

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Dunedin City Council – Land Information Memorandum

Property Address: 4 Murray Street Dunedin

Prepared for: Te Auripo Amina Kamira

Prepared on: 31-Oct-2025

Property Details:

Property ID	5037277
Address	4 Murray Street Dunedin
Parcels	LOT 5 DP 4863

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 31-Oct-2025

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

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

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 4 Murray Street Dunedin.....	1
Prepared for: Te Auripo Amina Kamira	1
Prepared on: 31-Oct-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	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	7
Rates Details	7
Rates Assessment Details	7
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	8
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	9
District Plan	9
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.	10
Building Information.....	10
Drainage	10
Foul Sewer and Waste Water.....	10
Minimum Floor Levels	10
Planning.....	11
Resource Consents within 50m of 4 Murray Street Dunedin.....	11
3 Waters	13
Information Regarding Watercourses	13
Transport	13
Glossary of Terms and Abbreviations.....	15
Consent, Permit, Licence & Complaint types	15
Terms used in Permits & Consents.....	15
General terms.....	16
Appendices	17

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.

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, 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	2037277
Address	4 Murray Street Dunedin
Valuation Number	27370-42700
Latest Valuation Details	
Capital Value	\$520,000
Land Value	\$240,000
Value of Improvements	\$280,000
Area (Hectares)	0.0564HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,620.64
Rates Outstanding for Year	\$2,403.47

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-1939-22322](#) AAB19390707 8301 - Erect Dwelling, (Favel). The permit was lodged on 03-Mar-1939.

[H-1947-30084](#) AAB19470967 5307 - Erect Concrete Wall, No Plan, (Murray). The permit was lodged on 21-Oct-1947.

[H-1961-57046](#) AAB19611218 5573 - Repair Dwelling, No Plan, (Murray). The permit was lodged on 04-Jan-1961.

[H-1917-134015](#) AAD19170559

A12637 - Drains in Common A327 (Various). The permit was lodged on 18-Dec-1917.

[H-1939-155682](#) AAD19390391 D4961 - Plumbing & Drainage to Drain in Common, (Favel). The permit was lodged on 27-Jun-1939.

[H-1960-181140](#) AAD19600692 G3711 - Repair Drain, No Plan, (Murray). The permit was lodged on 15-Nov-1960.

[H-1960-181141](#) AAD19600693 G3758 - Refit Sink, Basin, Bath and Toilet, No Plan (Murray). The permit was lodged on 23-Nov-1960.

[H-1971-198053](#) AAD19710591 H9217 - Repair Drain, No Plan, (Murray). The permit was lodged on 02-Jul-1971.

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

- Road Classification Hierarchy (main roads within 30m of site)
 - Corstorphine Rd is a Collector road
 - Playfair St is a Collector road

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

Seepage

A seepage incident has been lodged on this property.

Seepage Incident: 57436 – 18.9.1998 - Completed NOTE - SEP980752 : Defective Council sewer - Repaired 18/9/98 - COMPLETED.

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 4 Murray Street Dunedin

[5036619 5 Murray Street Dunedin](#)

[RMA-1999-363084](#) Resource Management Act (Historical Data) ERECTION OF TEMPORARY ELECTION SIGNS (16 SITES ON PRIVATE PROPERTY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1999.

[RMA-1997-360548](#) Resource Management Act (Historical Data) ADD TO DWG (BALCONY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 10/02/1997.

[RMA-1989-352485](#) Resource Management Act (Historical Data) ERECT CARPARK Ownr:KAYE (Non-Notified - Non Complying). The outcome was Declined on 14/03/1989.

[RMA-1995-351925](#) Resource Management Act (Historical Data) DWG ADDN Ownr:KAYE (Non-Notified - Non Complying).

[RMA-1985-351766](#) Resource Management Act (Historical Data) CLOSE IN EXISTING GARAGE Ownr:KAYE / App: KAYE Designer: KAYE (Non-Notified - Non Complying). The outcome was Granted on 23/10/1985.

[5036784 92 Playfair Street Dunedin](#)

[RMA-1985-351775](#) Resource Management Act (Historical Data) GARAGE ADDN Ownr:DUNCAN / App: DJ WHIPP Designer: MCILROY (Non-Notified - Non Complying). The outcome was Granted on 21/10/1985.

[5037275 8 Murray Street Dunedin](#)

[RMA-1995-351993](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:BAILEY (Non-Notified - Non Complying). The outcome was Granted on 20/10/1986.

[5037282 11 Corstorphine Road Dunedin](#)

[LUC-2025-169](#) Land Use Consent Earthworks within 1.5m of a network utility.. The outcome was Granted on 18/07/2025.

[5037736 11A Corstorphine Road Dunedin](#)

[LUC-2015-574](#) Land Use Consent construct a retaining wall. The outcome was Granted on 12/01/2016.

[5037739 24 Embo Street Dunedin](#)

[BACT-2022-55](#) Boundary Activity Notice extend dwelling, add habitable spaces to existing subfloor space, add deck to upper level and patio to lower level. The outcome was Issued on 21/11/2022.

[LUC-2012-317](#) Land Use Consent construct a garage. The outcome was Granted on 14/08/2012.

[RMA-2001-365147](#) Resource Management Act (Historical Data) ADDITION TO DWELLING ENCROACHES SIDE YARD & HEIGHT PLAN E (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

[5037740 20 Embo Street Dunedin](#)

[LUC-2016-484](#) Land Use Consent land use consent to construct a new deck that breaches district plan bulk and location requirements. The outcome was Granted on 19/10/2016.

[5037747 26 Murray Street Dunedin](#)

[RMA-1996-360319](#) Resource Management Act (Historical Data) ADD TO DWG (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/11/1996.

[5115543 24A Murray Street Dunedin](#)

[LUC-2009-500](#) Land Use Consent construct a retaining wall. The outcome was Granted on 09/12/2009.

[SUB-2007-231](#) Subdivision Consent 2-lot Residential 1 Subdivision. The outcome was Granted on 23/01/2008.

[5116096 26 Embo Street Dunedin](#)

[LUC-2010-271](#) Land Use Consent land use consent as a consequence of a two lot residential 1 subdivision. The outcome was Granted on 22/07/2010.

[SUB-2010-62](#) Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 22/07/2010.

[5116097 26A Embo Street Dunedin](#)

[LUC-2010-271](#) Land Use Consent land use consent as a consequence of a two lot residential 1 subdivision. The outcome was Granted on 22/07/2010.

[SUB-2010-62](#) Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 22/07/2010.

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:

Encroachment on road reserve – privately owned concrete path, retaining structure and vegetation/trees

On the property's frontage there is a concrete path, retaining structure and various privately owned plantings that appear to be located on road reserve. These may remain at the pleasure of Council. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Vehicle crossing - no vehicle access.

