

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 20 Corstorphine Road Dunedin

Prepared for: Salome Wright and Tiputa Iosefo Tevaga

Prepared on: 03-Jun-2026

Property Details:

Property ID	5036791
Address	20 Corstorphine Road Dunedin
Parcels	PT SEC 2 BLK XV SO 2 DUNEDIN & EAST TAIERI SD

Disclaimer:

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 03-Jun-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **5th May 1993**.

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

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	2036791
Address	20 Corstorphine Road Dunedin
Valuation Number	27370-01200
Latest Valuation Details	
Capital Value	\$660,000
Land Value	\$360,000
Value of Improvements	\$300,000
Area (Hectares)	0.1406HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,082.19
Rates Outstanding for Year	\$0.00

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 /CCC	-	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.
	Refused	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect
	Lapsed	-	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-1992-315541](#) Building Consent - PERMIT - Install Heater - Provincial Inbuilt, (Hopkins)

Lodgement Date	16-Jul-1992
Decision	Granted
Decision Date	17-Jul-1992
Current Status	Historical Record
Previous Number	ABA920388

(Applications before 2007)

[ABA-1996-337891](#) Building Consent - Alter Dwelling and Add Deck (Hopkins)

Lodgement Date	01-Nov-1996
Decision	Granted
Decision Date	06-Nov-1996
Current Status	CCC Issued
Previous Number	ABA964069

(Applications before 2007)

[ABA-2013-66](#) Building Consent - Install New Toilet in Existing Bathroom

Lodgement Date	22-Jan-2013
Decision	Granted
Decision Date	24-Jan-2013
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

Building and Drainage Permits

[H-1927-12432](#) AAB19270666

9818 - Erect Dwelling (Rutherford). The permit was lodged on 05-Apr-1927.

[H-1979-86967](#) AAB19790991

7988 - Alter Dwelling (Smith). The permit was lodged on 15-Jun-1979.

[H-1981-90276](#) AAB19811151

1673 - Erect Glasshouse (Andrews). The permit was lodged on 18-Jun-1981.

[H-1982-92070](#) AAB19821260

3190 - Install Masport Oregon Pot Belly Heater (Andrews). The permit was lodged on 25-Jun-1982.

[H-1927-144163](#) AAD19270862

B10014 - Plumbing and Drainage for New Dwelling (Rutherford). The permit was lodged on 05-Apr-1927.

[H-1953-171049](#) AAD19530873

F2742 - Drainage, No Plan (Thompson). The permit was lodged on 28-Oct-1953.

[H-1982-215337](#) AAD19821118

K4405 - Connect Wetback to Hot Water Cylinder, No Plan (Andrews). The permit was lodged on 05-Aug-1982.

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

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Foul Sewer and Waste Water

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 20 Corstorphine Road Dunedin

[5036799 87 Sidey Street Dunedin](#)

[SUB-2024-165](#) Subdivision Consent Stage 2 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[SUB-2024-165](#) Subdivision Consent Stage 1 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[LUC-2024-464](#) Land Use Consent Large scale earthworks; Earthworks within boundary setbacks; Multi-unit development (Lot 7 SUB-2024-165); Density contravention (Lot 7 SUB-2024-165); Insufficient outdoor living space (PU1 to PU10 SUB-2024-165); Height in relation to boundary contravention (Lot 1, Lot 2, PU1 SUB-2024-165); and Retaining wall within road setback.. The outcome was Granted on 09/12/2025.

[SUB-2024-165](#) Subdivision Consent Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Granted on 09/12/2025.

[5036823 74 Peter Street Dunedin](#)

[LUC-2014-502](#) Land Use Consent undertake earthworks. The outcome was Granted on 28/10/2014.

[5037290 13A Corstorphine Road Dunedin](#)

[LUC-2025-315](#) Land Use Consent 6 residential units. There has been no outcome yet.

[5037292 35 Corstorphine Road Dunedin](#)

[LUC-2021-750](#) Land Use Consent Remove a minor stem from a scheduled tree. The outcome was Granted on 08/02/2022.

[5157726 87 Sidey Street Dunedin](#)

[SUB-2024-165](#) Subdivision Consent Stage 2 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[SUB-2024-165](#) Subdivision Consent Stage 1 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[LUC-2024-464](#) Land Use Consent Large scale earthworks; Earthworks within boundary setbacks; Multi-unit development (Lot 7 SUB-2024-165); Density contravention (Lot 7 SUB-2024-165); Insufficient outdoor living space (PU1 to PU10 SUB-2024-165); Height in relation to boundary contravention (Lot 1, Lot 2, PU1 SUB-2024-165); and Retaining wall within road setback.. The outcome was Granted on 09/12/2025.

[SUB-2024-165](#) Subdivision Consent Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Granted on 09/12/2025.

