

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 322 Hillingdon Street Dunedin

Prepared for: Ross Gavin McMillan, Susan Margaret McMillan and T R Group Limited.

Prepared on: 02-Dec-2025

Property Details:

Property ID	5012393
Address	322 Hillingdon Street Dunedin
Parcels	LOT 2 DP 7119

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 02-Dec-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

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996.

The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **27th June 1997**.

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request.

Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at www.dunedin.govt.nz/water-bylaw.

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2012393
Address	322 Hillingdon Street Dunedin
Valuation Number	26760-41700
Latest Valuation Details	
Capital Value	\$510,000
Land Value	\$240,000
Value of Improvements	\$270,000
Area (Hectares)	0.0589HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,203.32
Rates Outstanding for Year	\$2,467.61

Targeted Rates

The following targeted rates have been added to this property's assessment:

This property is subject to a ten-year targeted rate from 1 July 2016 to 30 June 2026 to cover an advance used to install insulation and/or clean heat as part of a Dunedin City Council initiative.

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
	Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-2000-290435](#) Building Consent - Alter Dwelling-Bathroom/Laundry

Lodgement Date	10-May-2000
Decision	Granted
Decision Date	16-May-2000
Current Status	CCC Issued
Previous Number	ABA1163

(Applications before 2007)

[ABA-1995-331680](#) Building Consent - Heater-Yunca

Lodgement Date	15-Jun-1995
Decision	Granted
Decision Date	24-Jun-1995
Current Status	CCC Issued
Previous Number	ABA953029

(Applications before 2007)

Building and Drainage Permits

[H-1950-34876](#) AAB19500156

Council - 33ft Building Line Restriction. The permit was lodged on 16-Oct-1950.

[H-1954-43019](#) AAB19540115

15300 - Erect Dwelling, No Plan (New Zealand Government). The permit was lodged on 05-Jan-1954.

[H-1965-62748](#) AAB19650084

13624 - Erect Detached Sleeping Hut (Johnston). The permit was lodged on 08-Sep-1965.

[H-1982-90925](#) AAB19820111

4096 - Erect Carport (Johnston). The permit was lodged on 06-Dec-1982.

[H-1954-172392](#) AAD19540833

F3443 - Drainage for New Dwelling (Logan). The permit was lodged on 24-May-1954.

[H-1954-172393](#) AAD19540834

F4301 - Plumbing for New Dwelling, No Plan (Logan). The permit was lodged on 11-Nov-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

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

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 206368 - 17/09/2015 - Completed. [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 322 Hillingdon Street Dunedin

[5012394 324 Hillingdon Street Dunedin](#)

[RMA-2005-369352](#) Resource Management Act (Historical Data) 226 CERTIFICATE (Other). The outcome was Granted on 12/09/2005.

[POL-2006-350447](#) Planning Other Legislation CREATION OF RIGHTS OF WAY FOR VEHICLE PEDESTRIAN ACCESS TO REAR SITE. AMENDMENT TO POL 20060034. The outcome was Granted on 07/09/2006.

[POL-2006-350424](#) Planning Other Legislation CREATION OF RIGHT OF WAY FOR VEHICLE & PEDESTRIAN ACCESS TO REAR SITE. The outcome was Granted on 27/06/2006.

[5112275 324A Hillingdon Street Dunedin](#)

[RMA-2005-369352](#) Resource Management Act (Historical Data) 226 CERTIFICATE (Other). The outcome was Granted on 12/09/2005.

[POL-2006-350447](#) Planning Other Legislation CREATION OF RIGHTS OF WAY FOR VEHICLE PEDESTRIAN ACCESS TO REAR SITE. AMENDMENT TO POL 20060034. The outcome was Granted on 07/09/2006.

[POL-2006-350424](#) Planning Other Legislation CREATION OF RIGHT OF WAY FOR VEHICLE & PEDESTRIAN ACCESS TO REAR SITE. The outcome was Granted on 27/06/2006.

[5115043 310 Hillingdon Street Dunedin](#)

[SUB-2007-153](#) Subdivision Consent 2-lot Residential 1 Zone subdivision. The outcome was Granted on 27/09/2007.

[RMA-2004-368448](#) Resource Management Act (Historical Data) RELOCATE GARAGE PARTIALLY BREACHING THE FRONT YARD REQUIREMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/11/2004.

[5115044 310A Hillingdon Street Dunedin](#)

[LUC-2009-309](#) Land Use Consent construct a residential unit. The outcome was Granted on 25/08/2009.

[LUC-2008-84](#) Land Use Consent Construct a new dwelling. The outcome was Granted on 15/04/2008.

[SUB-2007-153](#) Subdivision Consent 2-lot Residential 1 Zone subdivision. The outcome was Granted on 27/09/2007.

[5137178 600 North Road Dunedin](#)

[LUC-2025-138](#) Land Use Consent A Forestry Activity comprising two blocks.. The outcome was Granted on 30/07/2025.

[SUB-2022-43/A](#) Subdivision Consent s357 objection to condition 2e & 3a. The outcome was S357 Upheld on 13/06/2022.

[SUB-2022-43](#) Subdivision Consent Four-site rural-residential subdivision. The outcome was Granted on 03/05/2022.

[SUB-2020-42/A](#) Subdivision Consent section 127 variation to SUB-2020-42 to alter the lot size of a 2 lot subdivision. The outcome was s127 Declined on 04/09/2020.

[SUB-2020-42](#) Subdivision Consent subdivision consent to create 1 additional site. The outcome was Granted on 12/06/2020.

[LUC-2012-69/B](#) Land Use Consent s127 change or cancellation of conditions to approve alternative building platform (note: as per LUC-2017-604 and SUB-2022-43 decisions, resource consent now only meant to apply to Lot 1 DP 486537). The outcome was s127 Upheld on 13/01/2017.

[S221-2016-3](#) s221 Change or Cancellation of Consent Notice amendments to a consent notice. The outcome was Granted on 08/06/2016.

[SUB-2012-15/A](#) Subdivision Consent variation of conditions of subdivision consent SUB-2012-15, includes incorporation of land in OT6A/1217 as Proposed Lot 3. The outcome was s127 Upheld on 07/08/2015.

[LUC-2012-69/A](#) Land Use Consent s127 change or cancellation of conditions to access dwelling from Signal Hill Road via right of way. The outcome was s127 Upheld on 11/03/2015.

[LUC-2012-69](#) Land Use Consent land use for residential activity on Lot 1 resulting from SUB-2012-15, and for establishment of two residential units on Lot 2. The outcome was Consent Order Issued by Environment Court on 10/10/2013.

[SUB-2012-15](#) Subdivision Consent subdivision creating 2 lots. The outcome was Consent Order Issued by Environment Court on 10/10/2013.

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 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.

Transport

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

Non-compliant vehicle crossing - stormwater run-off.