This property appears to have no vehicle access, pedestrian access only.

Parking bay on DCC road reserve

There appears to be a partially surfaced parking bay that has been created outside this property on the road reserve. To meet current Council standards the parking bay would be required to be hard surfaced with asphalt for the first 5 metres from the back of the footpath. This requirement is to prevent debris migrating out onto the footpath and/or carriageway. This may remain at the pleasure of Council. Council accepts this situation but accepts no liability. As the parking bay is located on road reserve, the space may be occupied by any road user.

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

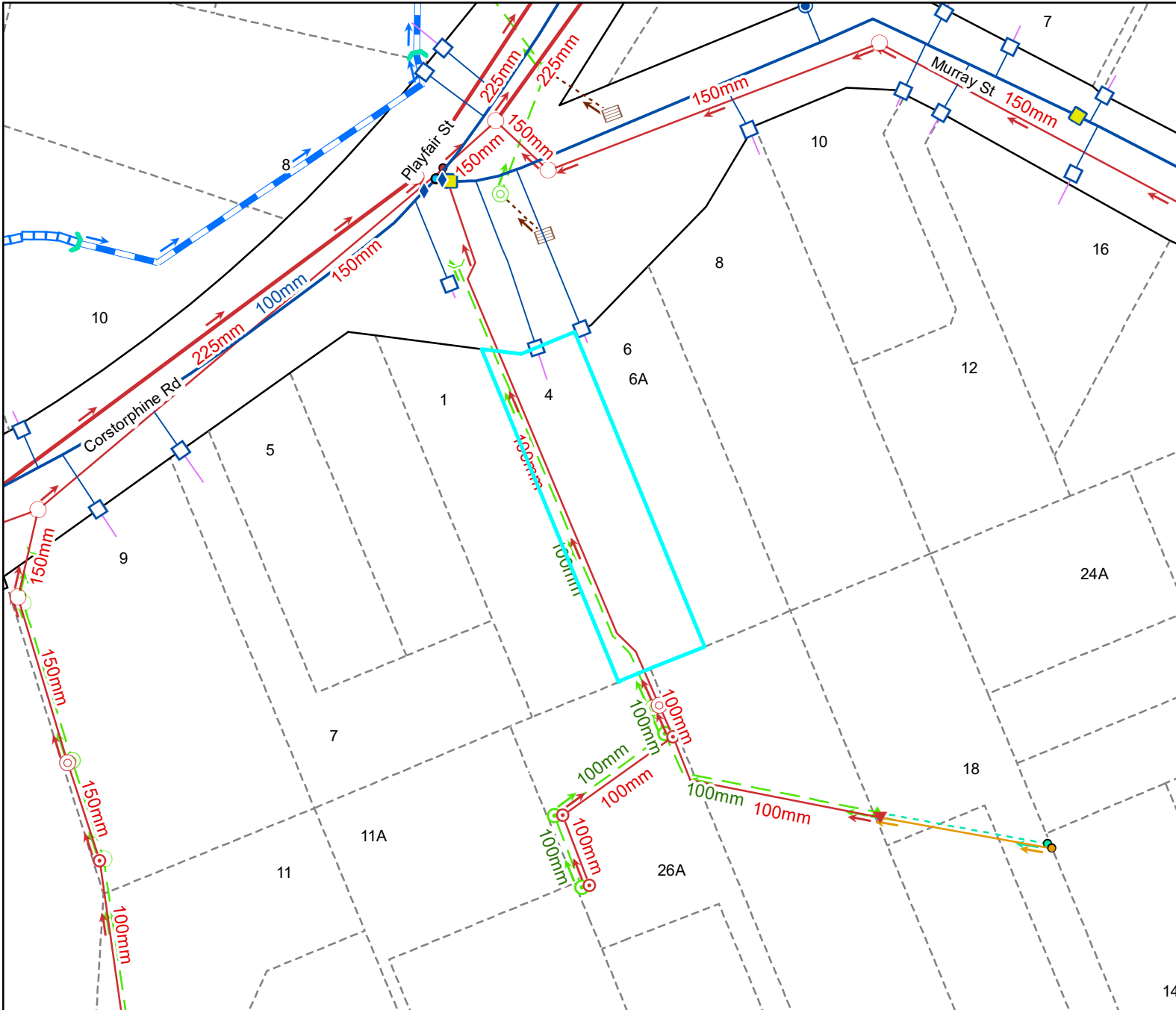
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

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
24/10/2025
8:02:37 PM



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

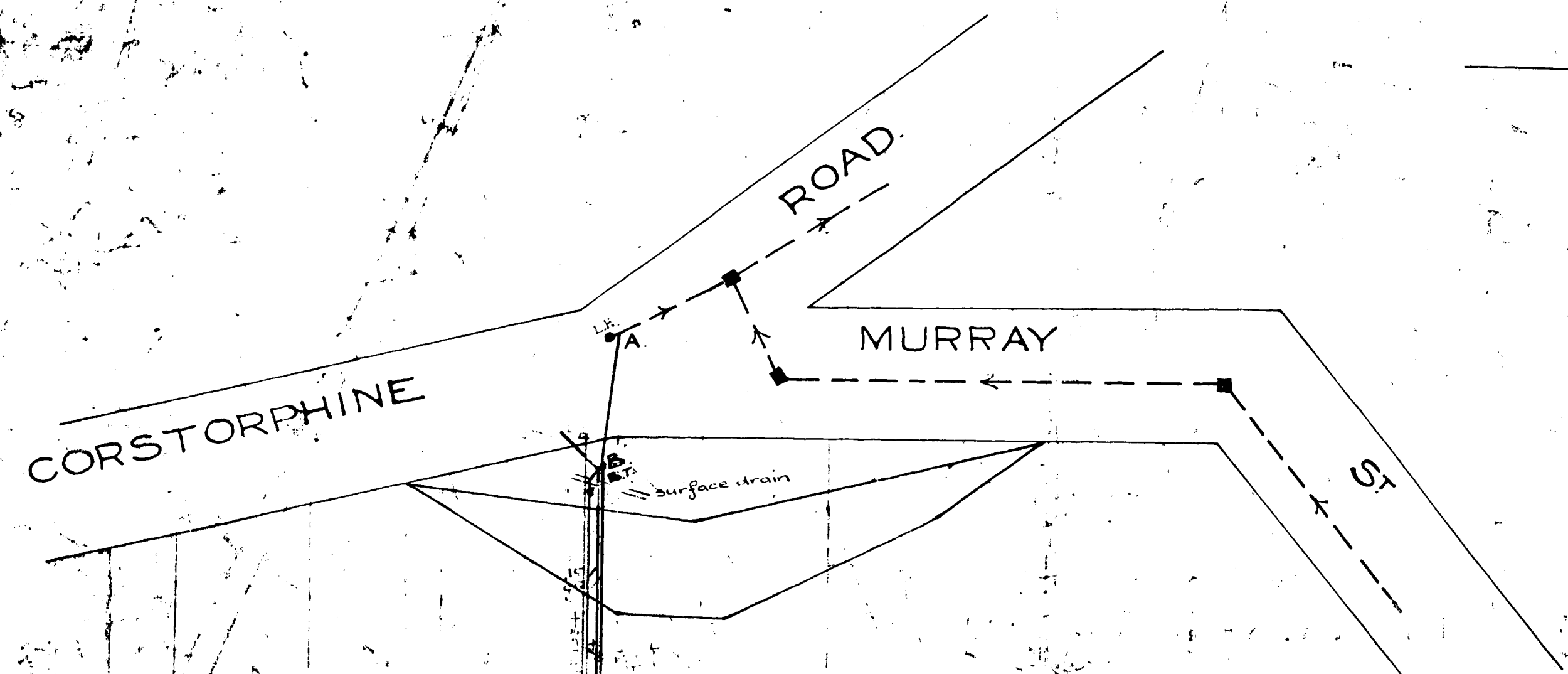
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.

