.72
<b>Rates Outstanding for Year</b>	\$4,677.39

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-1954-43343](#) AAB19540442

16521 - Erect Dwelling, (Weavers). The permit was lodged on 05-Nov-1954.

[H-1965-62993](#) AAB19650330

13319 - Addition to Dwelling, (Chandler). The permit was lodged on 19-Jul-1965.

[H-1975-79931](#) AAB19750462

884 - Garage and Storage Space, (Coutts). The permit was lodged on 03-Apr-1975.

[H-1955-174501](#) AAD19551488

F4704 - Plumbing and Drainage, (Weavers). The permit was lodged on 03-Mar-1955.

[H-1975-205669](#) AAD19751506 J4830 - Repair Boiler Tube, No Plan, (Various addresses). The permit was lodged on 26-Mar-1975.

[H-1954-43352](#) AAB19540451

Council - 33ft Building Line Restriction. The permit was lodged on 22-Feb-1954.

## 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

Dunedin currently has two district plans, and as at 19<sup>th</sup> August 2024, the partially operative Dunedin City Second Generation District Plan (“The 2GP”) almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. **The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued:** there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and 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.

### OPERATIVE DISTRICT PLAN INFORMATION

#### Zoning

This property is zoned as follows in the District Plan.

*Zone*

RESIDENTIAL 1

#### Noise

This property is located in a Noise Area where the noise limits outlined below apply.

Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

*Noise Zone*

50Dt/35Nt dBA, 45SP dBA

## SECOND GENERATION PLAN INFORMATION

### Zoning

- General Residential 1 (refer Section 15, Residential)

### Scheduled Items

- Nil

### Overlay Zones

- Nil

### Mapped Areas

- Nil

### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

### Minimum Floor Levels

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

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

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

## Planning

### Resource Consents within 50m of 5 Ayr Street Dunedin

#### [5019839 9A Wairoa Street Dunedin](#)

[RMA-1984-351532](#) Resource Management Act (Historical Data) ERECT 2 CARPORTS Ownr:KENNEDY / App: KENNEDY Designer: KENNEDY (Non-Notified - Non Complying). The outcome was Granted on 24/08/1984.

#### [5019840 9B Wairoa Street Dunedin](#)

[RMA-1984-351532](#) Resource Management Act (Historical Data) ERECT 2 CARPORTS Ownr:KENNEDY / App: KENNEDY Designer: KENNEDY (Non-Notified - Non Complying). The outcome was Granted on 24/08/1984.

#### [5019867 159 Taieri Road Dunedin](#)

[RMA-2001-364528](#) Resource Management Act (Historical Data) ERECT/CONSTRUCT GARAGE AND WORKSHOP (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 24/01/2001.

#### [5019870 163B Taieri Road Dunedin](#)

[RMA-1999-363565](#) Resource Management Act (Historical Data) SUBDIVIDE AN EXISTING SITE TO AMEND THE BOUNDARIES OF A CROSS-LEASE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/12/1999.

[RMA-1999-363558](#) Resource Management Act (Historical Data) TO LEGALISE BUILDING WORK ON A CROSS-LEASE SITE THAT DO ES NOT COMPLY WITH BULK AND LOCATION REQUIREMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/12/1999.

[RMA-1988-352382](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:BEDFORD (Non-Notified - Non Complying). The outcome was Granted on 11/10/1988.

#### [5019892 6 Ayr Street Dunedin](#)

[RMA-1991-353166](#) Resource Management Act (Historical Data) ER CARPORT Ownr:BUISSINK / App: PROFILE (Non-Notified - Non Complying). The outcome was Granted on 24/06/1991.

#### [5019894 7 Ayr Street Dunedin](#)

[RMA-1991-353308](#) Resource Management Act (Historical Data) to demolish an existing laundry and replace with a extended kitchen (Non-Notified - Non Complying). The outcome was Granted on 23/10/1991.

#### [5019912 6 Wairoa Street Dunedin](#)

[RMA-1977-353496](#) Resource Management Act (Historical Data) REDUCTION IN SIDE YARD FOR 2ND STOREY Ownr:COUTTS / App: J D C & B M COUTTS 6 WAIROA STREET (Notified - Non Complying). The outcome was Declined on 14/11/1977.

**5114154 167 Taieri Road Dunedin**

S243-2009-4 s243 Cancellation of Easement Section 243 Cancellation of Easement. The outcome was Granted on 04/08/2009.

SUB-2007-259 Subdivision Consent 2-lot residential 1 subdivision. The outcome was Granted on 03/01/2008.

**5114155 8 Ayr Street Dunedin**

LUC-2009-214 Land Use Consent construct three bedroom town house. The outcome was Granted on 26/06/2009.

SUB-2007-259 Subdivision Consent 2-lot residential 1 subdivision. The outcome was Granted on 03/01/2008.

**5114163 9 Ayr Street Dunedin**

LUC-2007-96 Land Use Consent technical non-compliance resulting from subdivision for shed on Lot 1. The outcome was Granted on 12/04/2007.

SUB-2007-37 Subdivision Consent Boundary Adjustment. The outcome was Granted on 12/04/2007.

**5114164 12 Wairoa Street Dunedin**

SUB-2007-37 Subdivision Consent Boundary Adjustment. The outcome was Granted on 12/04/2007.

**5137705 14 Wairoa Street Dunedin**

SUB-2022-67 Subdivision Consent The subdivision of the sites into two lots by way of a boundary adjustment. The outcome was Granted on 31/05/2022.

**5137706 11 Ayr Street Dunedin**

SUB-2022-67 Subdivision Consent The subdivision of the sites into two lots by way of a boundary adjustment. The outcome was Granted on 31/05/2022.

BACT-2022-19 Boundary Activity Notice Replacement garage breaching setback, height and height plane requirements. The outcome was Issued on 18/05/2022.

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:**

**Existing vehicle crossing - hard surface area needs resurfaced (recommendation only)**

The hard surfaced area for this vehicle crossing appears to need resurfaced on both Ayr Street and Wairoa Street frontage, *recommendation only*. To meet current Council standards the vehicle crossing is required to be sealed from the edge of carriageway to 5m inside the property boundary. This requirement is to protect the back of the footpath and prevent debris migrating from inside the property out onto the footpath or carriageway. This may be required to be upgraded in the future. 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.

**Non-compliant vehicle crossing - stormwater run-off.**

It appears there are no stormwater provisions in place at these vehicle crossings on Ayr Street and Wairoa Street frontage. 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.

The following Transport information is attached to this document:

- 5 Ayr Street, Dunedin - Vegetation Encroachment Letter.docx, date 12/02/2025.