It appears there are no stormwater provisions in place at 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

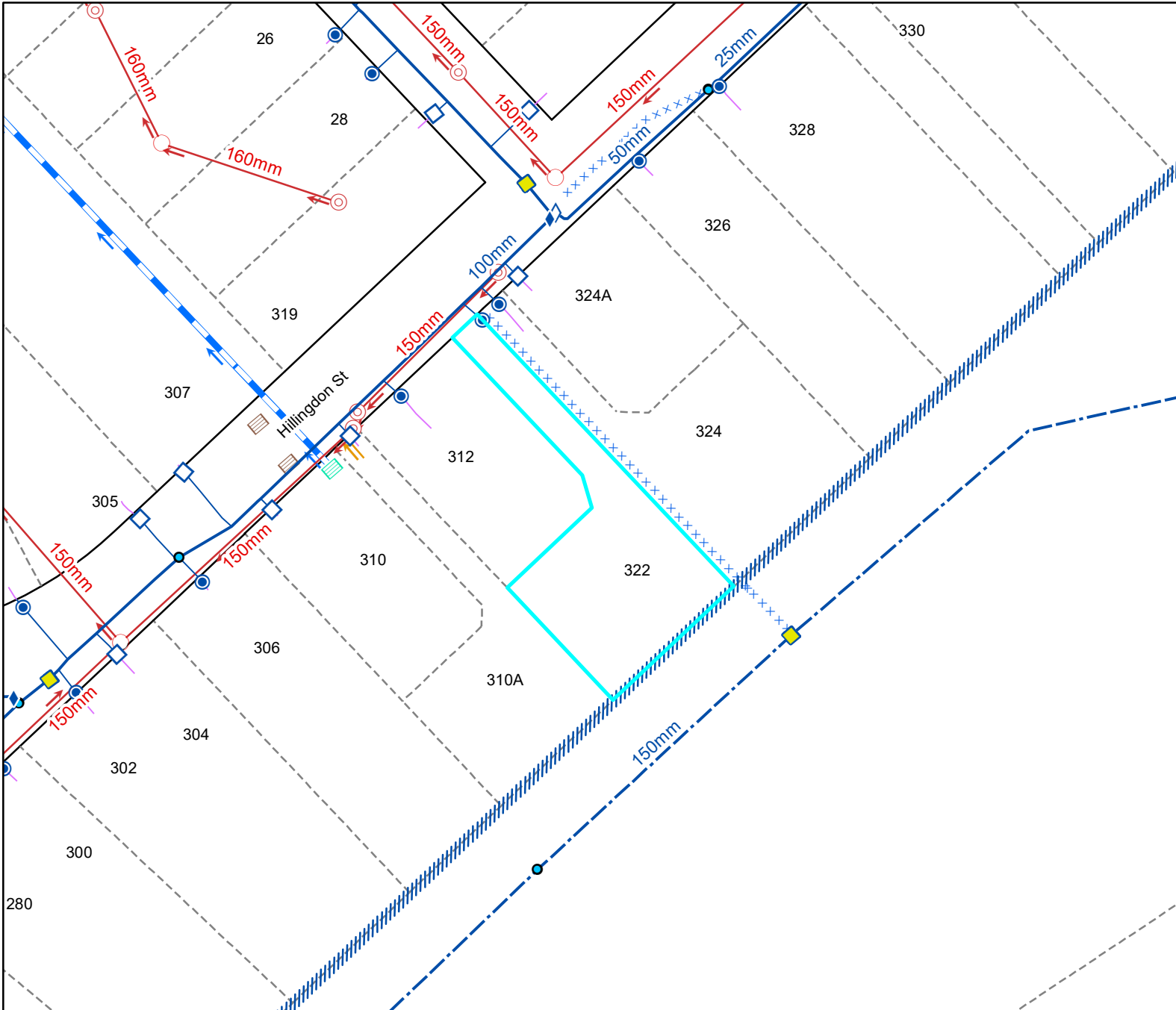
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

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.