DUNEDIN DRAINAGE & SEWERAGE BOARD.

PLAN No.
CONTRACT No. 327

— DRAIN IN COMMON —
— CORSTORPHINE RD & EMBO ST —

Hor 40^{ft}
Scales Ver 10^{ft} To an Inch.



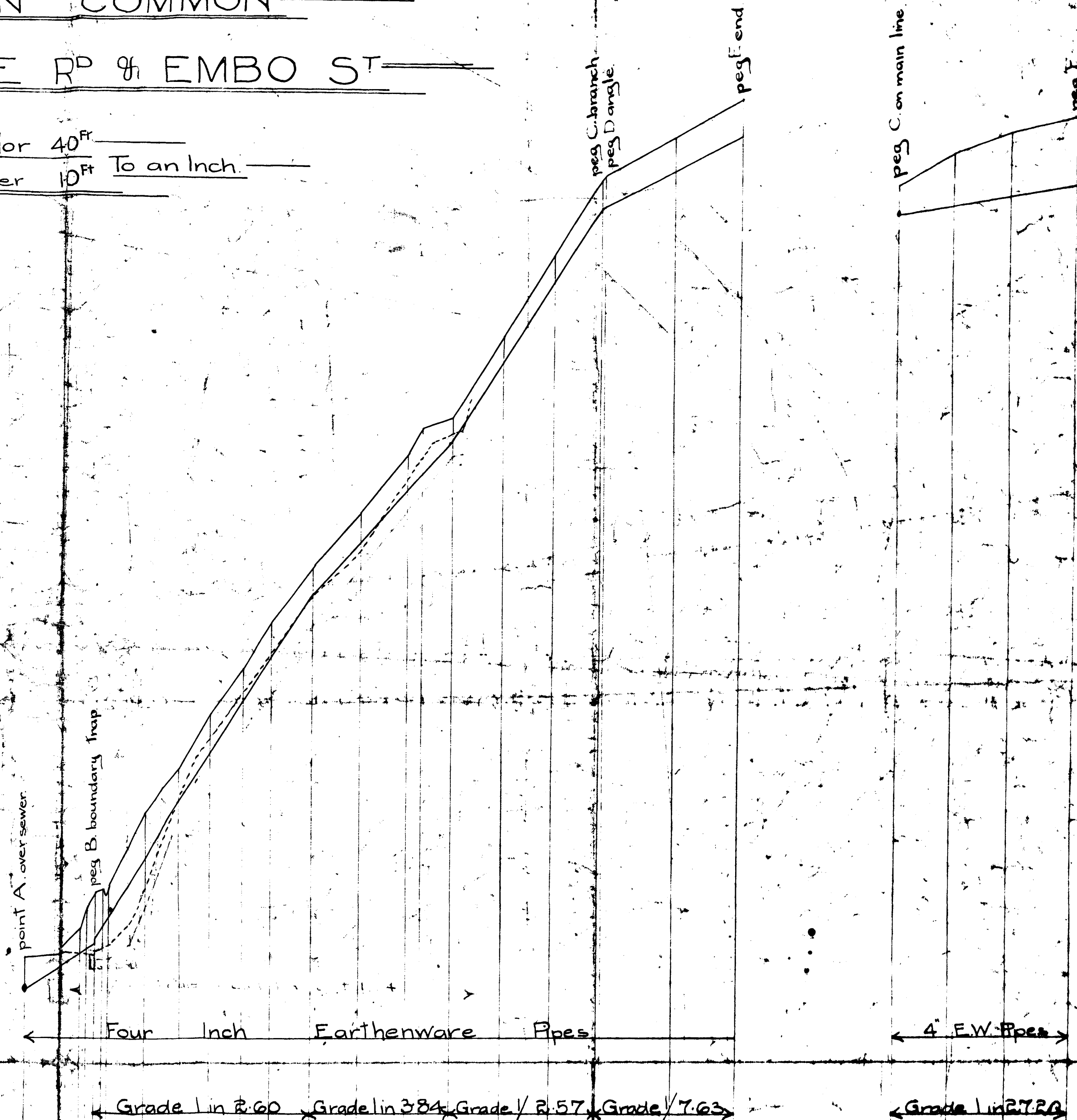
BLOCK II CORSTORPHINE

Siley Siley McArthur

Siley

EMBO

STREET

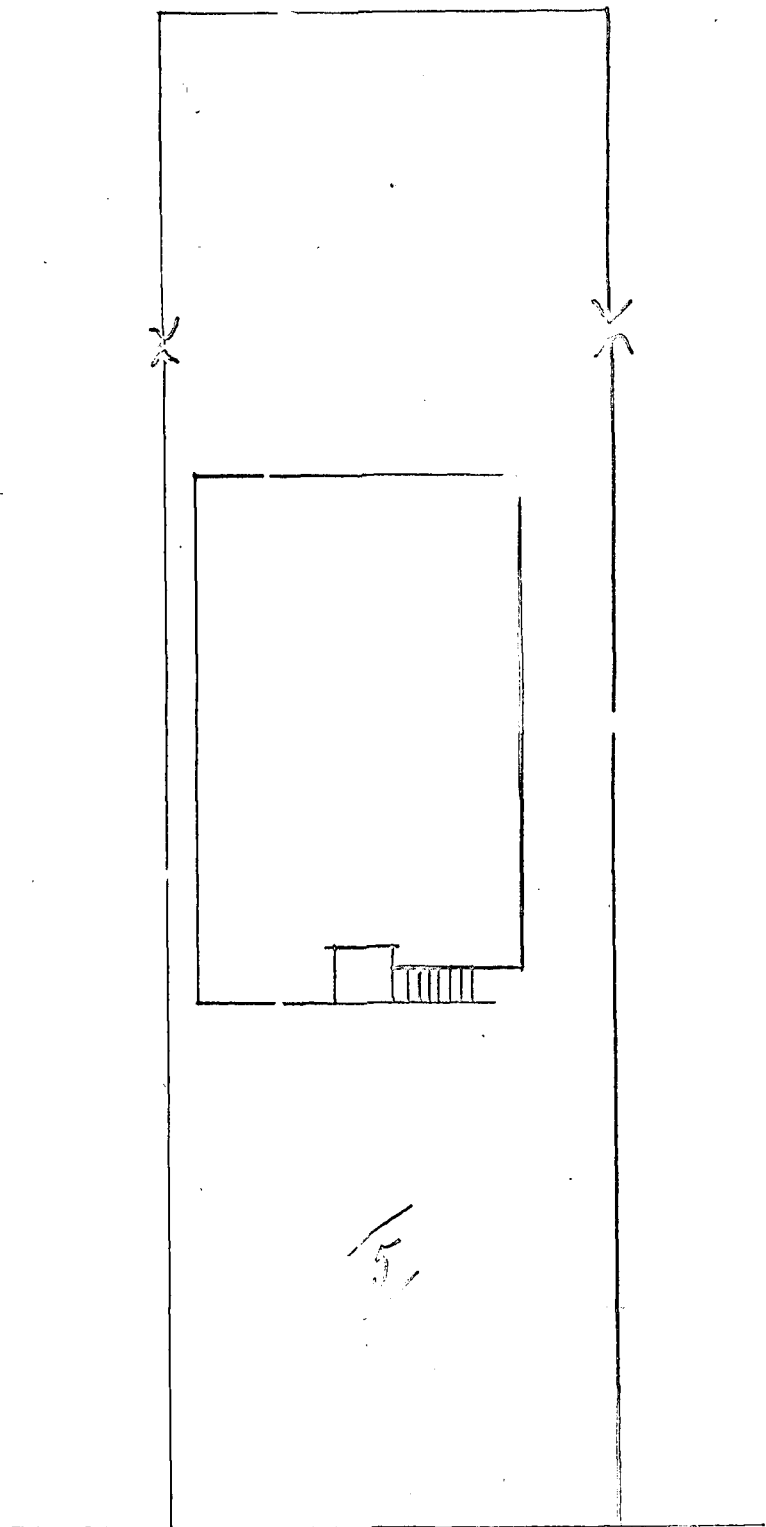


150^{ft} above datum
depth to invert
invert levels
surface levels

00	177.60	173.03	5.57
10	178.80	174.23	4.57
20	179.90	175.33	4.57
30	181.00	176.43	4.57
40	182.10	177.53	4.57
50	183.20	178.63	4.57
60	184.30	179.73	4.57
70	185.40	180.83	4.57
80	186.50	181.93	4.57
90	187.60	183.03	4.57
100	188.70	184.13	4.57
110	189.80	185.23	4.57
120	190.90	186.33	4.57
130	192.00	187.43	4.57
140	193.10	188.53	4.57
150	194.20	189.63	4.57
160	195.30	190.73	4.57
170	196.40	191.83	4.57
180	197.50	192.93	4.57
190	198.60	194.03	4.57
200	199.70	195.13	4.57
210	200.80	196.23	4.57
220	201.90	197.33	4.57
230	203.00	198.43	4.57
240	204.10	199.53	4.57
250	205.20	200.63	4.57
260	206.30	201.73	4.57
270	207.40	202.83	4.57
280	208.50	203.93	4.57
290	209.60	205.03	4.57
300	210.70	206.13	4.57
310	211.80	207.23	4.57
320	212.90	208.33	4.57
330	214.00	209.43	4.57
340	215.10	210.53	4.57
350	216.20	211.63	4.57
360	217.30	212.73	4.57
370	218.40	213.83	4.57
380	219.50	214.93	4.57
390	220.60	216.03	4.57
400	221.70	217.13	4.57
410	222.80	218.23	4.57
420	223.90	219.33	4.57