**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

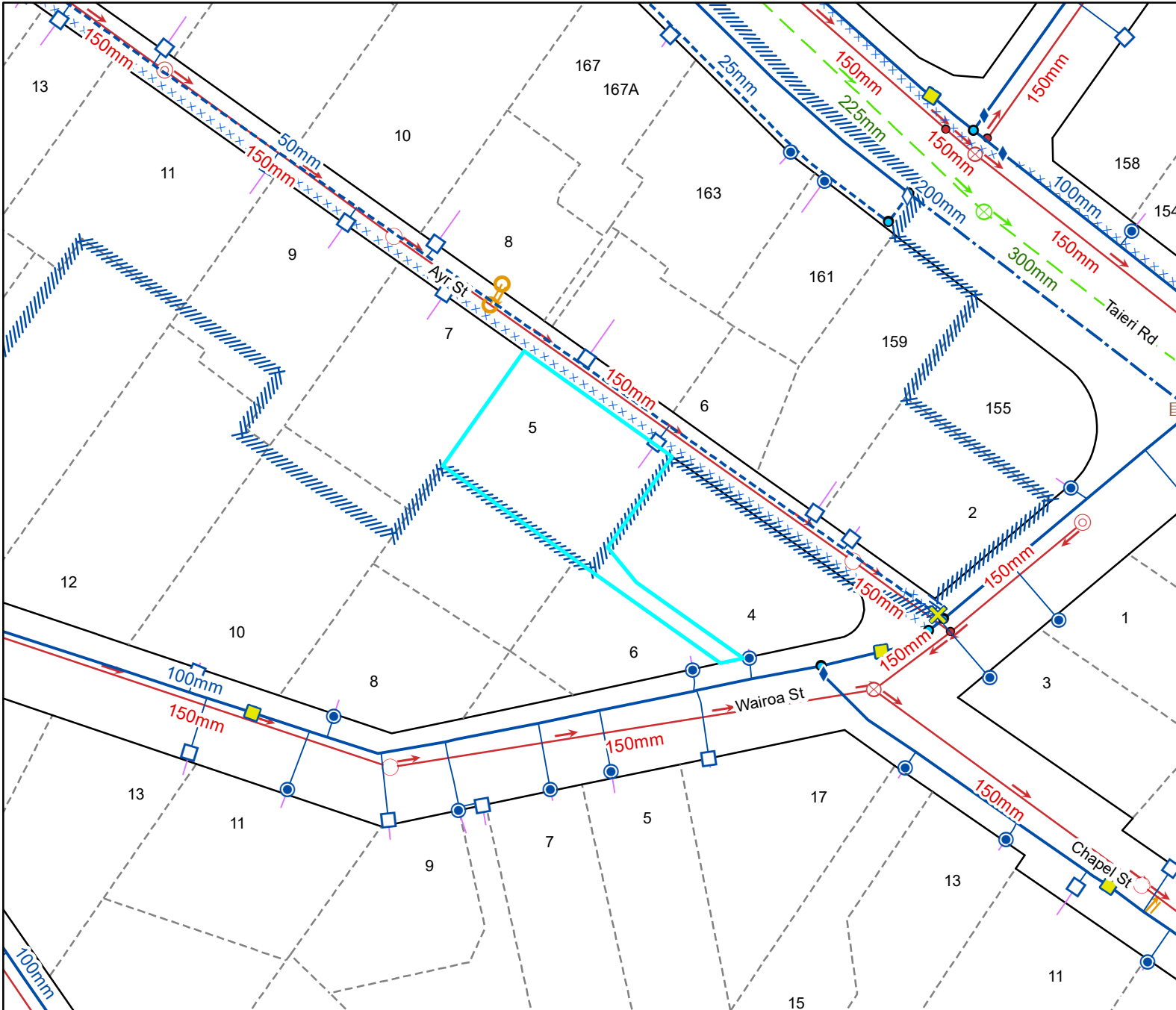
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PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the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

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2006, copyright T erralink International Ltd.