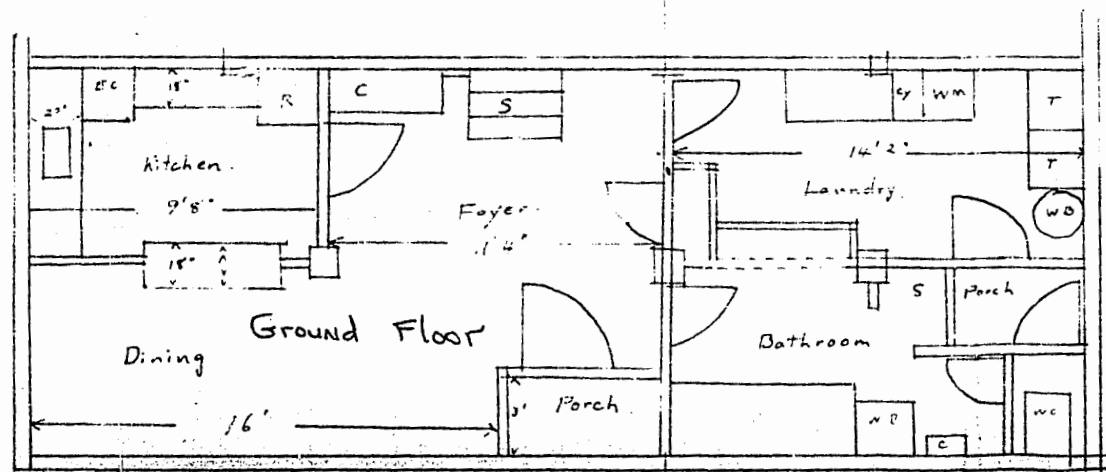
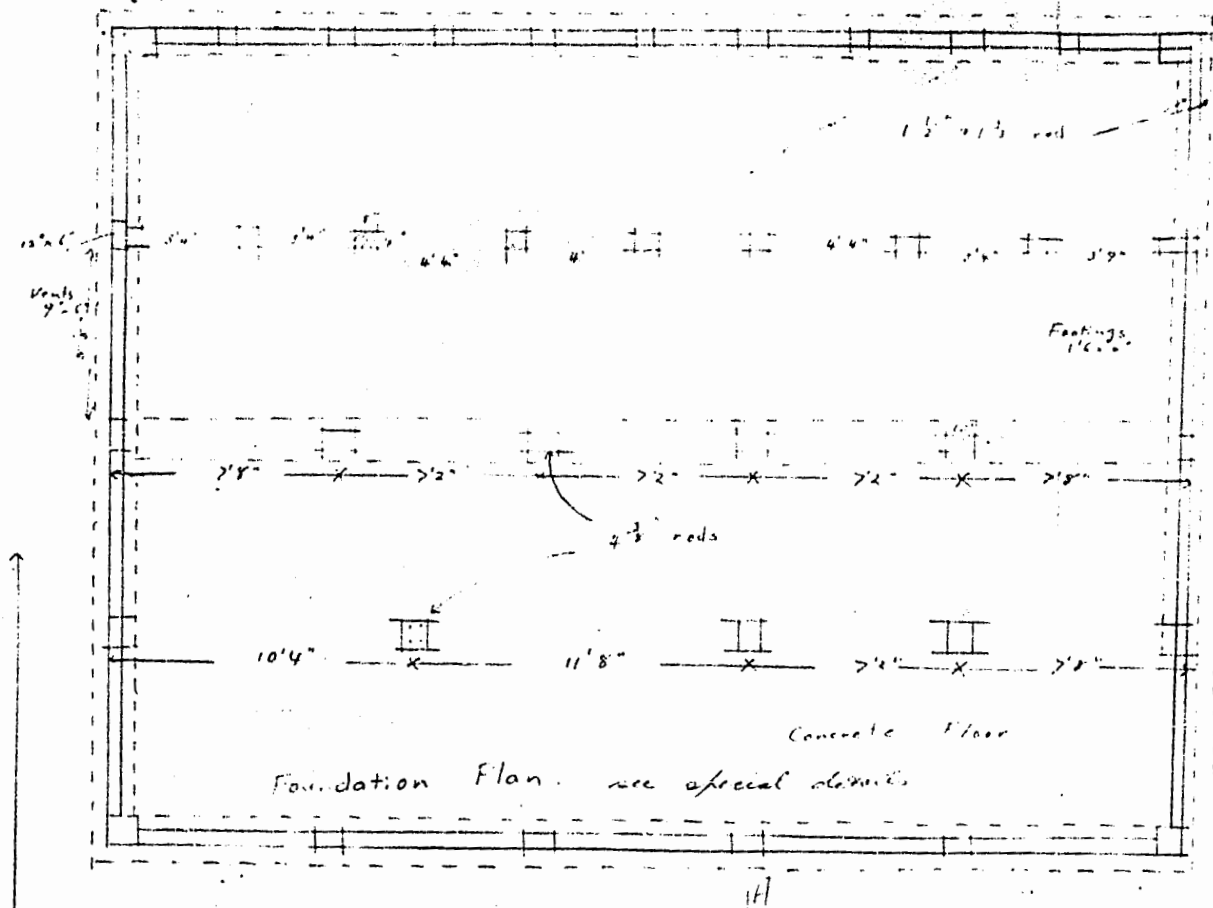
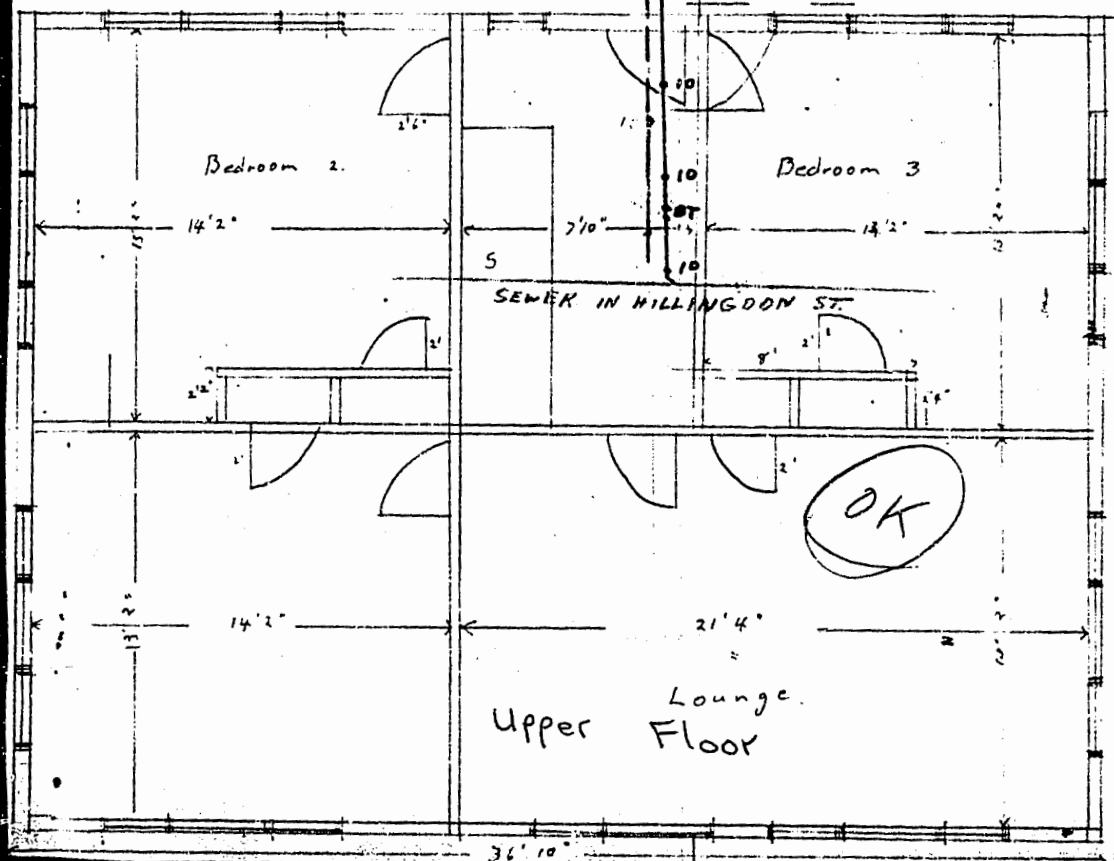
Scale at A4:
1:750
26/11/2025
8:03:12 PM



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

2019-2019 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.

Hillingdon St.
Scale 1/4" = 1'



Mr R Johnston

332 Hillingdon St.

Mt Mera Dn.

G.P. Johnston

Proposed Living Room 9' x 8' x 8'

Piles Concrete 8' x 8' 9" High

Floor beams 4' x 3"

" Joists 4' x 2" 18" Centers

Roof ties 4' x 2"

Purlins 3' x 2"