[5158071 87 Sidey Street Dunedin](#)

[SUB-2024-165](#) Subdivision Consent Stage 2 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[SUB-2024-165](#) Subdivision Consent Stage 1 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[SUB-2024-165](#) Subdivision Consent Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Granted on 09/12/2025.

[5158402 91 Sidey Street Dunedin](#)

[SUB-2024-165](#) Subdivision Consent Stage 2 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[SUB-2024-165](#) Subdivision Consent Stage 1 - Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Staged Subdivision on 06/01/2026.

[LUC-2024-464](#) Land Use Consent Large scale earthworks; Earthworks within boundary setbacks; Multi-unit development (Lot 7 SUB-2024-165); Density contravention (Lot 7 SUB-2024-165); Insufficient outdoor living space (PU1 to PU10 SUB-2024-165); Height in relation to boundary contravention (Lot 1, Lot 2, PU1 SUB-2024-165); and Retaining wall within road setback.. The outcome was Granted on 09/12/2025.

[SUB-2024-165](#) Subdivision Consent Staged subdivision: Fee-simple (five lots) and Unit Title (ten principal units).. The outcome was Granted on 09/12/2025.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules it might have in regards to the use or development of contaminated sites.)

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

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Transport

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

MH Manhole
PL Plumbing
PLB Plumbing
PTE Private
SIS Sewer in section
WC Water course
WT Water table
SW Stormwater

General terms

RDMS Records and Document Management System

Appendices



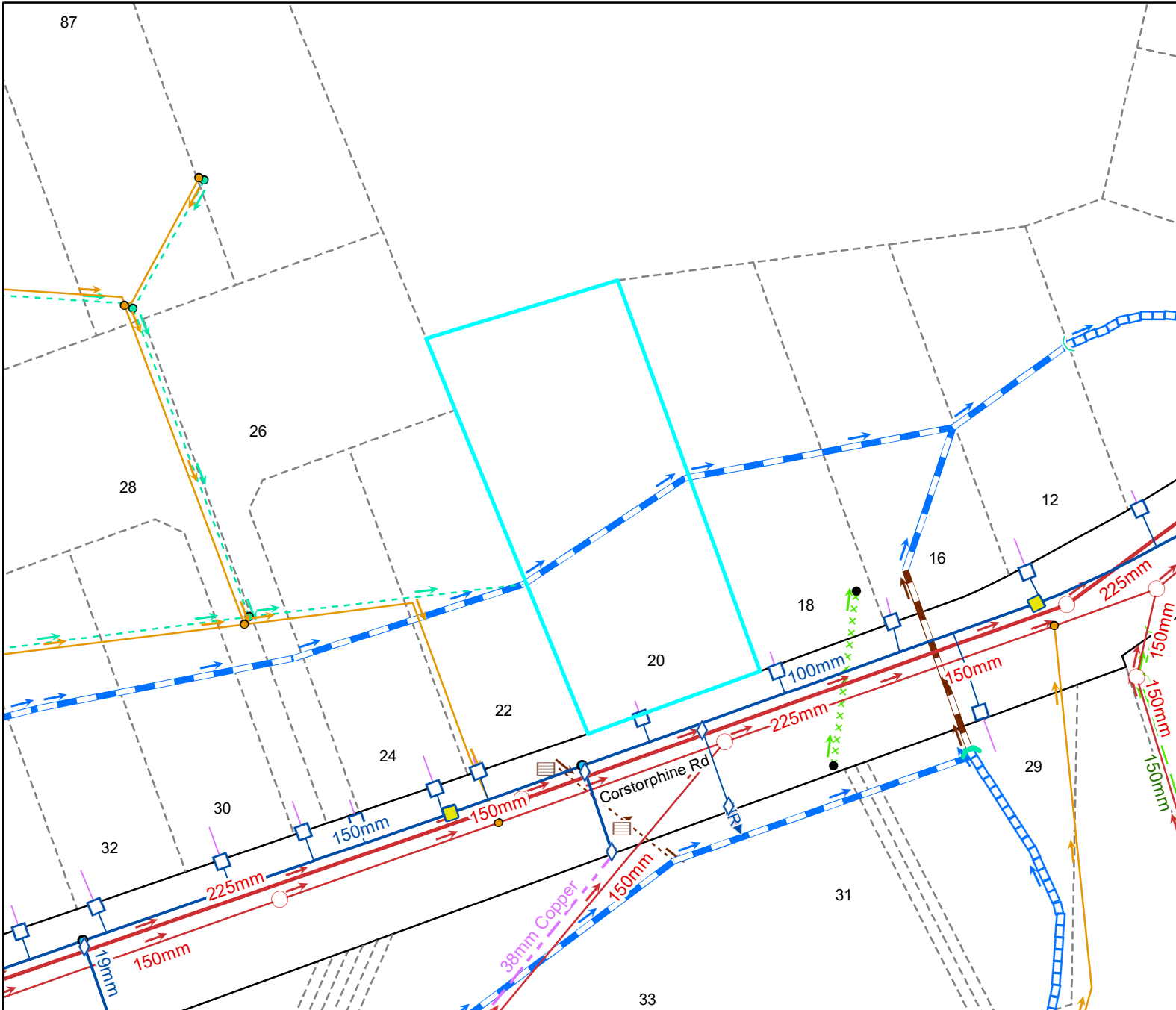
Photographic Map

Scale at A4:
1:750
26/05/2026
8:03:26 PM



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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Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	Scour
	Water Service Lateral
	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
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	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
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