### 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)



# 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.

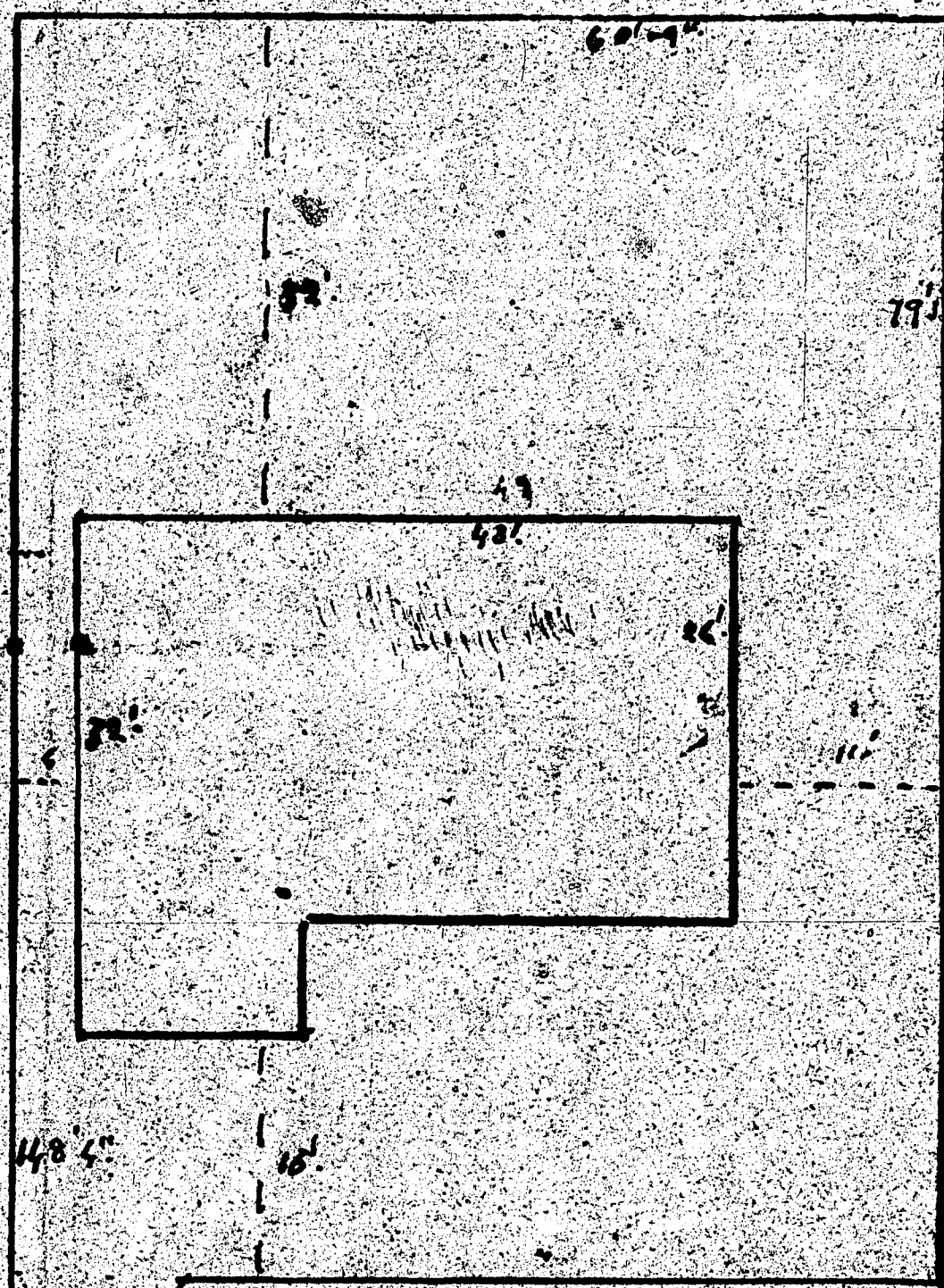
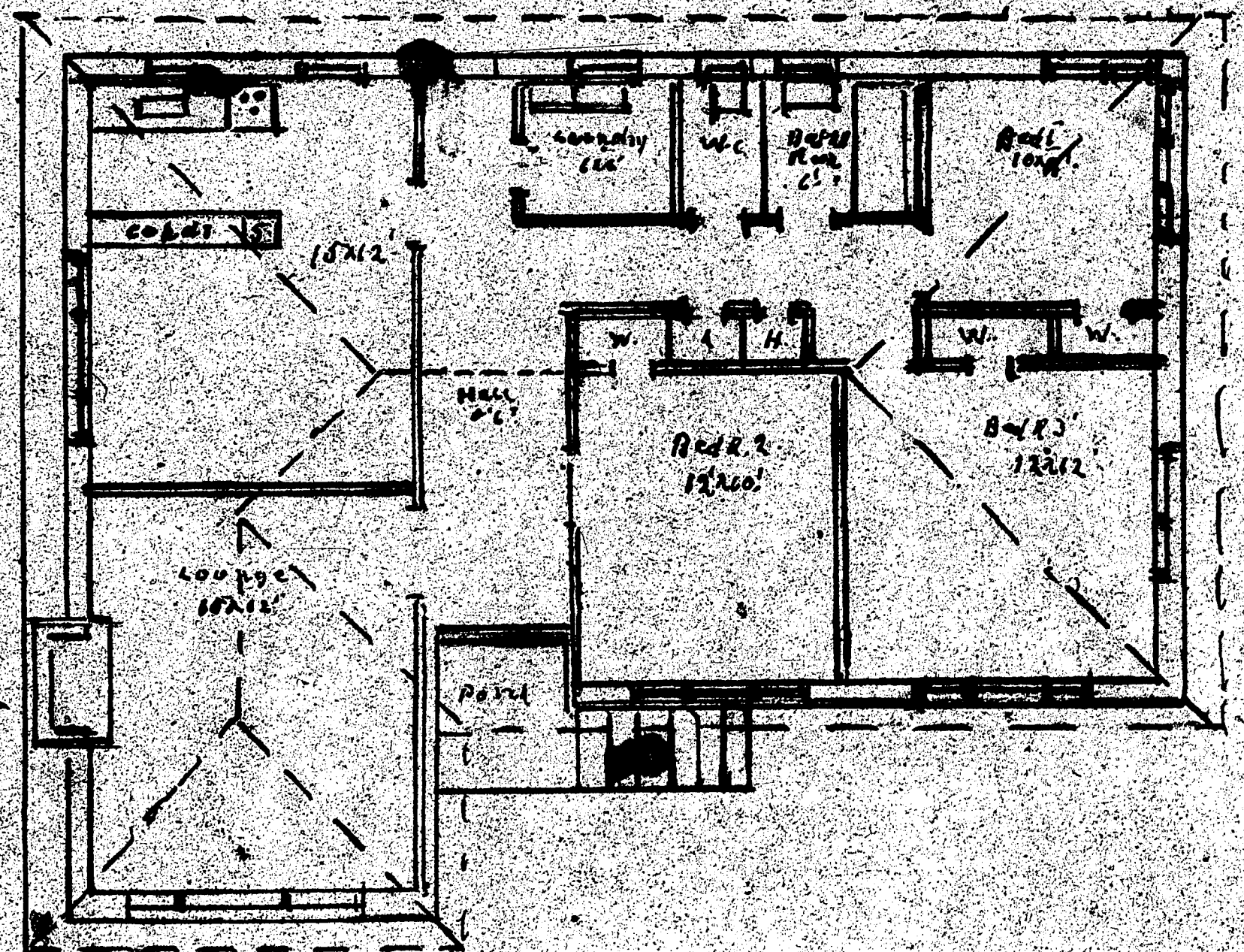
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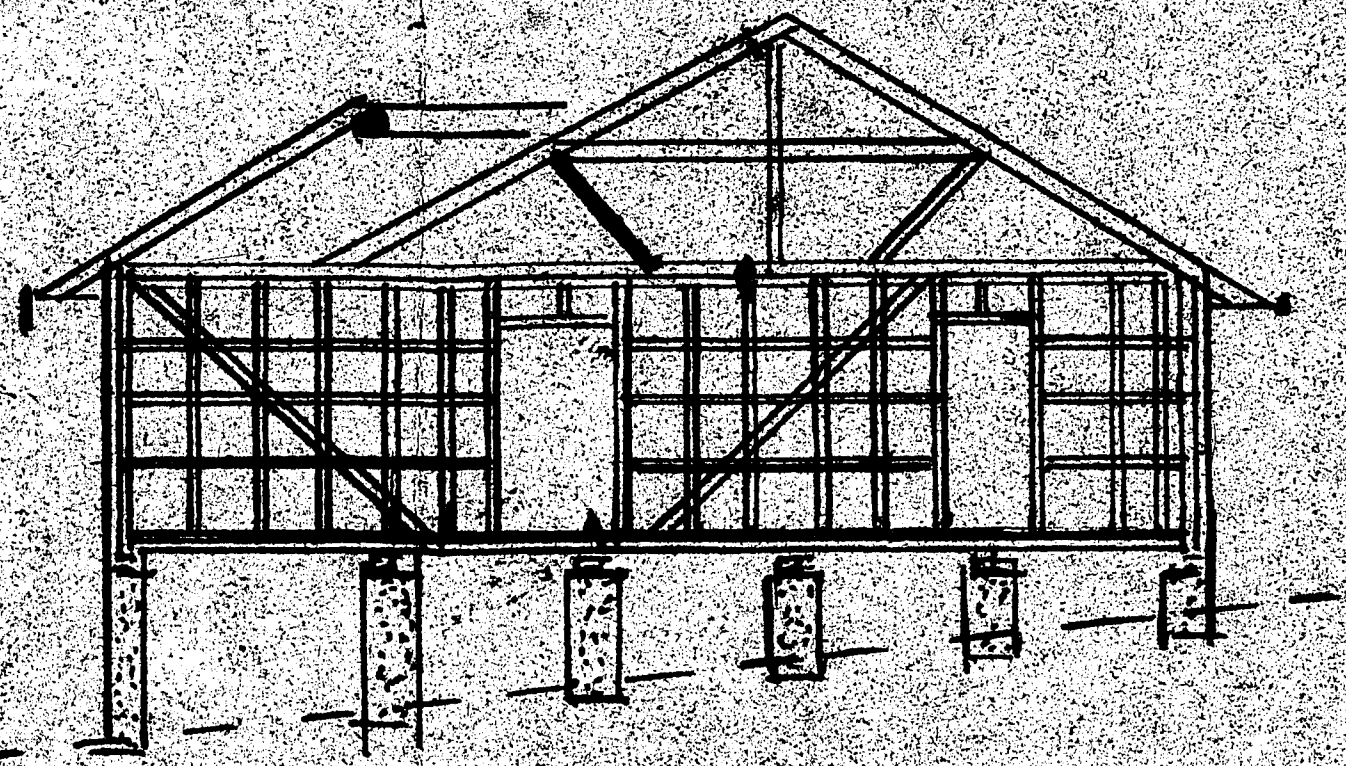