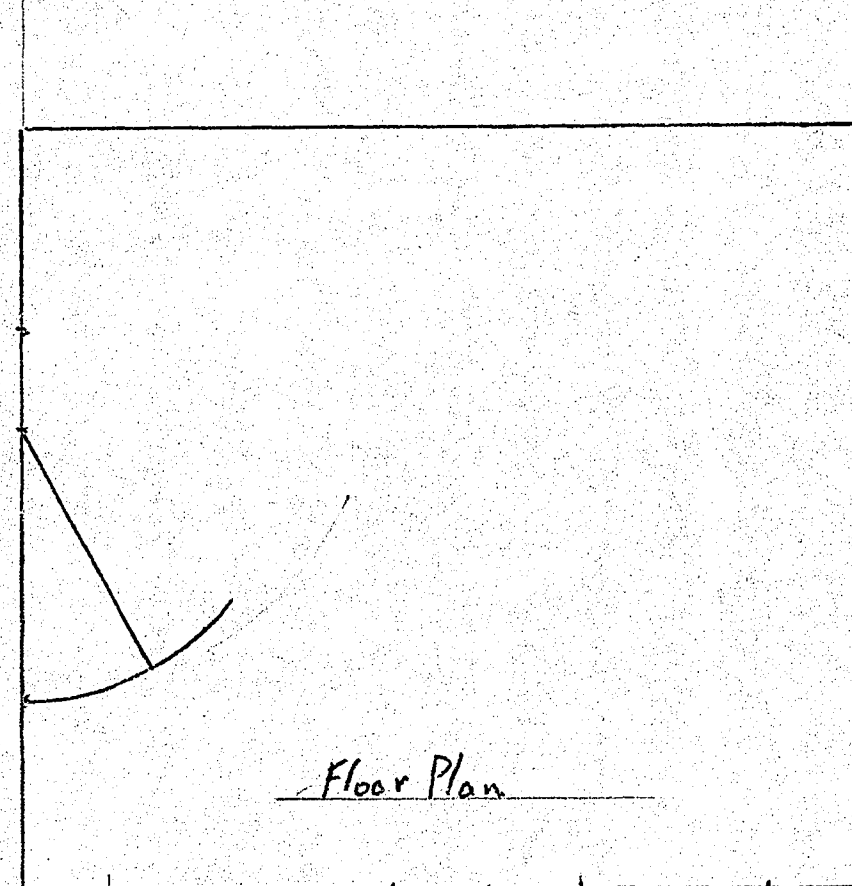
Timber Red Pine

Proa roof

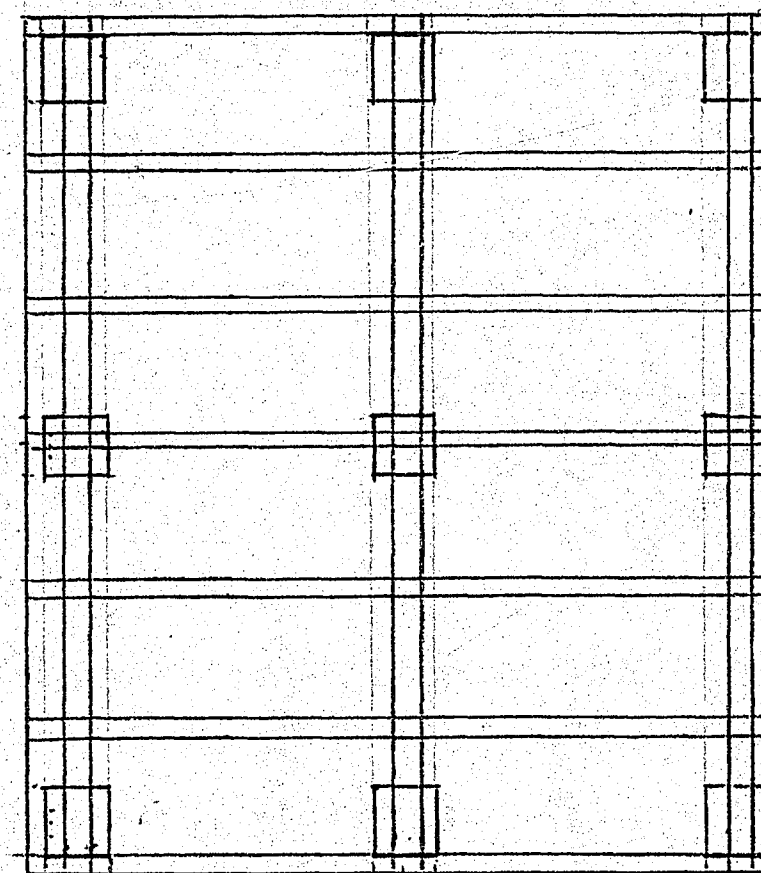
Sheathing Polite Plywood lined

Door 6' 9" x 2' 10"

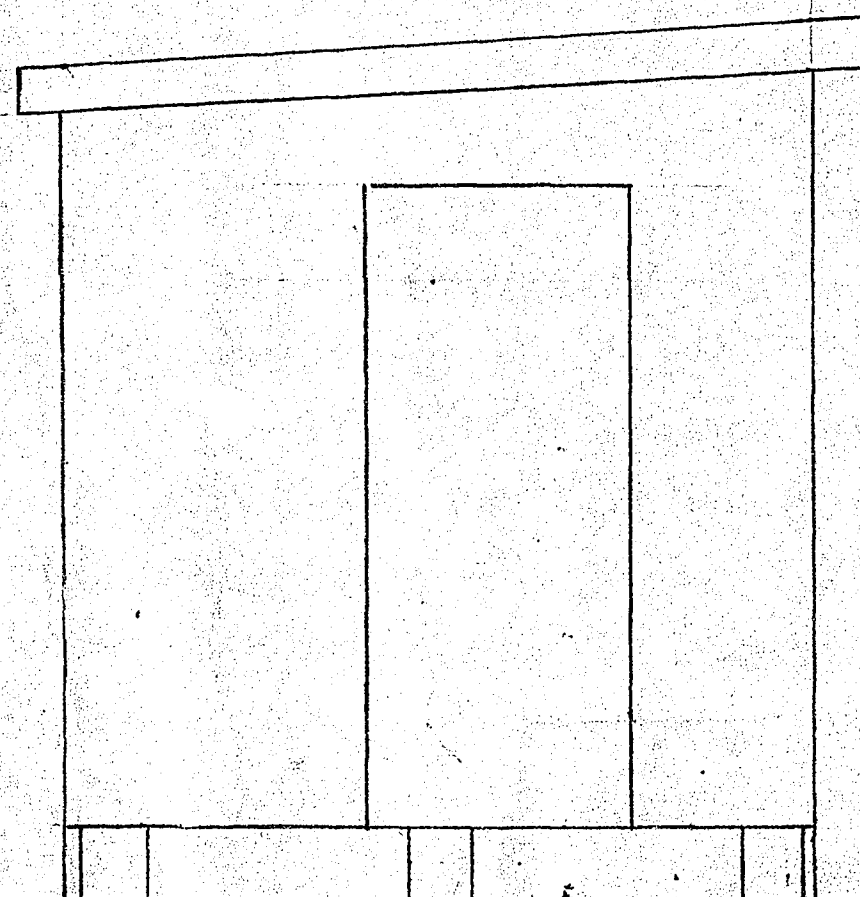
Window Brittol's steel frame 2 Opening, Fixed
Framing 4' x 2" Solid Incaorl.