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

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centreline		Road/Rail
	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

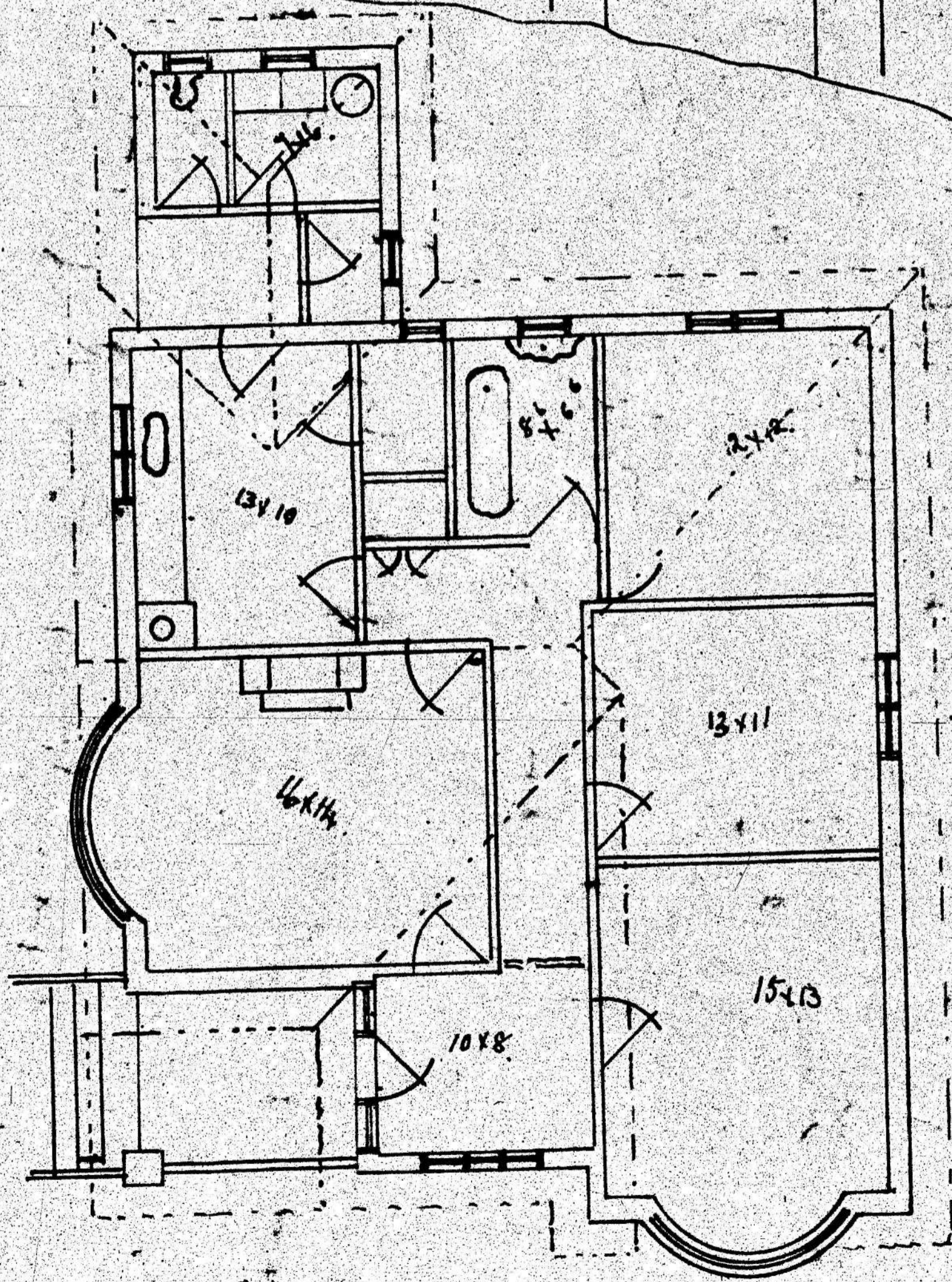
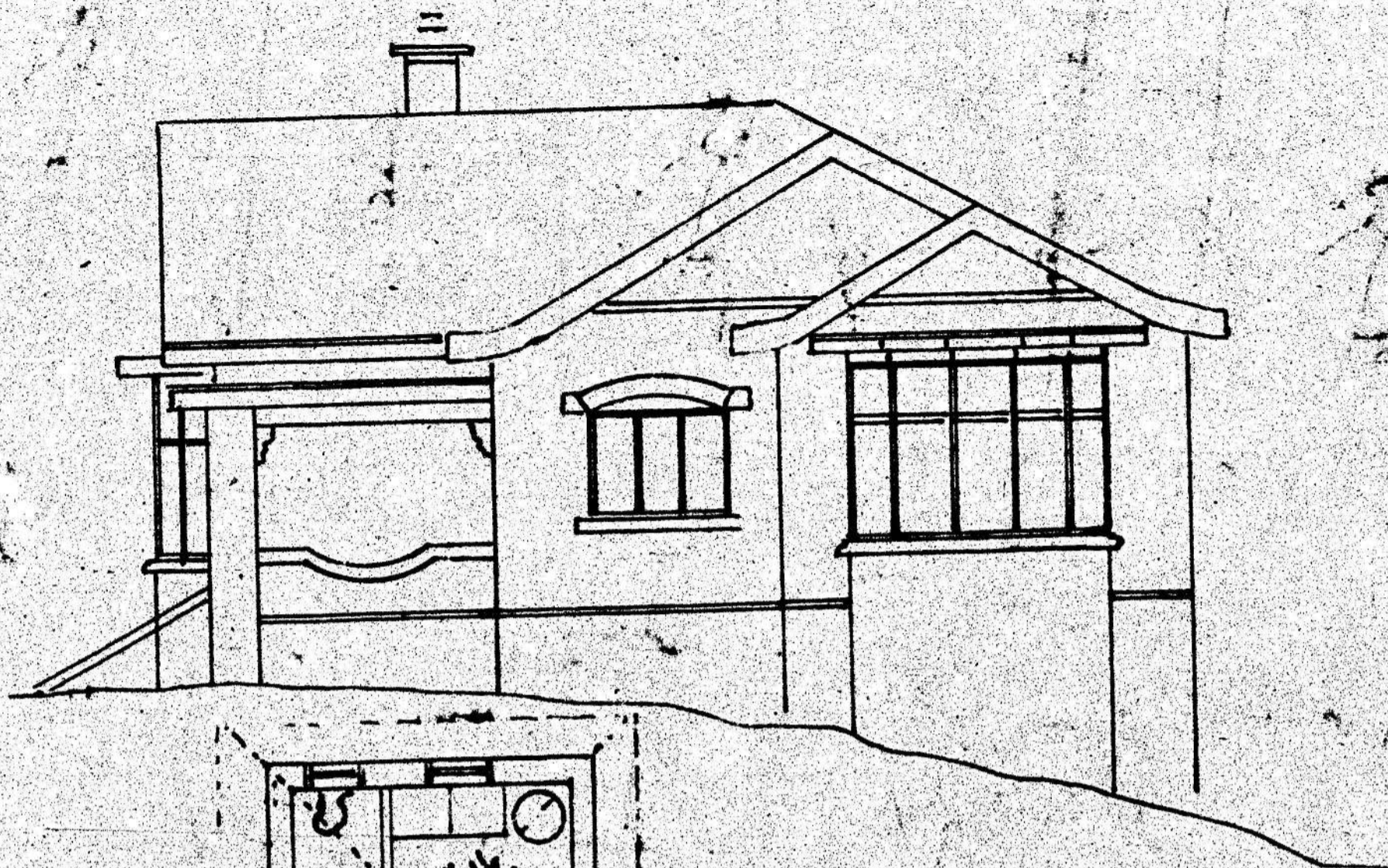
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
26/05/2026
8:03:33 PM