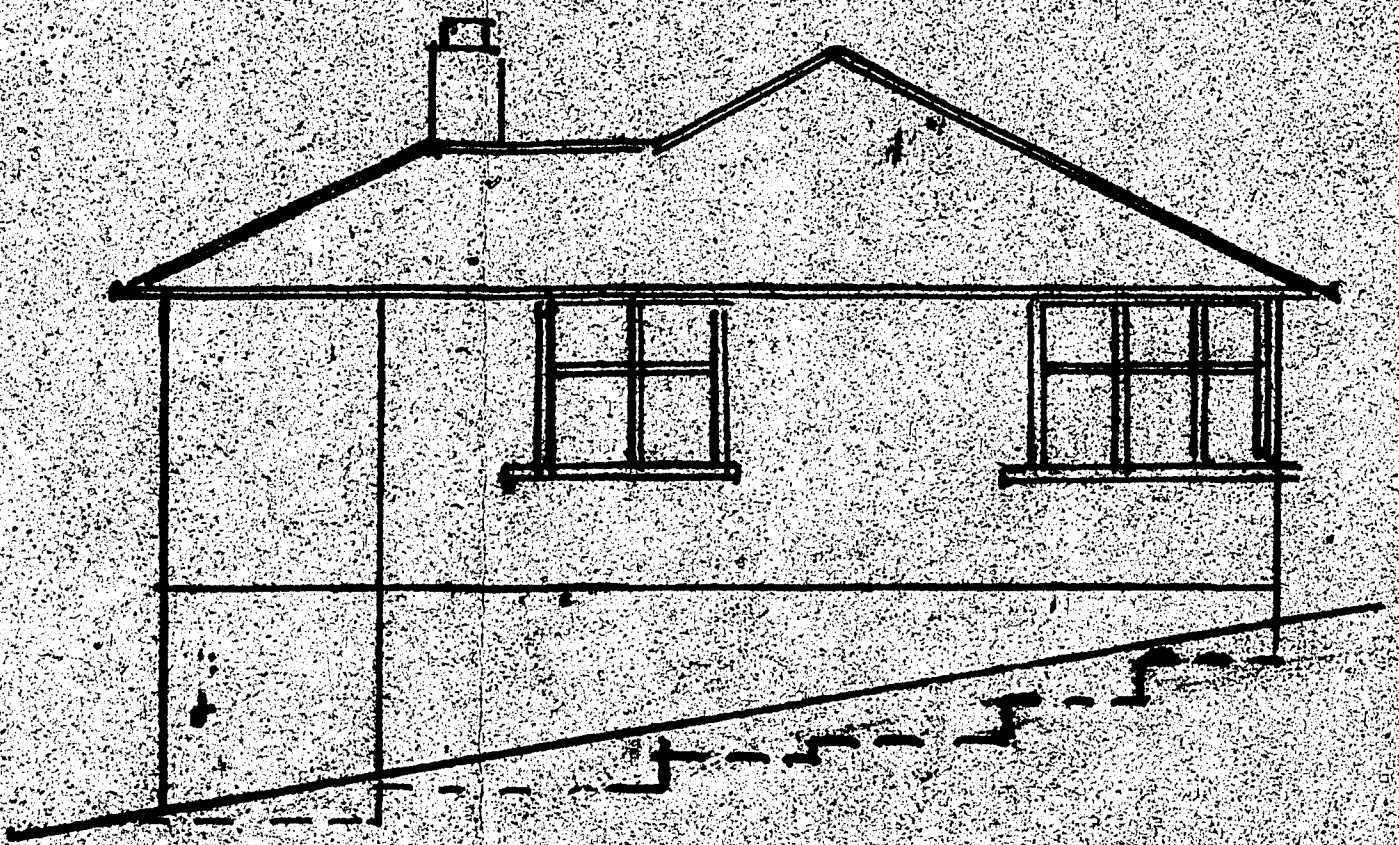
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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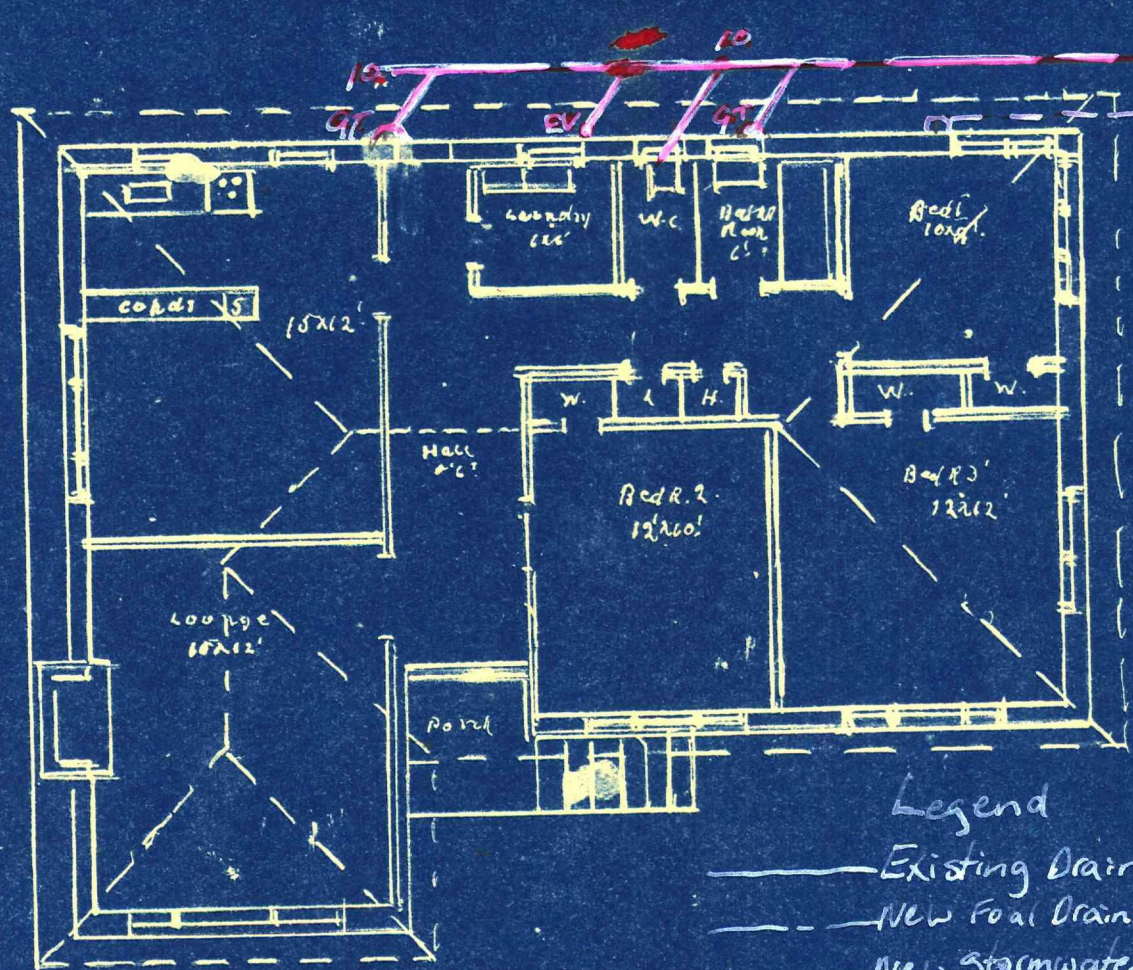
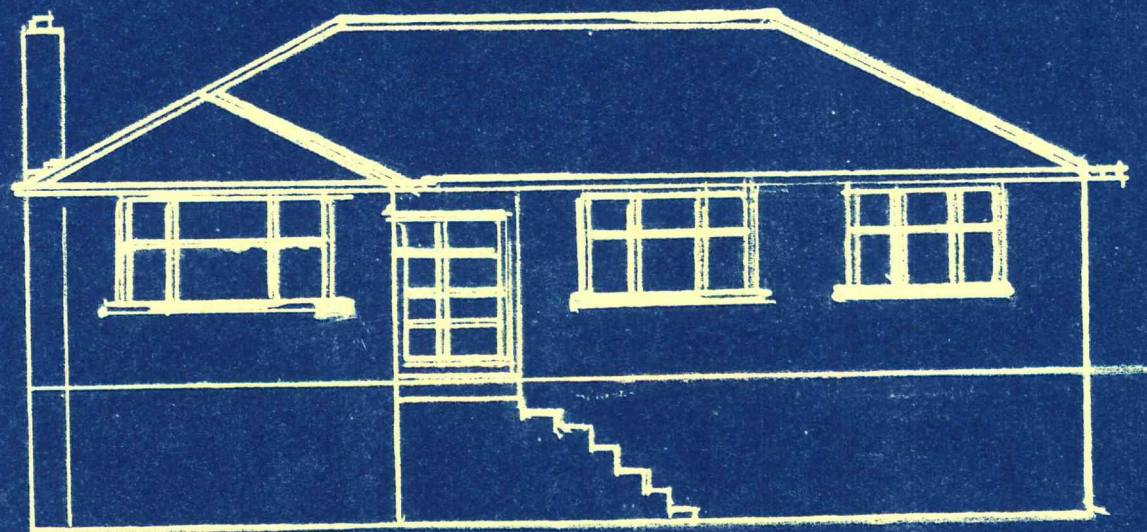