430	225.00	220.43	4.57
440	226.10	221.53	4.57
450	227.20	222.63	4.57
460	228.30	223.73	4.57
470	229.40	224.83	4.57
480	230.50	225.93	4.57
490	231.60	227.03	4.57
500	232.70	228.13	4.57
510	233.80	229.23	4.57
520	234.90	230.33	4.57
530	236.00	231.43	4.57
540	237.10	232.53	4.57
550	238.20	233.63	4.57
560	239.30	234.73	4.57
570	240.40	235.83	4.57
580	241.50	236.93	4.57
590	242.60	238.03	4.57
600	243.70	239.13	4.57
610	244.80	240.23	4.57
620	245.90	241.33	4.57
630	247.00	242.43	4.57
640	248.10	243.53	4.57
650	249.20	244.63	4.57
660	250.30	245.73	4.57
670	251.40	246.83	4.57
680	252.50	247.93	4.57
690	253.60	249.03	4.57
700	254.70	250.13	4.57
710	255.80	251.23	4.57
720	256.90	252.33	4.57
730	258.00	253.43	4.57
740	259.10	254.53	4.57
750	260.20	255.63	4.57
760	261.30	256.73	4.57
770	262.40	257.83	4.57
780	263.50	258.93	4.57
790	264.60	260.03	4.57
800	265.70	261.13	4.57
810	266.80	262.23	4.57
820	267.90	263.33	4.57
830	269.00	264.43	4.57
840	270.10	265.53	4.57
850	271.20	266.63	4.57
860	272.30	267.73	4.57
870	273.40	268.83	4.57
880	274.50	269.93	4.57
890	275.60	271.03	4.57
900	276.70	272.13	4.57
910	277.80	273.23	4.57
920	278.90	274.33	4.57
930	280.00	275.43	4.57
940	281.10	276.53	4.57
950	282.20	277.63	4.57
960	283.30	278.73	4.57
970	284.40	279.83	4.57
980	285.50	280.93	4.57
990	286.60	282.03	4.57
1000	287.70	283.13	4.57