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

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



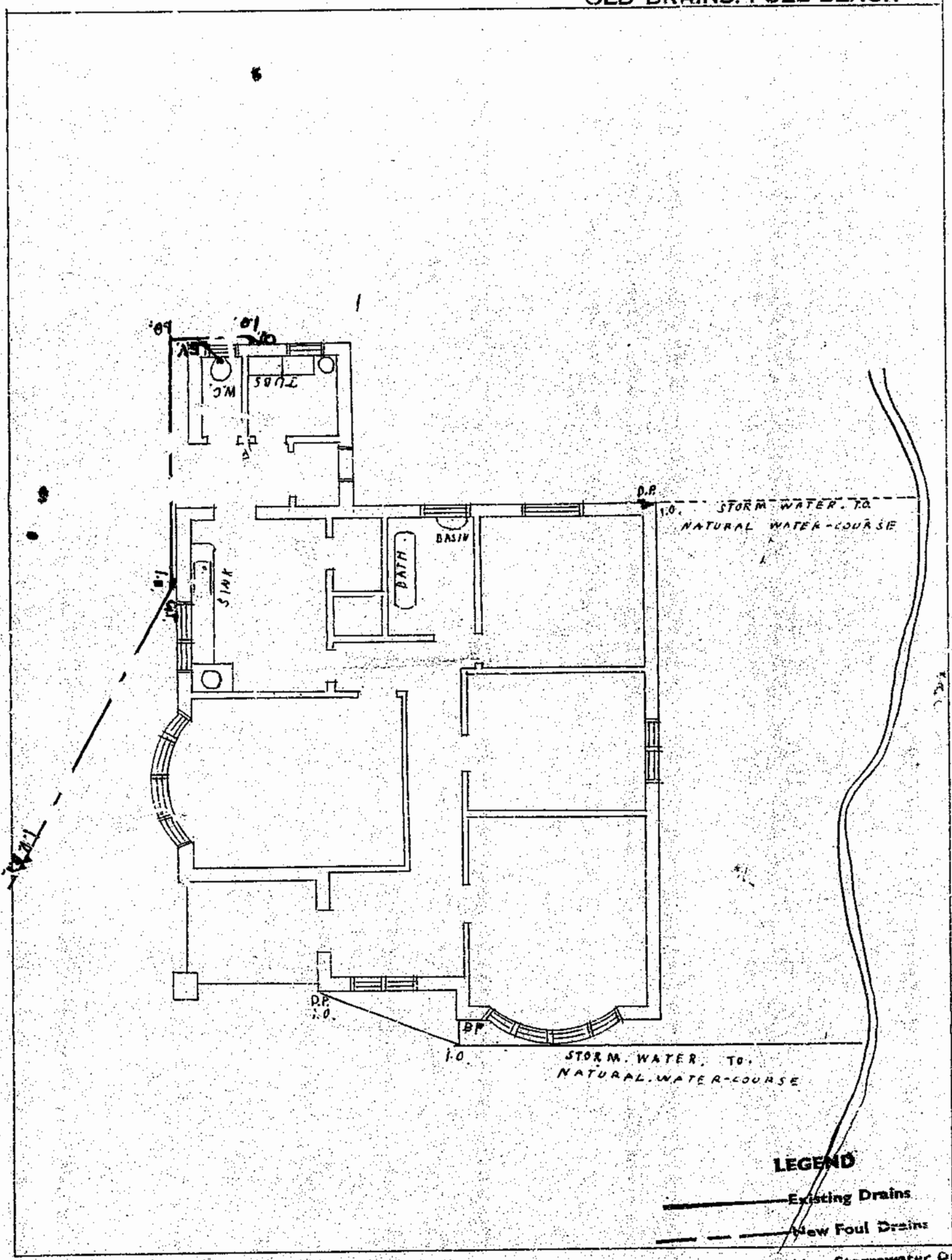
HOUSE CONNECTION PLAN.