COMPOSITE DWELLING  
 MAIN ROAD & A.D. STREET.  
 LOT 2 PLAN DEPOSITED  
 Being SUBDIVISION of PART LOT  
 28 & 29 D.T. 49.  
 VILLAGE of KIRKLAND HILL  
 SCALE 1" = 8'



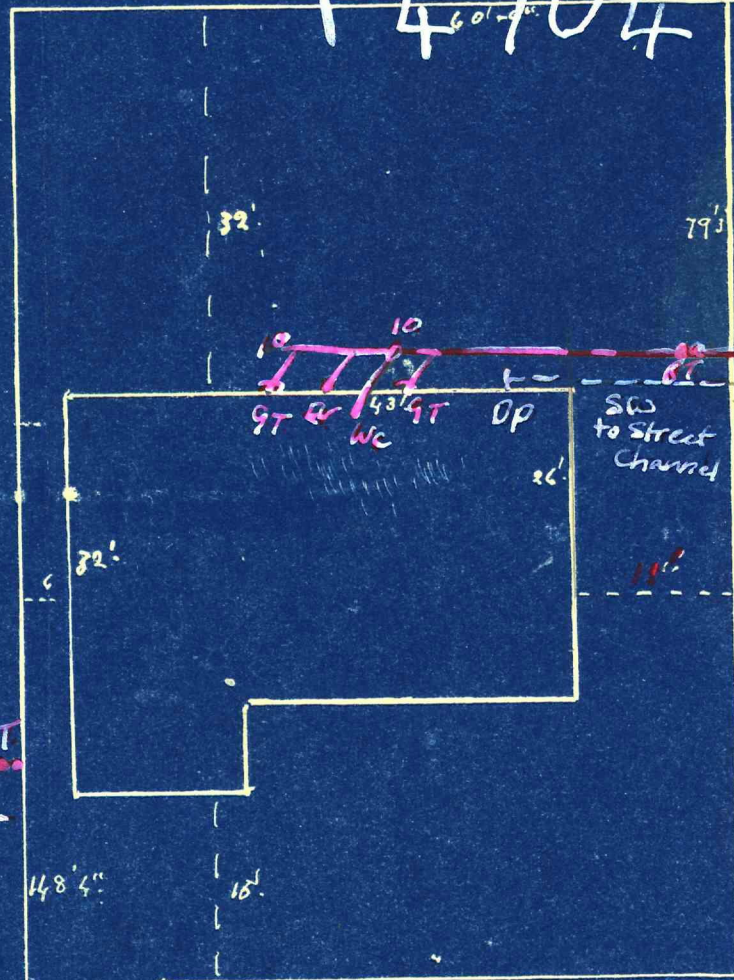
SECTION A-A





Legend  
 — Existing Drains  
 - - - New Foul Drains  
 - - - New Stormwater Drains

F4704



14'8"4"  
 16'  
 7'6"  
 11'2"

COMPOSITE DWELLING  
 WAIRORA ROAD & A9A STREET.  
 LOT 2 PLAN DEPOSITED  
 BEING SUBDIVISION OF PART LOT  
 28 & 29. D.T. 49.  
 VILLAGE of KIRKLAND HILL  
 SCALE 1" = 8'