Michael Smith
1/1/1917

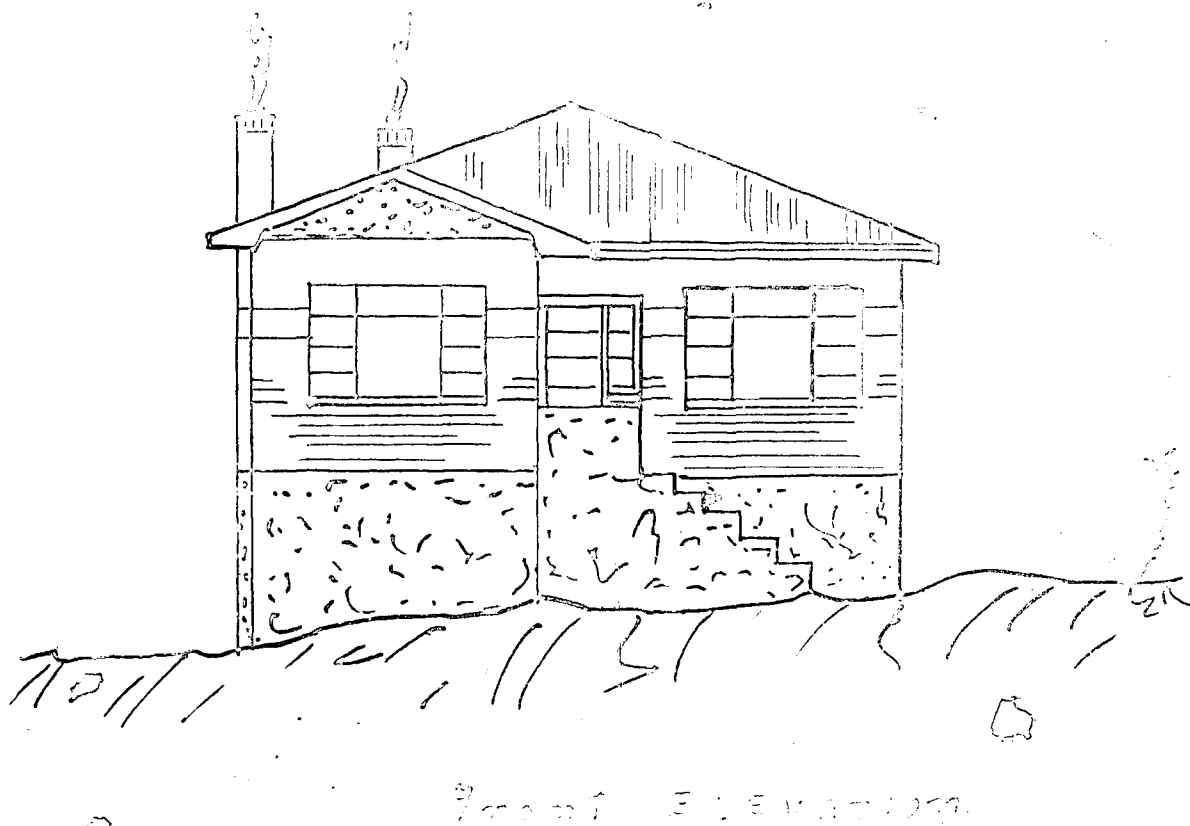
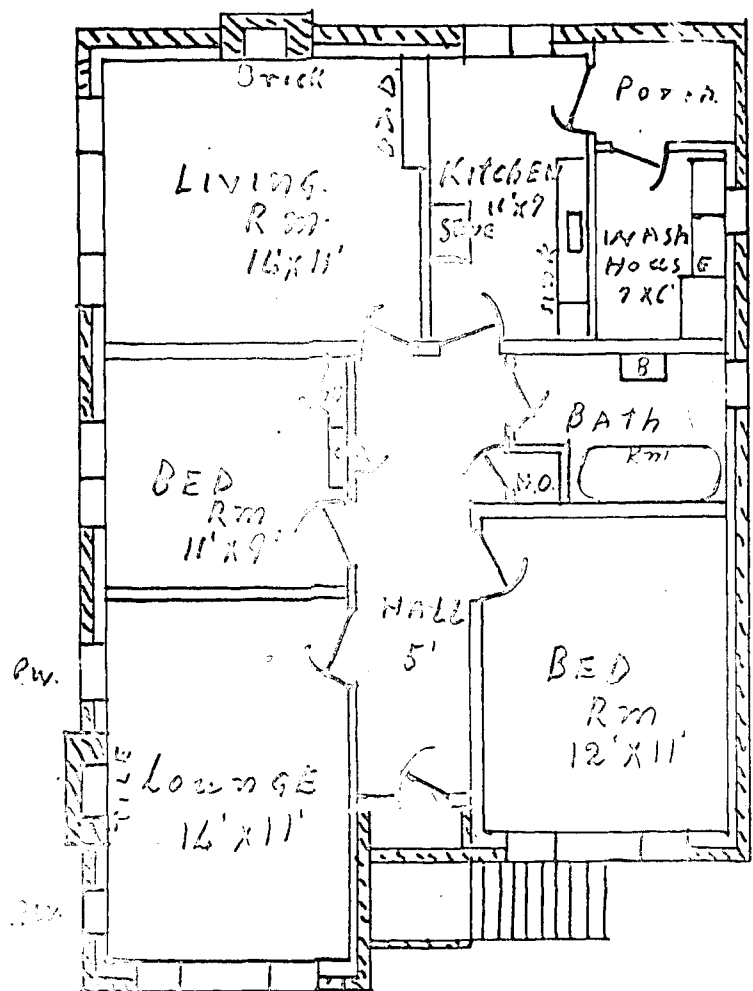
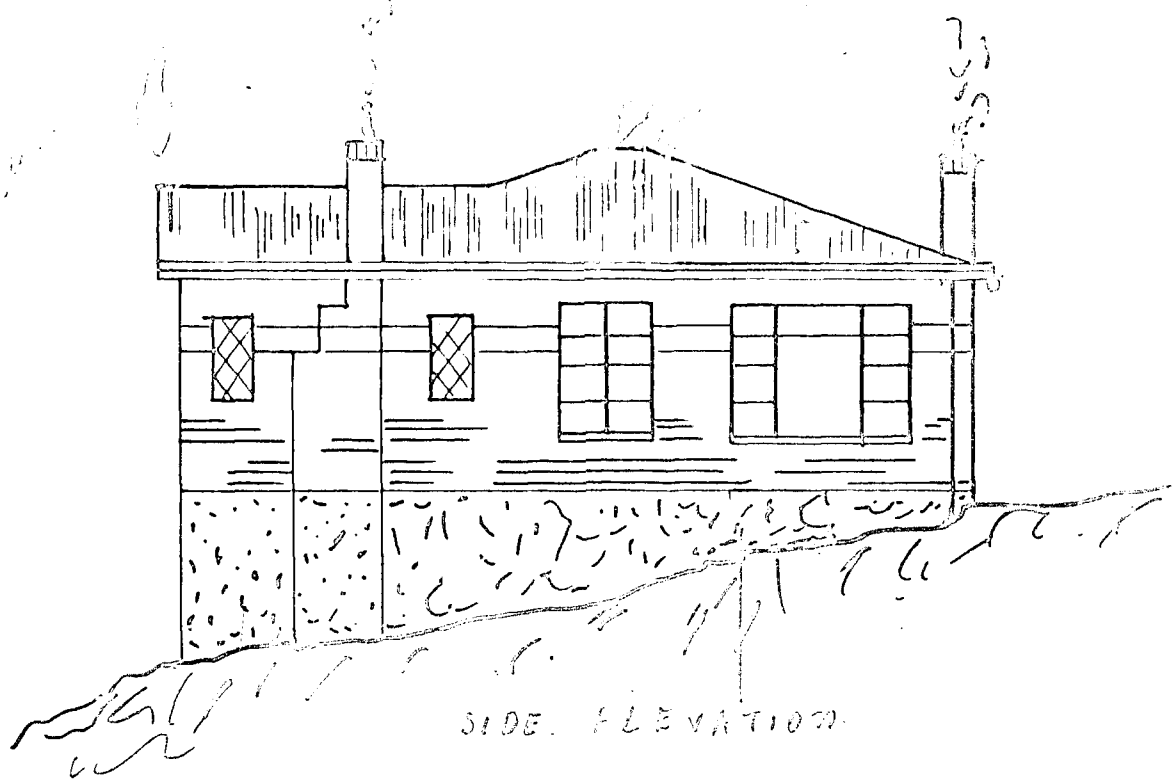
A/727