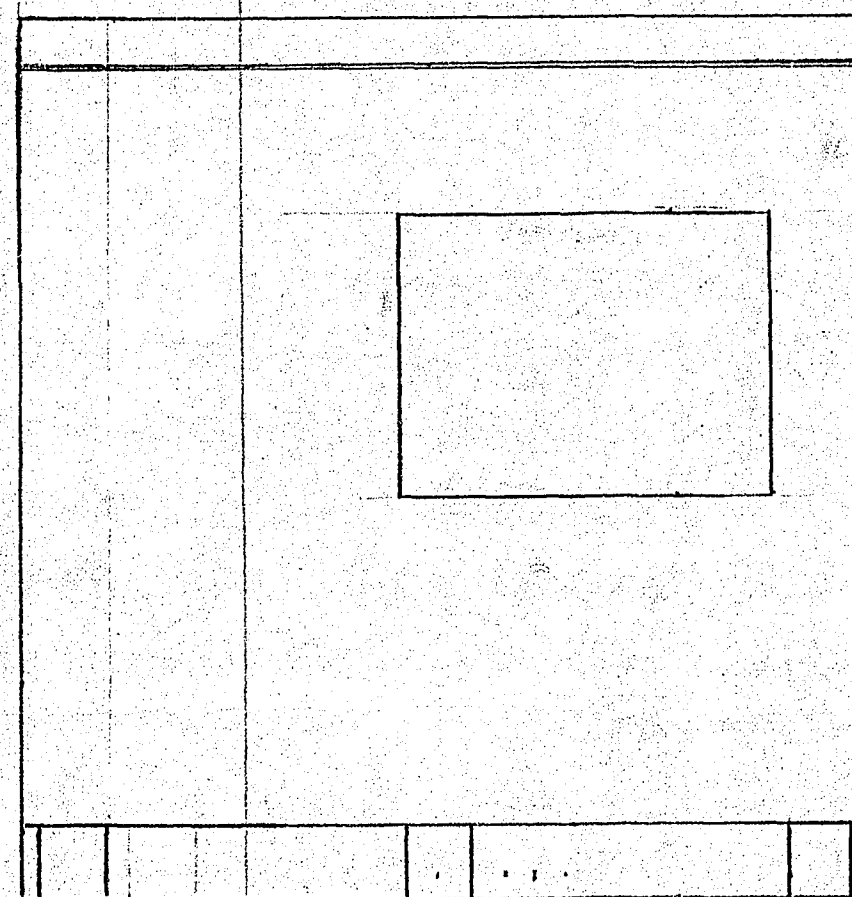
Floor Plan



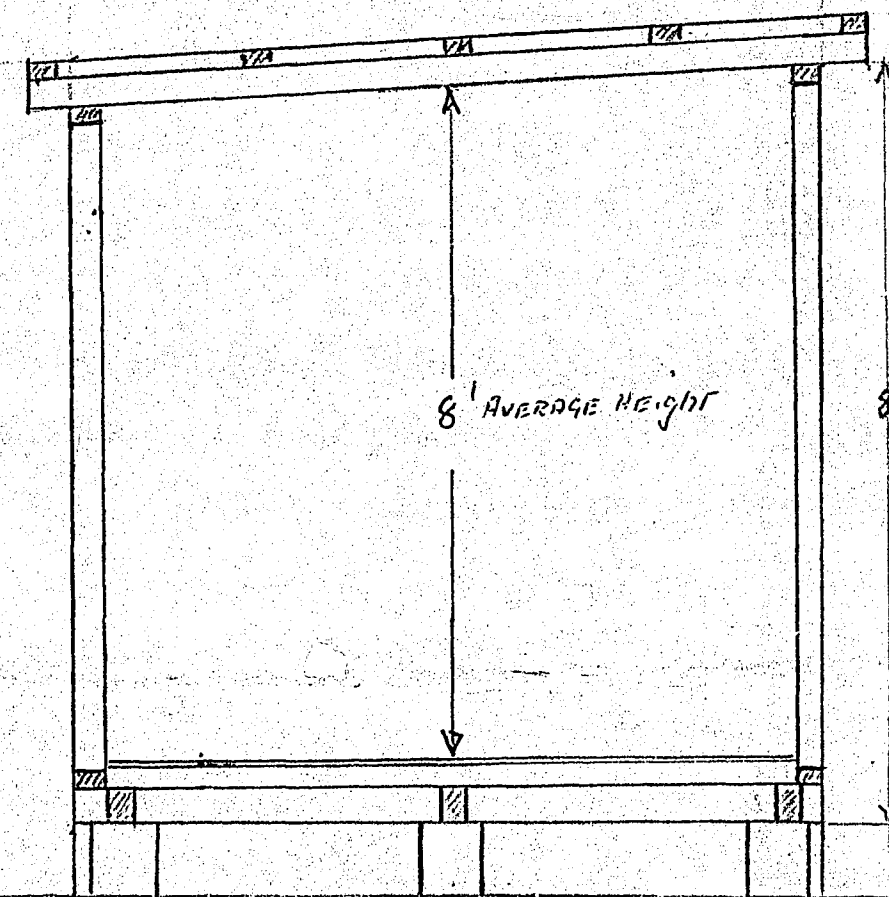
Ground Plan



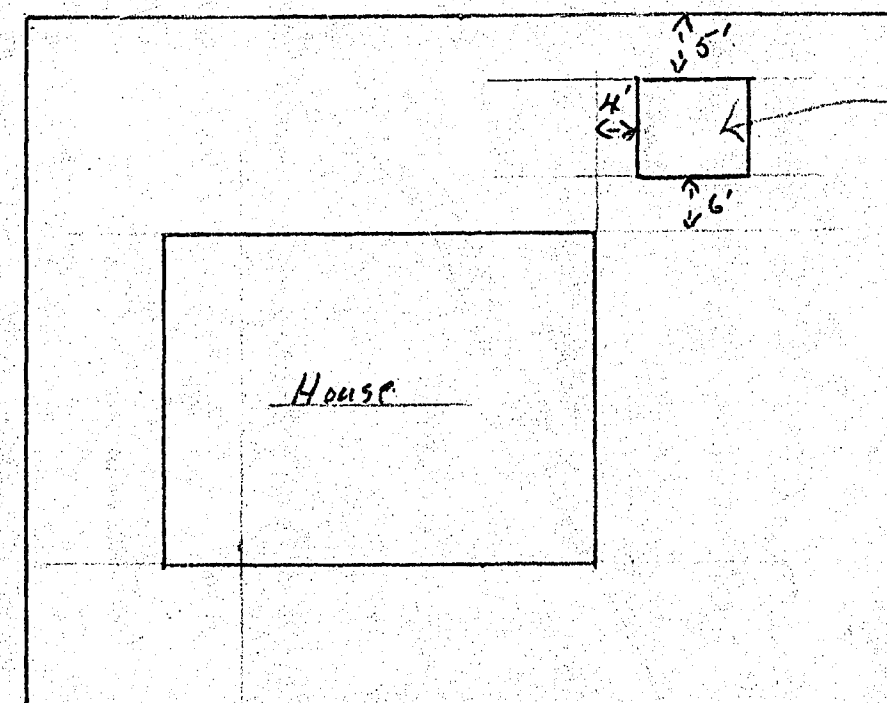
End Elevation



Front Elevation



Section at A.A.