SCALE : $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank

Constonphine Rd



Owner *Robt. Rutherford*
Street *Constonphine Rd*
Locality *Caversham*

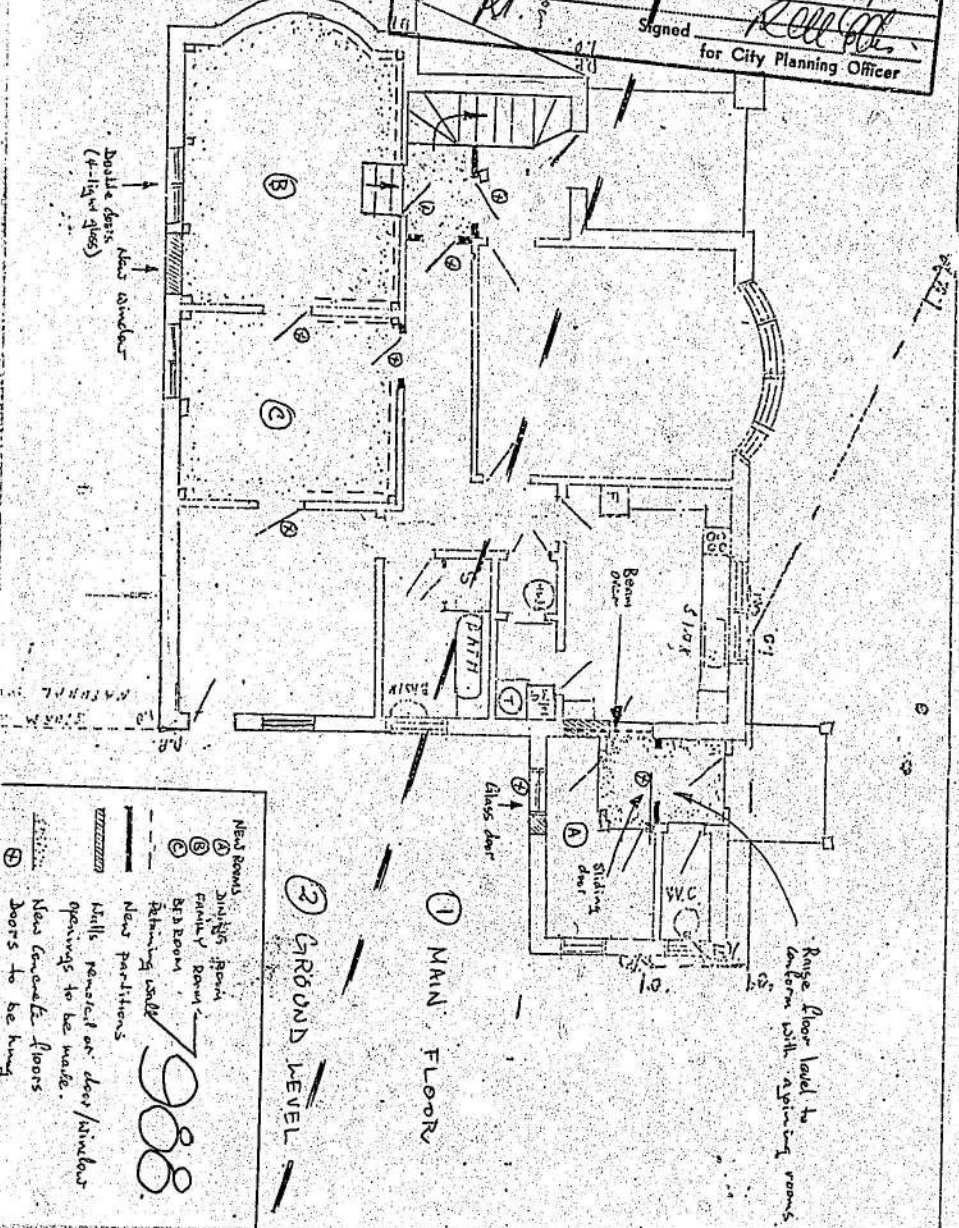
Block *15 Dunedin - East Tairā*
Section *Pt 2*
Allotment

Signature of Drainer *A. S. Juennell*

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

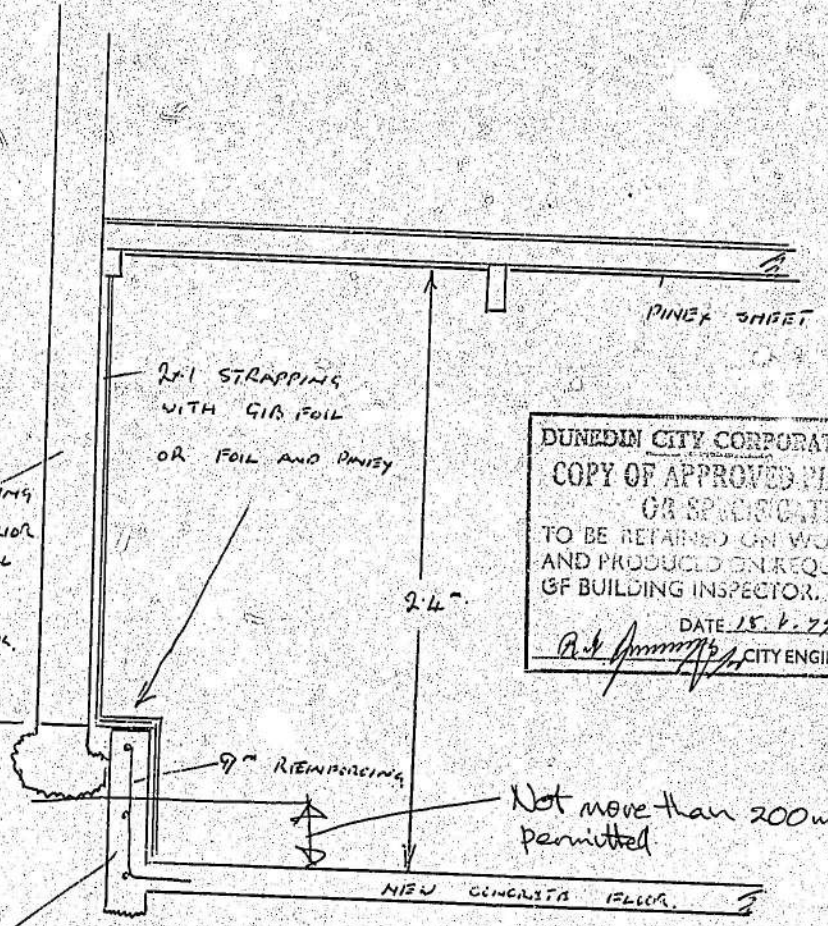
2/5/74
Signed *[Signature]*
for City Planning Officer