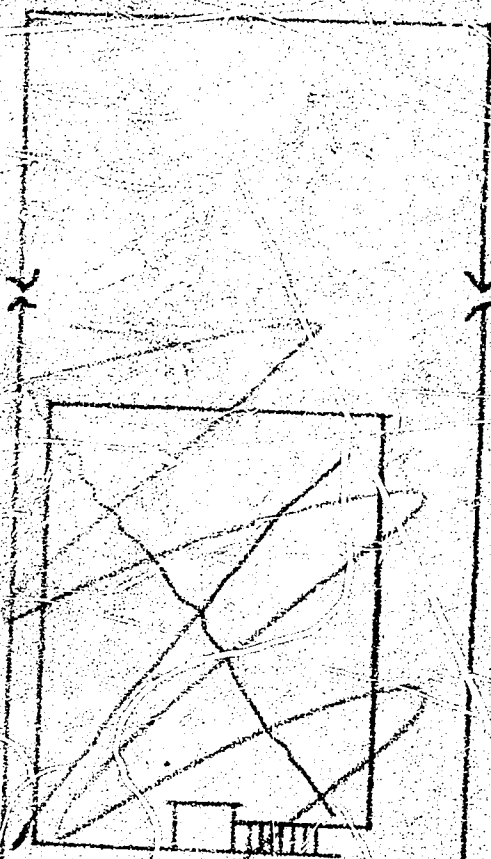


PROPOSED RESIDENCE

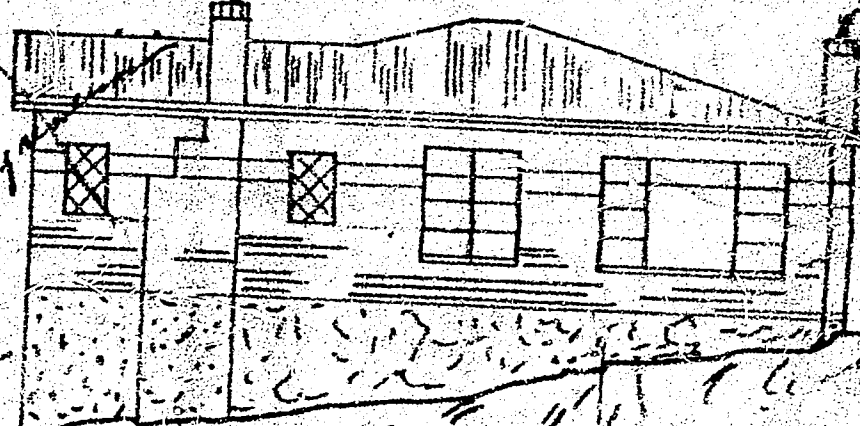
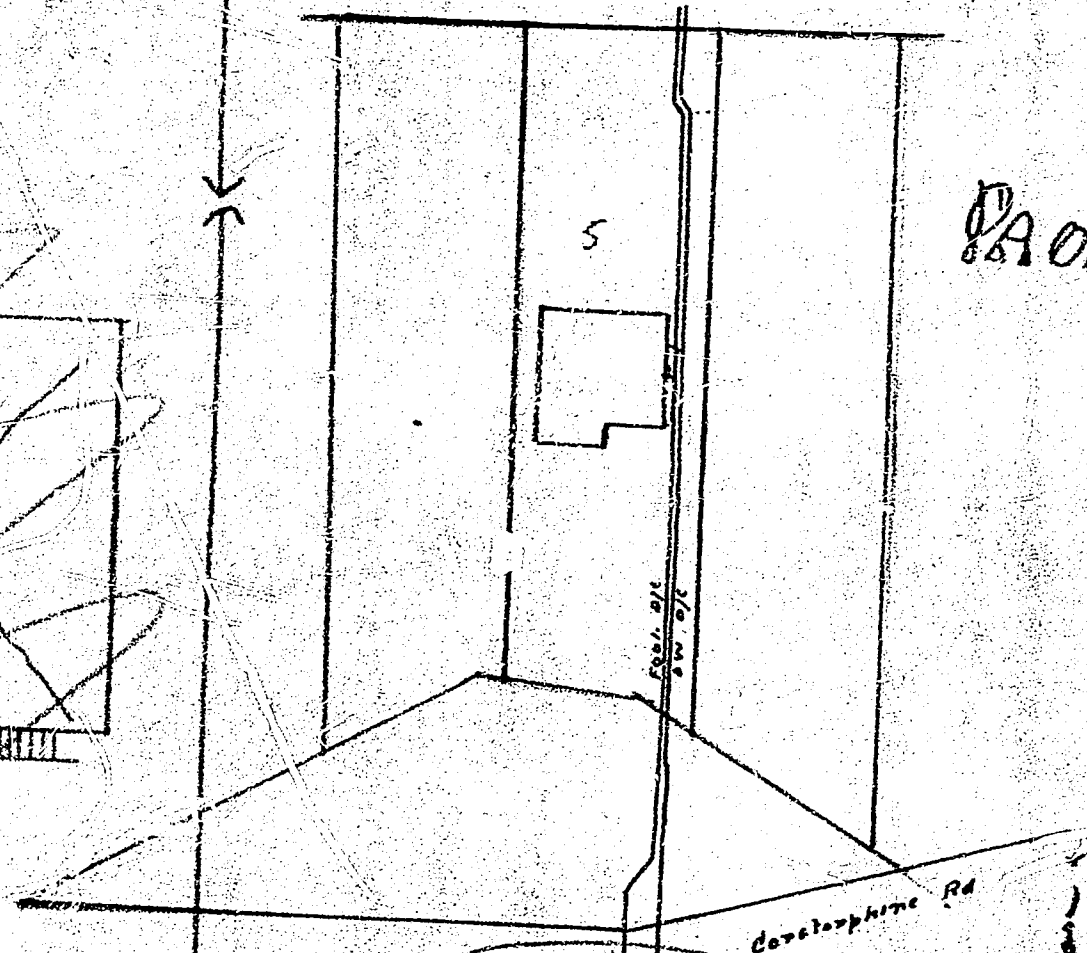
For