A/12880

F4704

G.H. WEAVERS

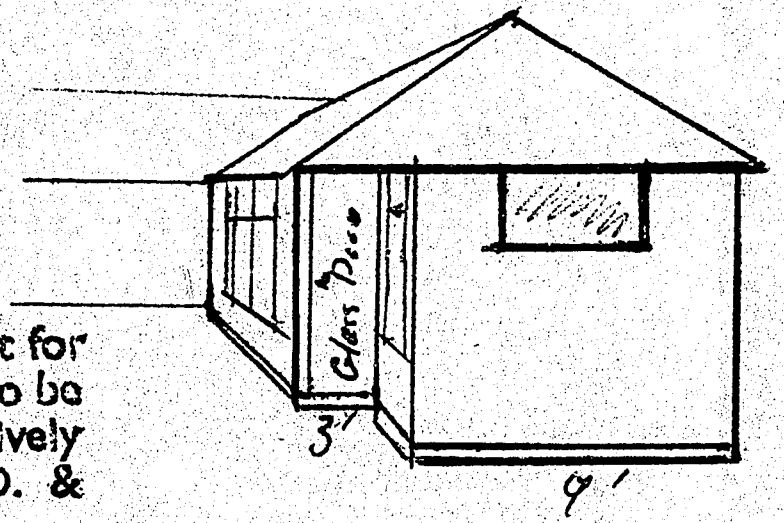
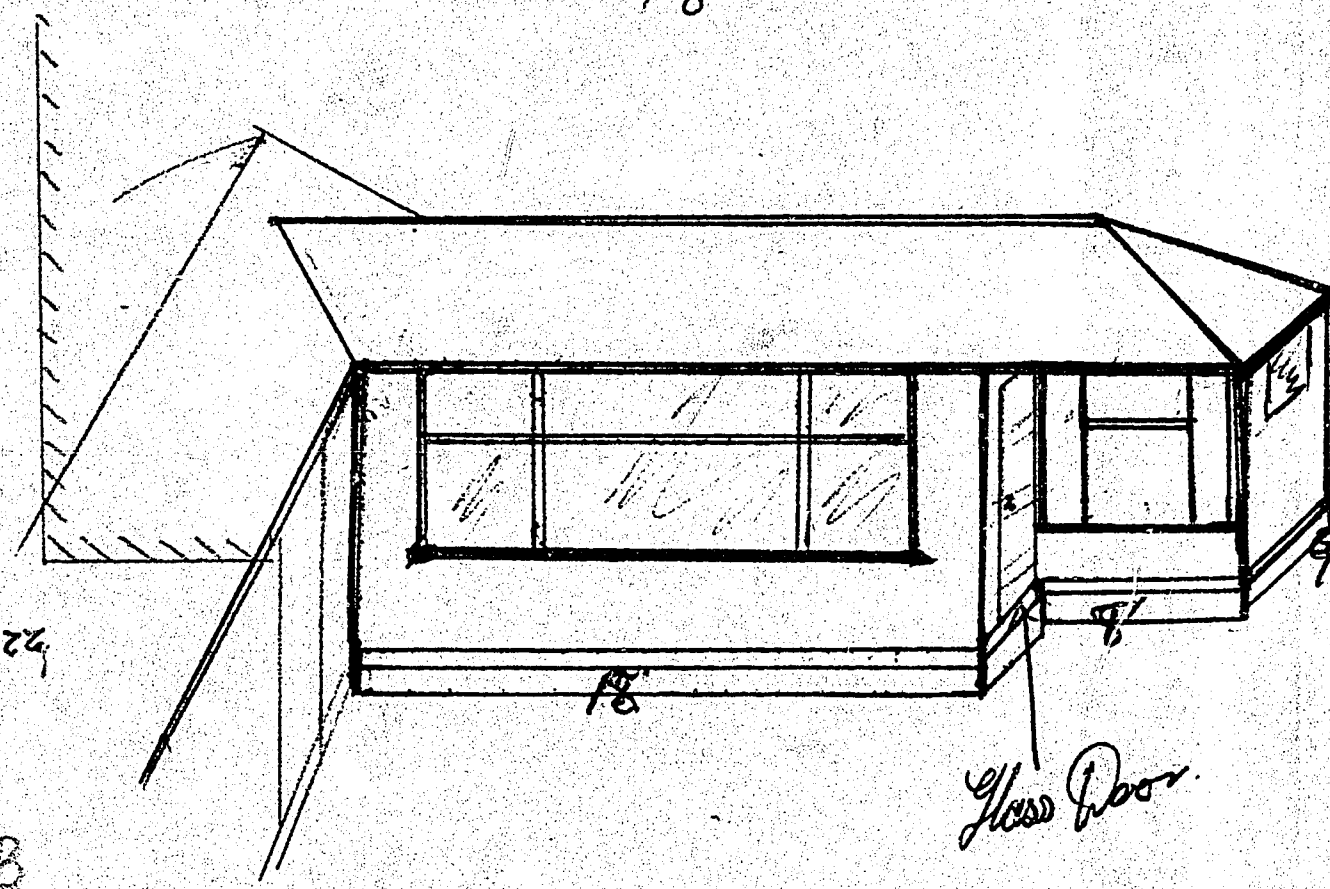
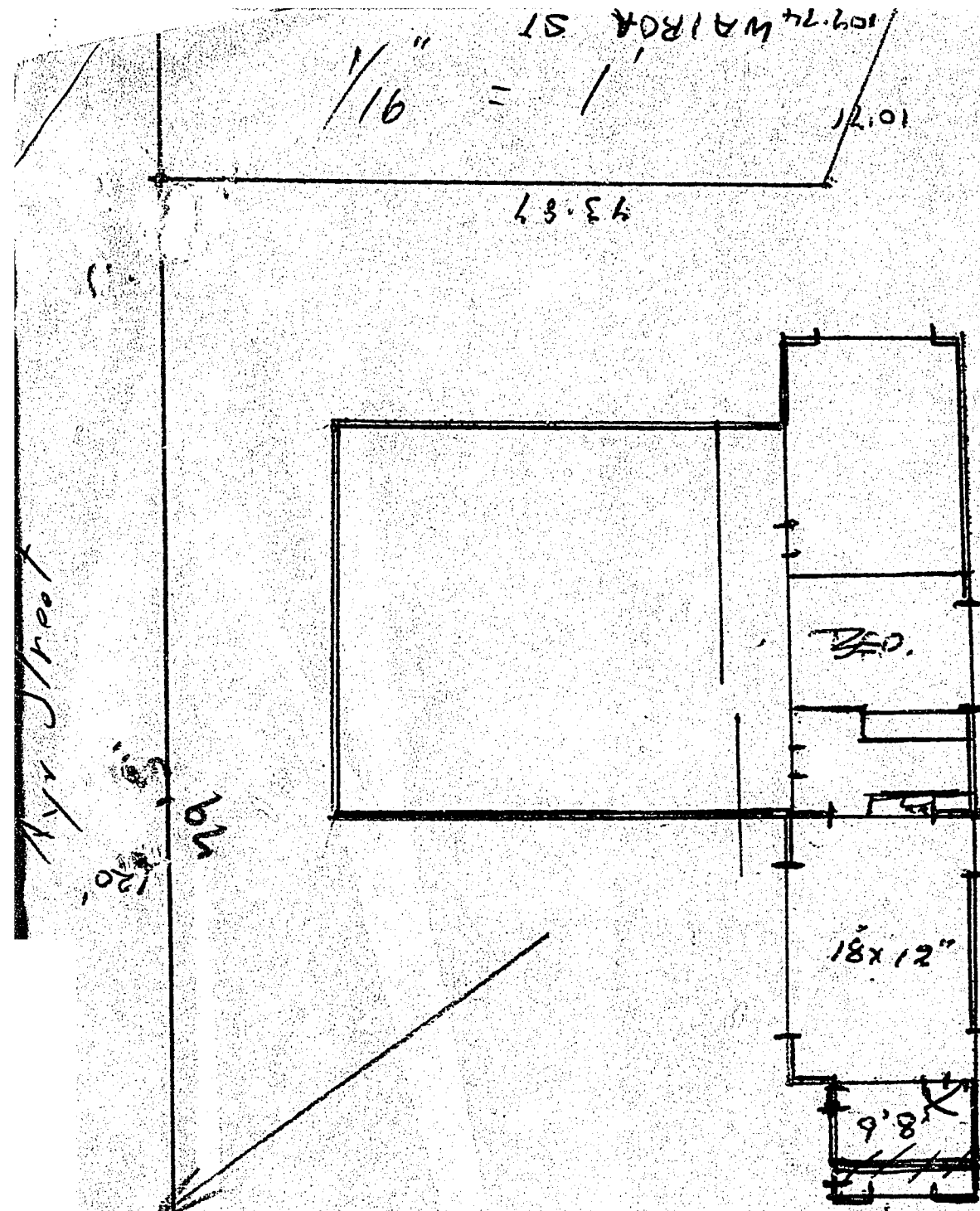
S.W. DRAIN EXTENDED TO  
 NEW CHANNEL UNDER  
 5/14830

A9A

ST

NEW CHANNEL





Asbestos cement rear wall.  
 Weatherboard front and side  
 Tile roof  
 Reinforced concrete  
 Foundations 5 reinforcing  
 rods. 4 x 2 Studs. 4 x 3  
 Beamer. 4 x 2 Joists. 4 x 2  
 dwarf. Pine ceiling  
 Gibraltar board lining  
 8 x 4 Supporting beam

**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 existing  
~~facilities. Proposed addition to be~~  
~~the rear of end of front drain at~~  
 Foul sewage to be discharged to drain shortened  
~~the rear of addition~~