STORM WATER TO
NATURAL WATER-COURSE



20 CONSTORPHINE RD
ALTERATIONS - MARCH 1979 (SKETCH ONLY)

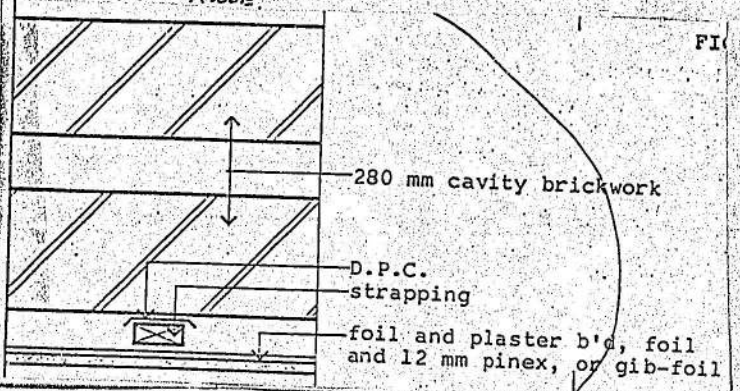
EXISTING
EXTERIOR
WALL
DOUGLAS
BARK.



DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 15. 1. 79
[Signature] CITY ENGINEER

SMALL RETAINING WALL 150 THICK,
HEIGHT AS REQUIRED DEPENDING ON EXCAVATION

ALL EXTERIOR WALLS TO BE STRAPPED AND FINISH
AS ABOVE.



Not more than 200mm
permitted

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

11/8/81

10 x 8

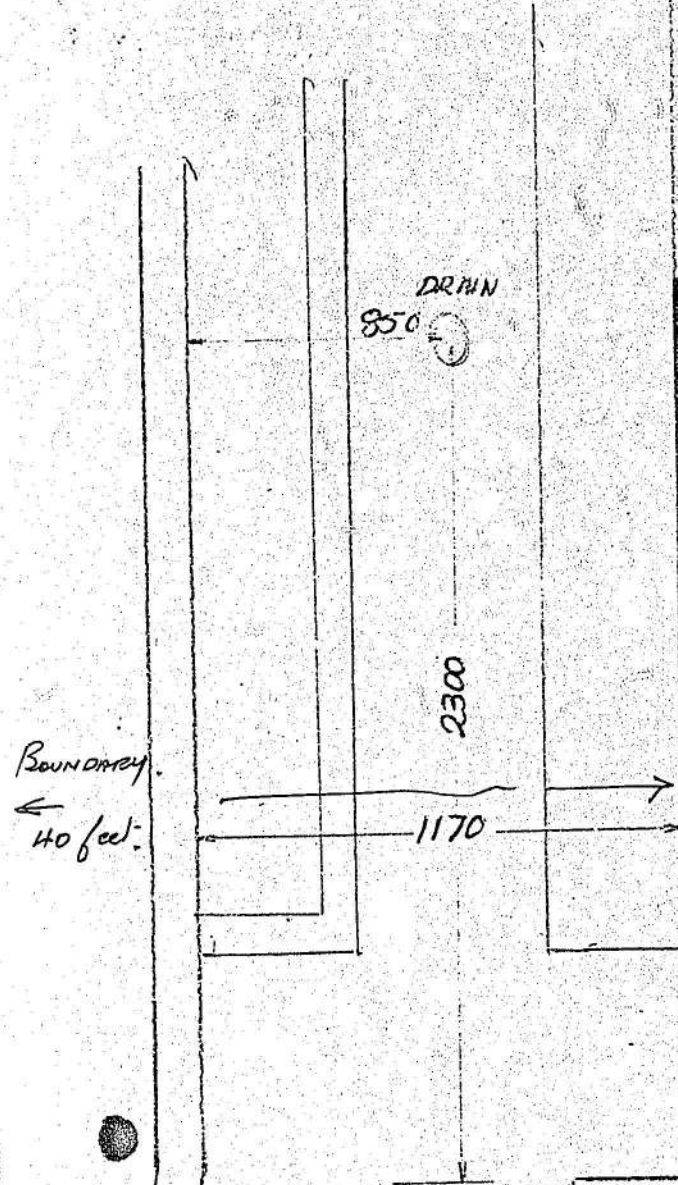
Signed [Signature] for City Planning Officer

EDEN CLASSHOUSE

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

DATE 18.8.81

[Signature] CITY ENGINEER



CLASS HOUSE

1110

A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the 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 facilities

HOUSE

K. Mattingly

20 CORSTORPHINE 14.8.81

1673.