M^r. D FAVEL.



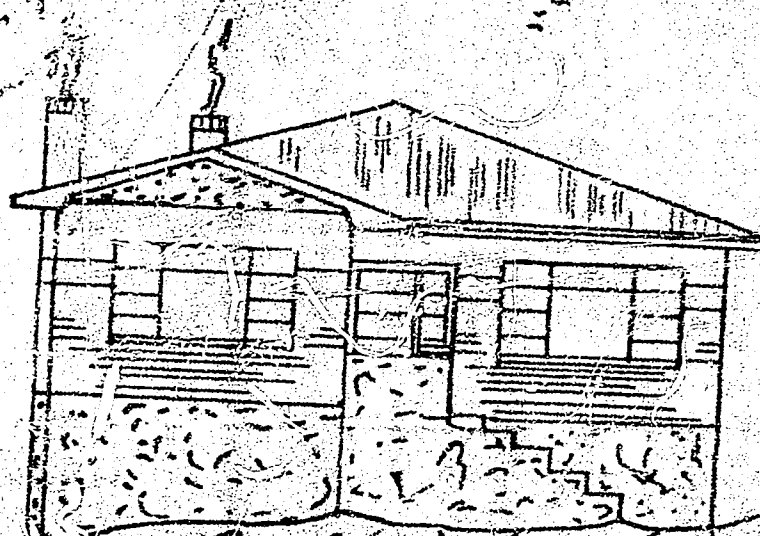
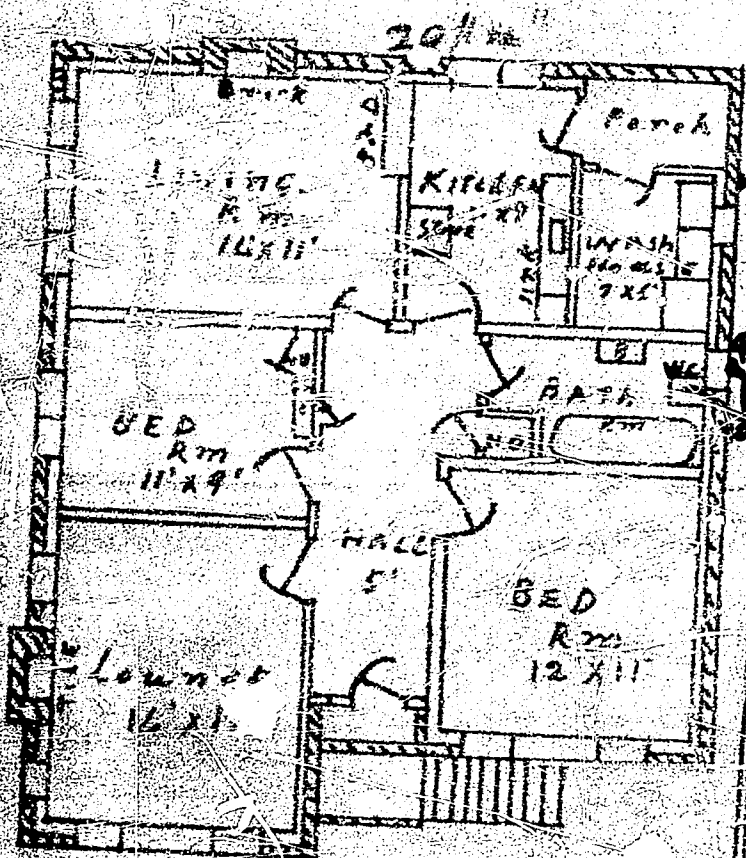
$$240' = 1 \text{ inch}$$


A. D. FAVEL



SIDE ELEVATION

DPC 11/30/47
 RR Paid
 This document was
 credited to Commission to
 DPC - part only income
 The O.B. approval of the
 Commission for null:
 Records on approval
 by the O.B.C. was
 DPC was retained
 Commission paper
 removed a signature