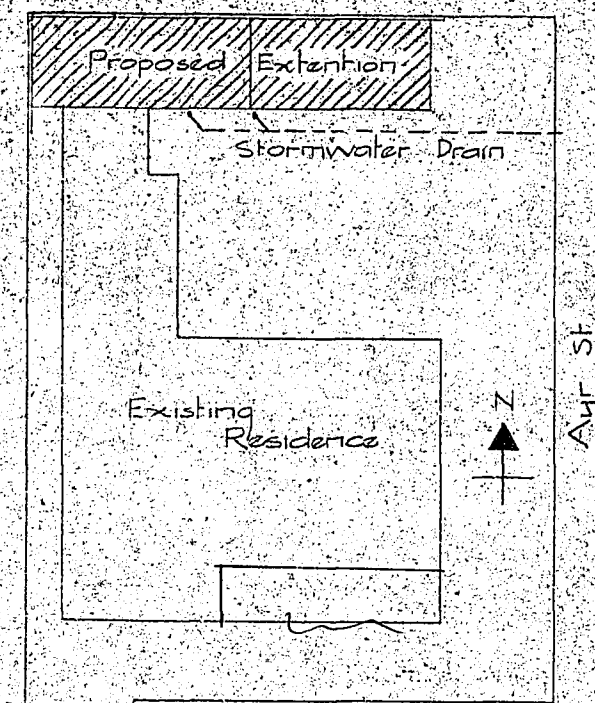
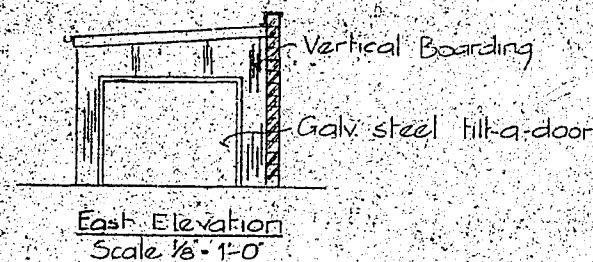
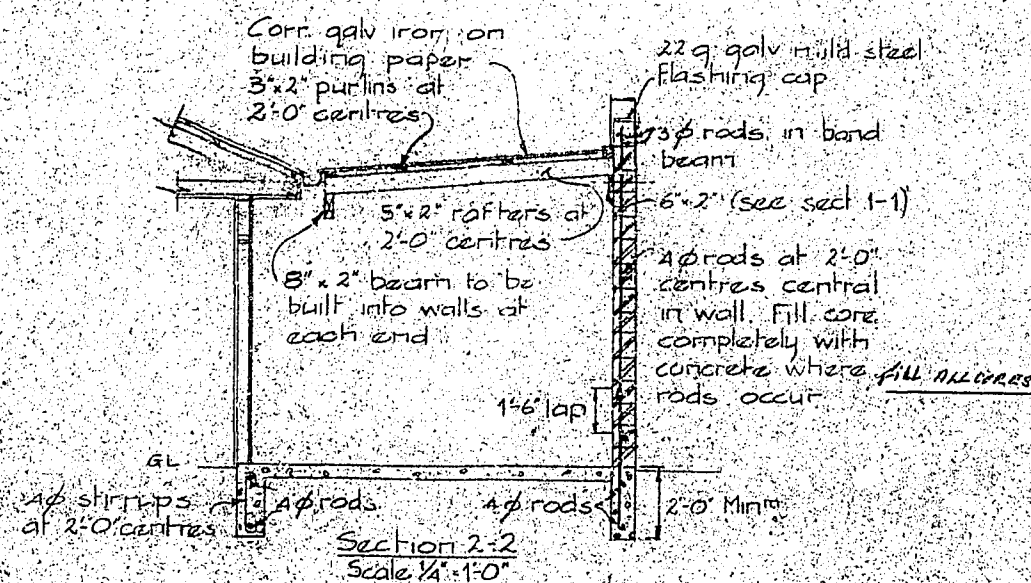
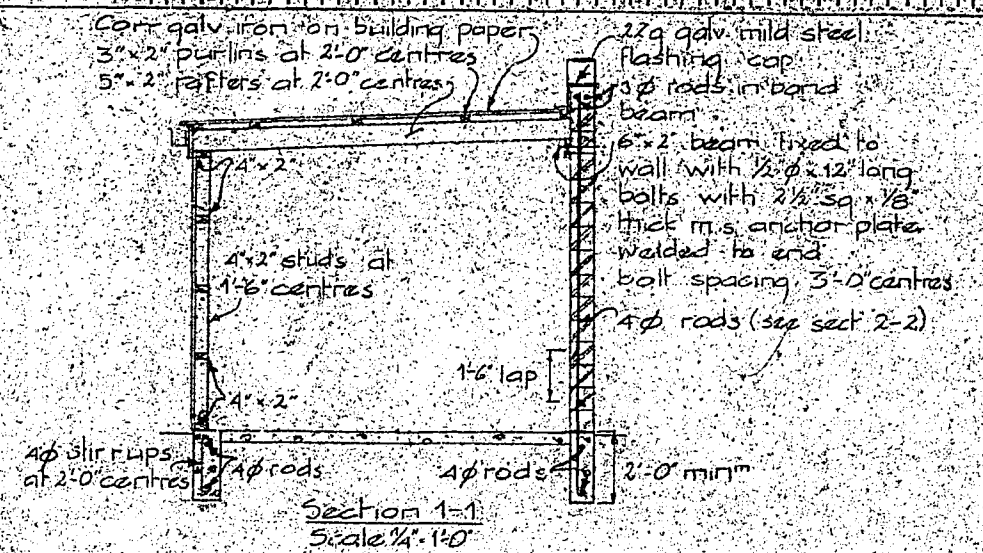
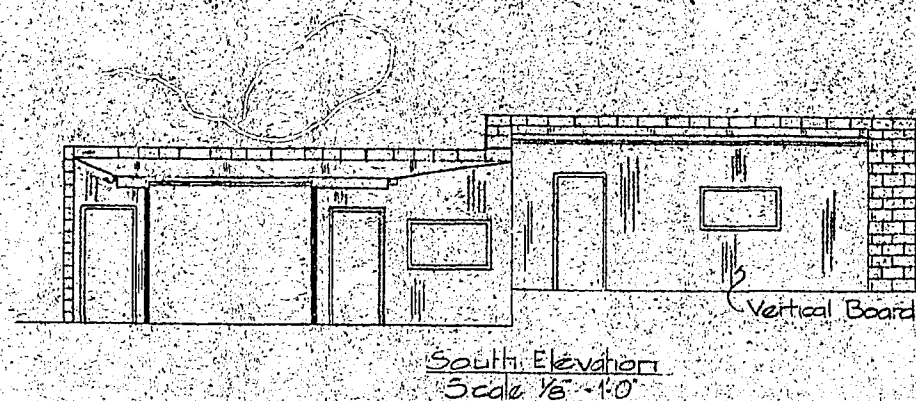
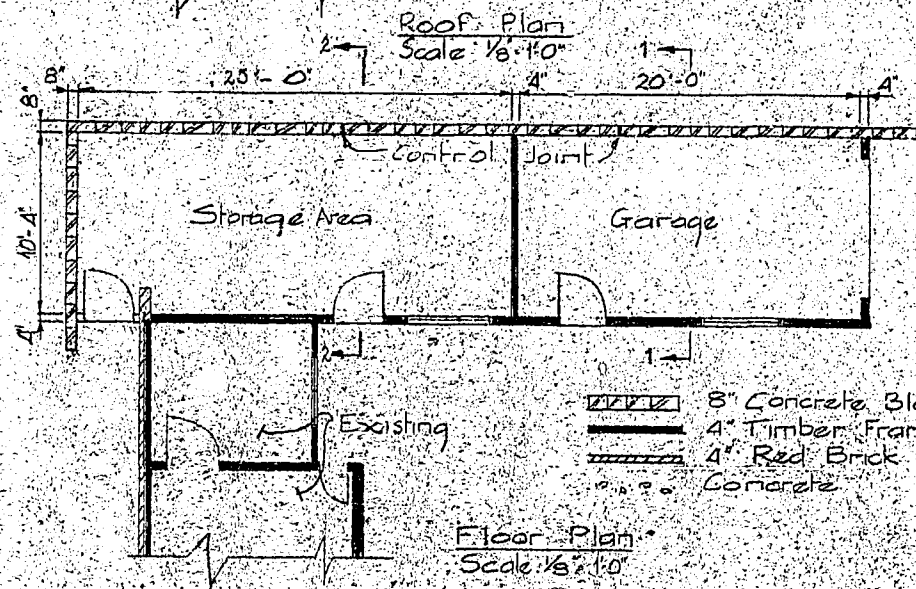
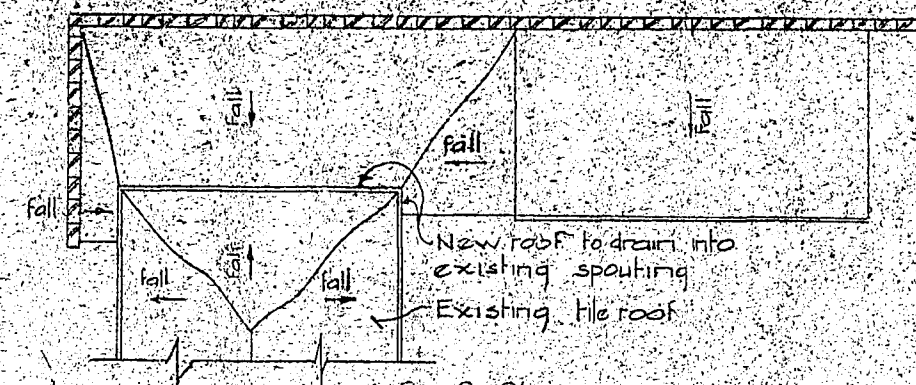
16/7/65  
 C.B. Rowe