New Room

Section

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 extension of existing stormwater drain

Foul sewage to be discharged to _____

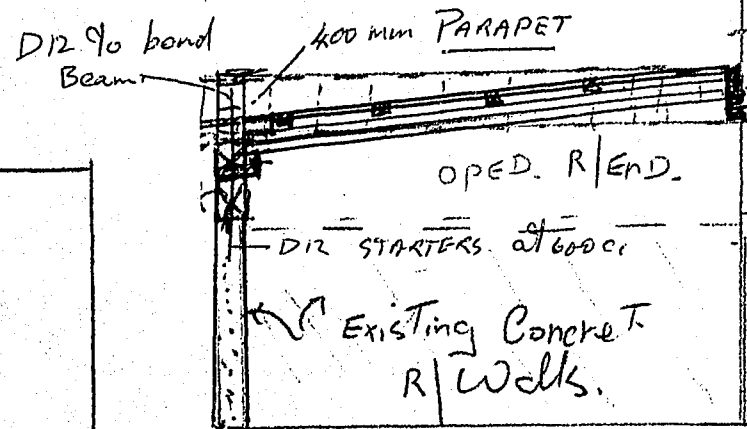
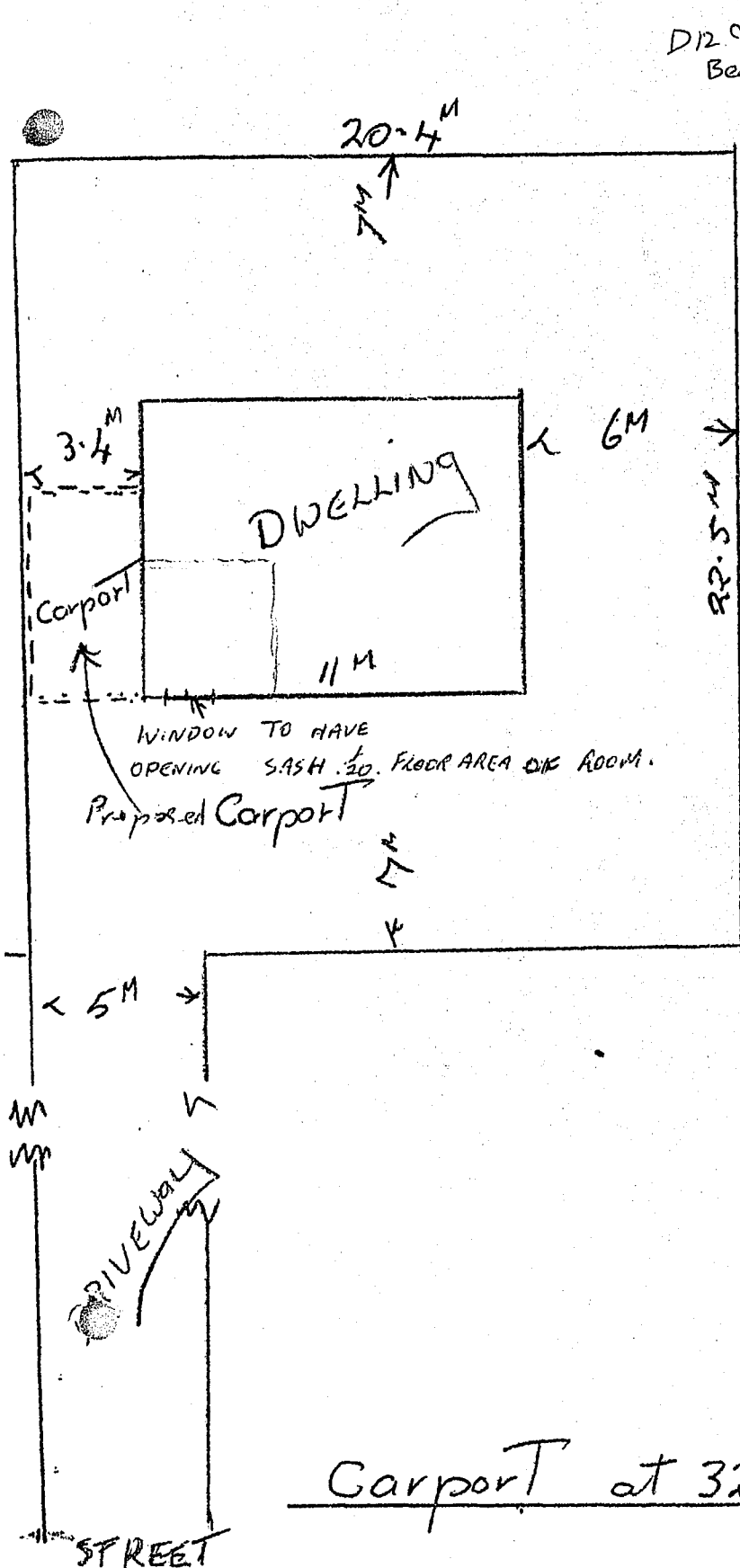
1/9/65

St. R. R.

13624

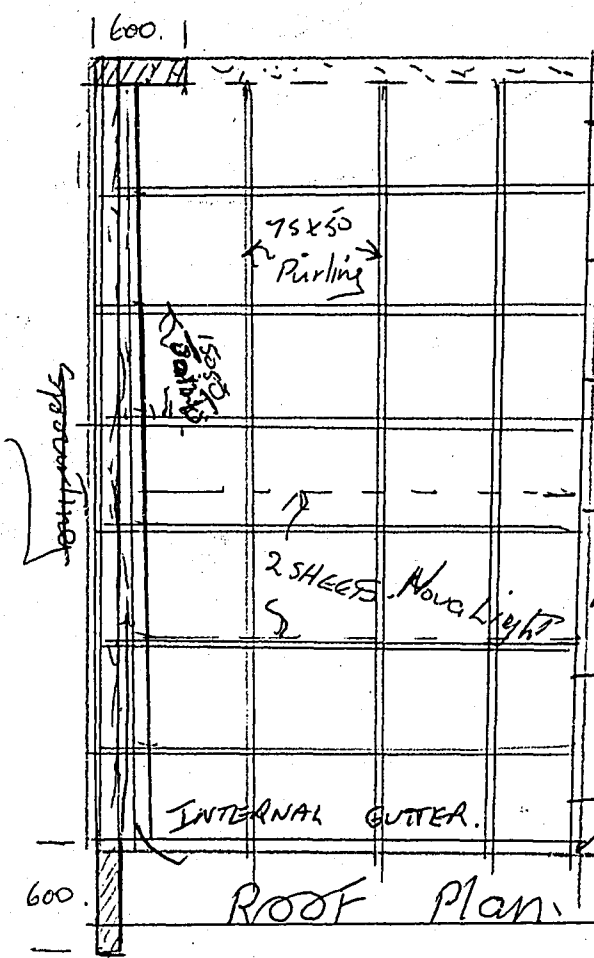
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE.....
CITY ENGINEER

Scale 1/2" to 1 ft.