Front ELEVATION

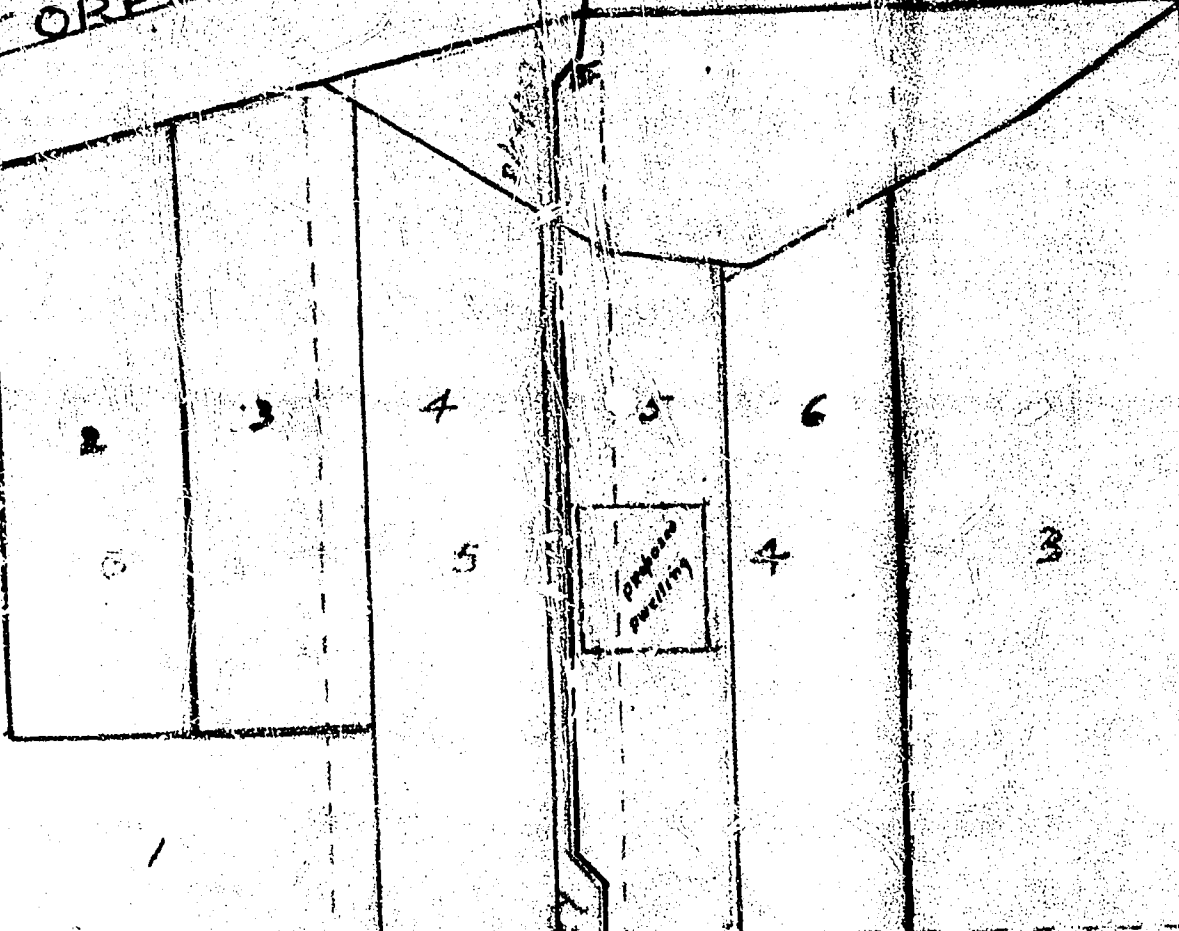
1957

NEW FORD BRIDGE

SECRET

CORSTORPHINE

MURRAY



11

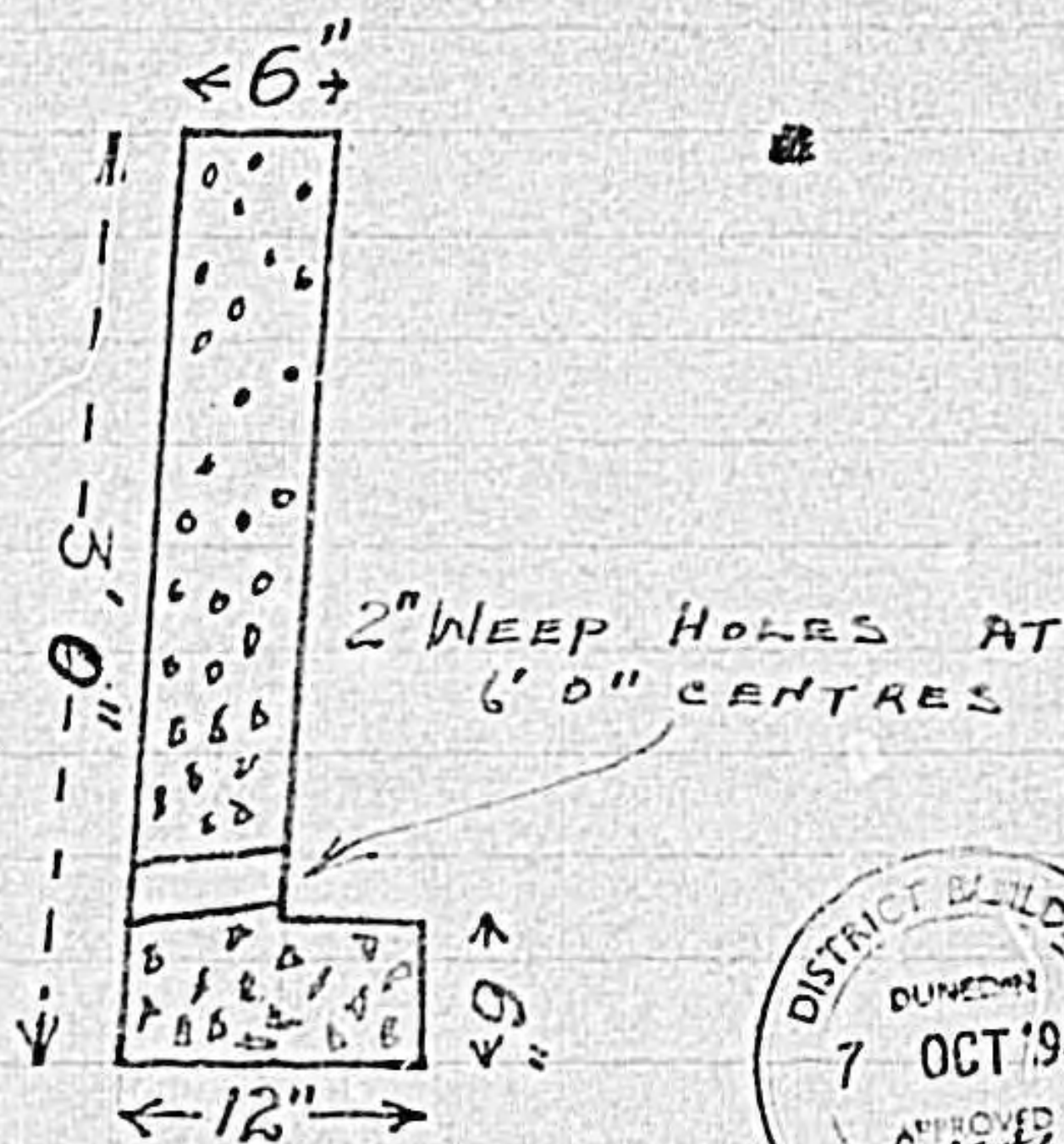
12

13

14

EMO

Proposed retaining wall at H. Murray St.
Length of Wall = 40 feet.
Material = 3 yards of concrete
Estimated cost of job = £4 - 0 - 0.



R. N. Murray
8-9-47.

5307

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV220828453
SEEP Number	670889
Investigation Date	2022-09-30T10:58:56.9640507+13:00
Source Property Address	1 Corstorphine Road Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5037277
Property Address	4 Murray 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">Visual observation
Source Property	
Property ID	5037278
Property Address	1 Corstorphine Road Dunedin
Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	Three Waters to investigate and issue WCN

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

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

INSPECTOR DETAILS

Investigation Date

18/08/2022

Compliance Officer

Shayne Rolfe

INVESTIGATION OUTCOME

Outcome of Investigation

Investigation Complete

Investigation Complete

Passed to 3 Waters to Resolve