13319

*R.D. Chandler*

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

DATE 19.2.65  
*[Signature]* CITY ENGINEER



Note  
All timber shall be red  
pine or treated pinus.

**CITY PLANNING DEPARTMENT**  
Pursuant to the provisions of the District Scheme, the 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

Approved by committee 26/2/75  
and returned 207  
26/2/75  
Residential, Signed *R. C. Ellis*  
for City Planning Officer

Wairoa St  
Site Plan  
Scale  $\frac{1}{16}'' = 1'-0''$

884

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 20' trench of  
existing stormwater drain F/4704 to the  
street drain  
raw sewage to be discharged to \_\_\_\_\_

Trade Waste.

CITY ENGINEER'S OFFICE

Required level at Street Boundary Any entrance or fence shall be at  
level of Crown of C&G - - - - -

constructed to the same grade as the adjoining street.

Vehicle Crossing Fee / Deposit Exrsh -----

Special Conditions \_\_\_\_\_

For City Engineer Date 11. 3. 25

NOTE This endorsement overrules any levels or instructions shown on the plan

**DUNEDIN CITY CORPORATION**

**COPY OF APPROVED PLAN**

OR SPECIFICATION

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

DATE 3-4-71

CITY ENGINEER

DATE 3-4-75

CITY ENGINEER

This permit is issued subject to the additional conditions shown on the back hereof.



12 February 2025



**ENCROACHING VEGETATION – 5 Ayr Street, Dunedin**

It has been brought to our attention that some of the vegetation from your property is growing over the property boundary and encroaching into the road corridor, which includes footpaths and walkways.

To keep the area safe and clear for vehicles and pedestrians, especially those in our community who are sight impaired, we would like you to have this vegetation trimmed back to meet the clearances shown in the diagram overleaf. Hedges need to be pruned back to the property boundary to clear the full width of the footpath.

Please complete this work within 28 days of the letter date and advise us upon completion. If you are unable to do the work in this timeframe or if you have already completed this recently, please contact us as soon as possible.

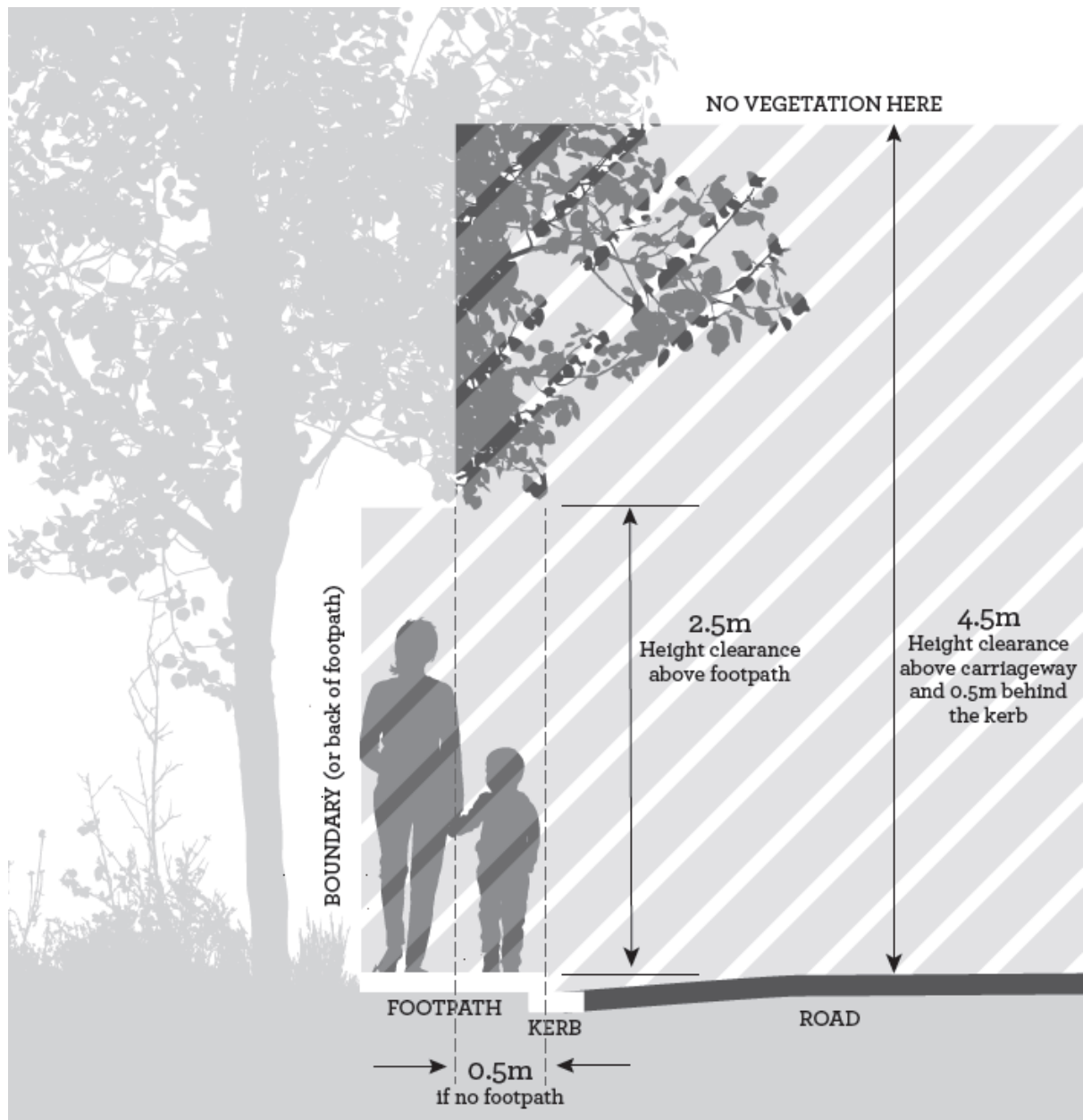
In areas where the work is to be carried out on or near the roadway and at risk from moving traffic the owner will need to engage a suitably qualified contractor to ensure this work can be carried out in accordance with DCC's safety and traffic management requirements.

If you have any questions or concerns about this issue, please call the undersigned on 03 477 4000 or email to [dcc@dcc.govt.nz](mailto:dcc@dcc.govt.nz).

Yours faithfully

**TRANSPORT VEGETATION TEAM  
DUNEDIN CITY COUNCIL**

## Vegetation Free Envelope



### **Vegetation free envelope:**

4.5m above carriageway (and 0.5m behind kerb)  
2.5m above footpath, full width.