DWELLING

FRONT. FLEV



12mm Dynabolts at 1200 cc

DWELLING

Stormwater

CITY PLANNING DEPARTMENT

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

22/11/82

RI-RA

Signed *[Signature]* for City Planning Officer

DUNEDIN CITY CORPORATION

COPY OF APPROVED PLAN OR SPECIFICATION

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

DATE 6.12.82

[Signature] CITY ENGINEER

SPECIFICATIONS

Roof Galv. Iron

Timber Framing 180x50 C/Joints

75x50 Purlins

4.00x2.00 C/Block Wall 2 High North Side above R/Wall

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

4096

Carport at 322 Hillington St. for Mrs. G. P. JOHNSTON.

A separate application to the Council for the discharge of drainage work is required. Such work shall comply fully with Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.

Stormwater to be discharged to EXISTING STORMWATER DRAIN PLUS ANY SEALED DRIVEWAY

[Signature] 29/11/82

CITY ENGINEER'S OFFICE	
Required level at Street Boundary Any entrance or fence shall be at a level of 80 mm above top of kerb	
constructed to the same grade as the adjoining street.	
Vehicle Crossing Fee / reports	Existing Crossing
up and conditions	
<i>[Signature]</i> for the Engineer	30/11/82

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 953029	Reference No:	5012393
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: VEITCH, JASON CLARKE 322 HILLINGDON ST DUNEDIN	All <input checked="" type="checkbox"/> Stage No of an intended stages 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 <u>5</u> years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 2012393 Valuation Roll No: 26760 41700 Street Address: 322 HILLINGDON STREET, DUNEDIN 9001 Legal Description: LOT 2 DP 7119 -PART SUBJECT TO ROW & ROW	

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: 01/04/1997

BUILDING CONSENT



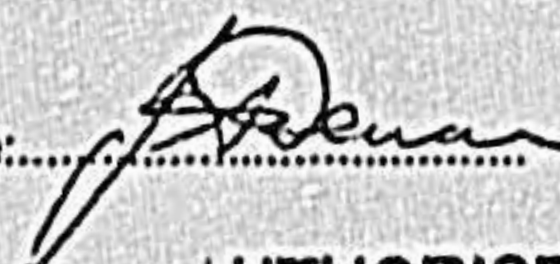
Section 35, Building Act 1991

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 953029	Reference No:	5012393
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: VEITCH, JASON CLARKE	All <input type="checkbox"/>
Mailing Address: 322 HILLINGDON ST, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 322 HILLINGDON STREET, DUNEDIN	Alteration <input type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: HEATER
Property Number: 5012393	Intended Life:
Valuation Roll No: 26760 41700	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: LOT 2 DP 7119	Specified as 5 years <input type="checkbox"/>
	Demolition <input type="checkbox"/>
	Estimated Value: \$1400
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 24/06/1995

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....."

DUNEDIN CITY COUNCIL
Installation of Wetback Heaters

All work involved in installing the
wetback and water pipework
must be carried out by a Craftsman
number.

Work shall comply with the Building
Regulations 1992 Clause G 12

Officer.....*Sff*..... Date 21/6/95

DUNEDIN CITY COUNCIL
**Copy of Approved Plan
and/or Specification**
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 21/6/95
.....*Sff*..... BUILDING INSPECTOR

ENVIRONMENTAL HEALTH CONDITIONS:-
SOLID FUEL BURNER TO BE OPERATED
IN NEARLY FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION PH. 477-4000 FOR ADVICE ON
OWNER RESPONSIBILITIES

Window

Window

Door

Door

Wardrobe
door

Heater

Living Room
25

4-50 mtr

95/3029

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 1163	Reference No:	5012393
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address: BOUZAID, JASON LEONARD 322 HILLINGDON STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALTER DWG-BATHROOM/LAUNDRY Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5012393 Valuation Roll No: 26760 41700 Street Address: 322 HILLINGDON STREET, DUNEDIN 9001 Legal Description: LOT 2 DP 7119	

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: 16/10/2001

BUILDING CONSENT

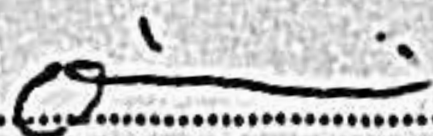
Section 35, Building Act 1991

ISSUED BY:



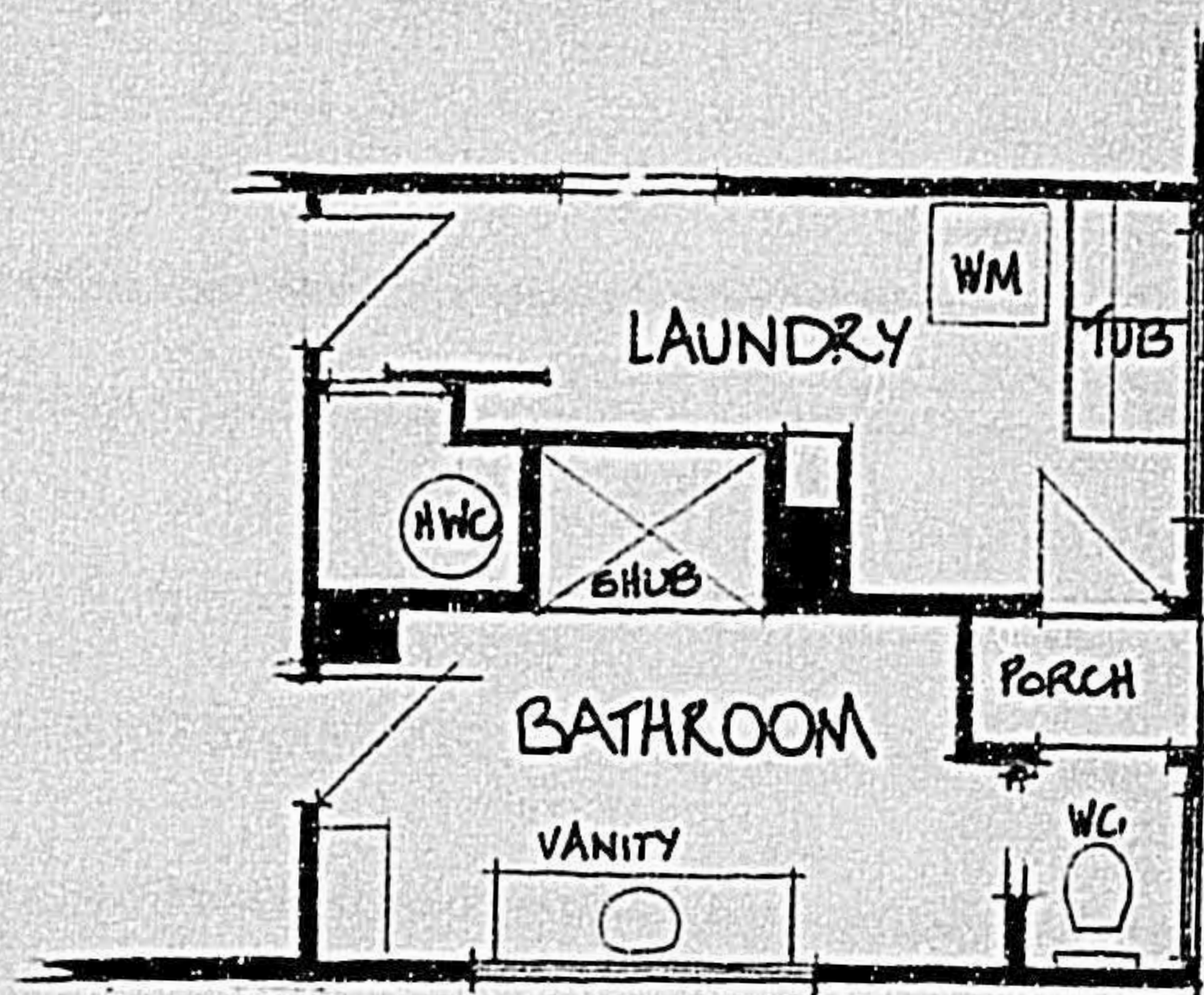
Telephone No:	477-4000	Consent No:	ABA 1163	Reference No:	5012393
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(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: BOUZAI, JASON LEONARD 322 HILLINGDON STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 322 HILLINGDON STREET, DUNEDIN 9001	Intended Use(s) in detail: ALTER DWG-BATHROOM/LAUNDRY
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
Property Number: 5012393 Valuation Roll No: 26760 41700 Legal Description: LOT 2 DP 7119	Estimated Value: \$4900
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 16/05/2000
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....."



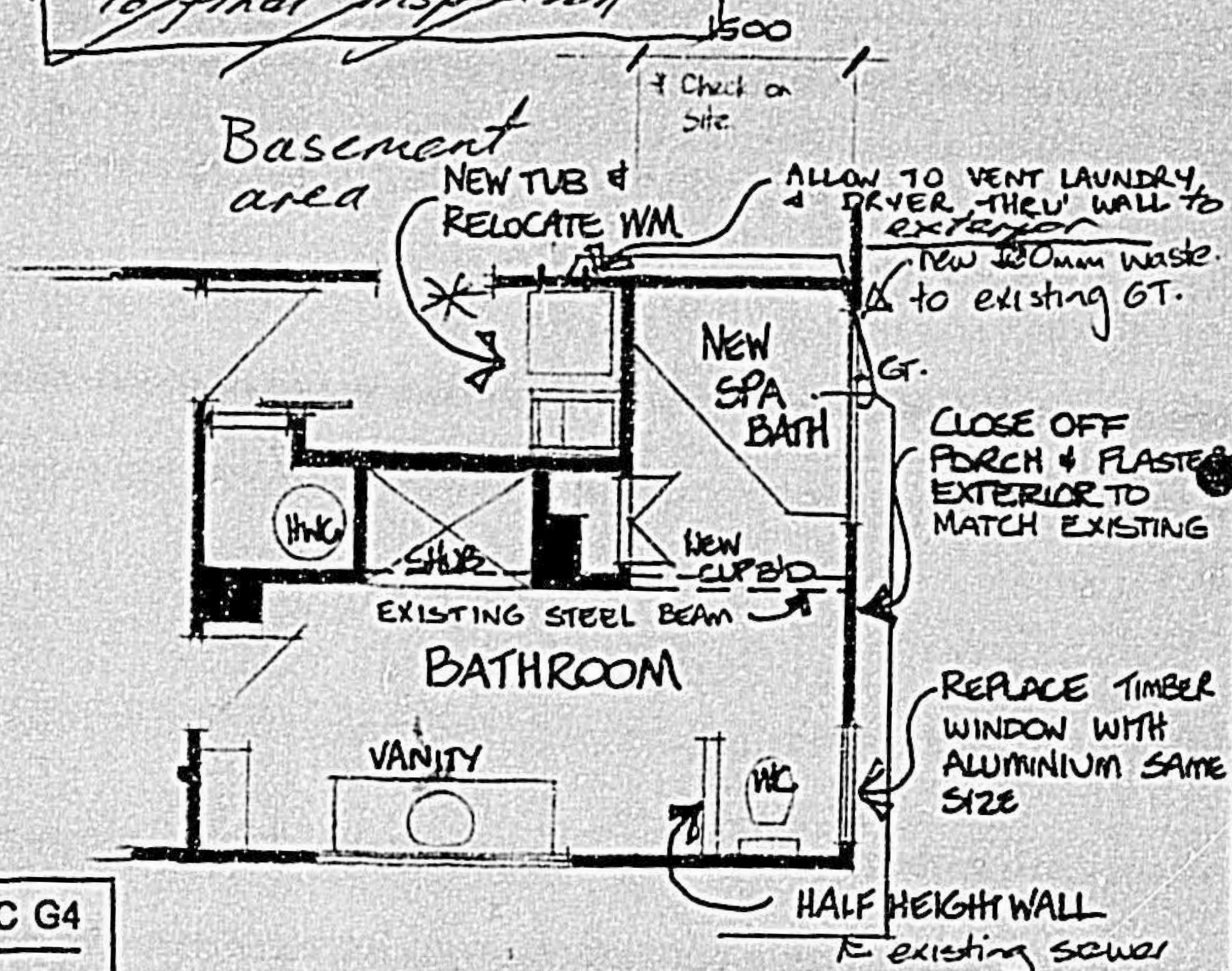
EXISTING FLOOR
PLAN 1:50

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 *[Signature]* Date 12-5-00
Drainage Date
Health Date

NOTE

* Suitable steps or
ramp to be built for
new entrance prior
to final inspection



PROPOSED FLOOR
PLAN 1:50

VENTILATION NZBC G4

PROVIDE VENTILATION TO OPEN
AIR OR MECHANICAL.

Note: Opening ^{Windows} sashes
to be minimum of
 $\frac{1}{20}$ th of floor area.

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 *[Signature]* Date 12-5-00
Drainage Date
Health Date

NOTE

1163

BATHROOM/LAUNDRY ALTERATION
FOR MR & MRS BOUZAID
322 HILLINGDON ST. DUNEDIN

EX & PRO FLOOR PLANS

SHEET
10

DRAWN *[Signature]* CHECKED
TRACED DATE 4-4-00

SCALE
1:50

SERIES OF 1
REF