A.P. K 1/5

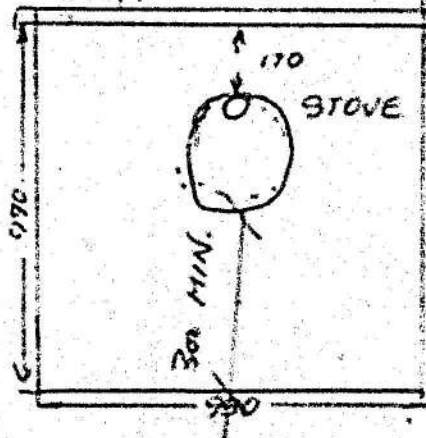
LAUNDRY

HOT WATER
CUPBOARD

20 CORSTORPHINE RD

MADE CONSTRUCTION
CAVITY BRICK EXTERIOR WALLS
SINGLE BRICK INTERIOR WALLS

BRICK WALL



HEARTH
2 LAYER OF
14 mm REBARRED
WITH CERAMIC TILES

KITCHEN

3190

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

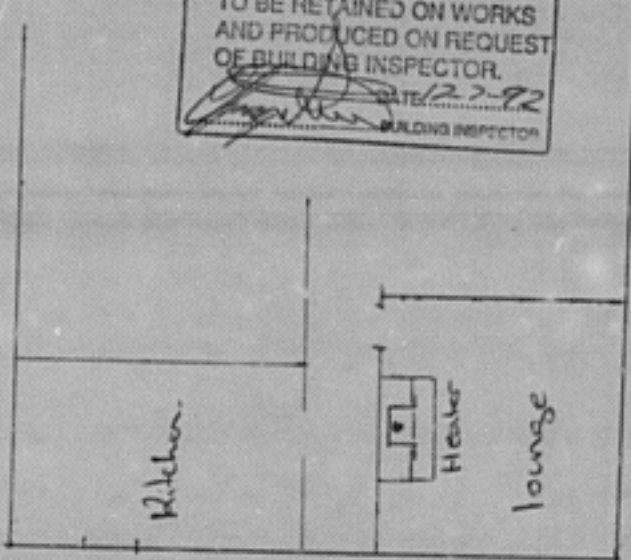
DATE 25. 11. 12
 R. D. [Signature] CITY ENGINEER

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

[Signature]
 [Signature]
 Signed for City Planning Officer

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE: 12-7-92
BUILDING INSPECTOR



20 Constorphine Rd

92/0388

IN-BUILT MODELS - PROVINCIAL 2,3&4

IDENTIFICATION

Native to Owner - An inspection is available at completion on access into roof space being arranged

The Provincial 2 is equipped with a secondary air tube and has firebricks. This model is approved for installation in New Zealand Clean Air Zones. Provincial 3 has a secondary air tube, but has a lower rear wall casting instead of firebricks. Provincial 4 is similar to Provincial 3, but has no secondary air tube.

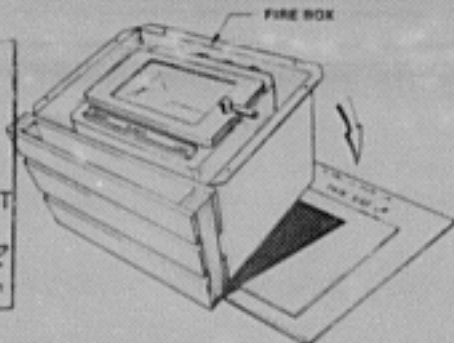
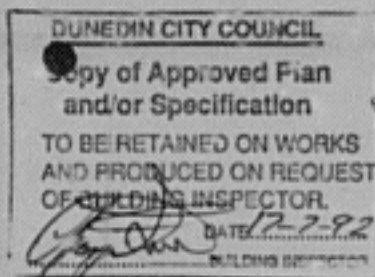
UNPACKING

*Tel. 474 3486
Copperline*

The Provincial is packed in two cartons, one containing the firebox, the second containing the fascia.

After removal of the shipping carton from the firebox, retrieve the door handle from the plastic bag just inside the flue socket, and fit it to the door. Open the door and take out all loose parts. You may find it more convenient to lift the door from its hinges at this stage.

Carefully tip the firebox onto its back, using the flattened carton and the cardboard insert to support it in a level position. Remove the shipping pallet by unscrewing the shipping bolts.



INSTALLATION REQUIREMENTS

Please read the INTRODUCTION on page 3, as this applies also to in-built models.

FIREPLACE

For a safe installation the following matters must be attended to.

- The fireplace and chimney must be thoroughly cleaned and checked for soundness.
- The chimney must not connect to a second fireplace.
- The joint between the chimney face and the fireplace surround must be checked and sealed to prevent leakage if necessary.
- The fireplace recess must have a non-metallic heat resistant surround extending at least 455mm each side of the recess and up to at least 810mm above the base of the fireplace recess.
- In New Zealand, the fireplace and chimney must comply with all the requirements of NZS 1900 Chapter 7 - 1985, except that the specified separation from timber construction need not be complied with.
- A flue pipe must be fitted right up the chimney, and the space between the flue pipe and chimney must be ventilated at the top. In Australia the area of this vent must be not less than 10,000mm², while in New Zealand it is 13,000mm². The vent must be fitted with means to prevent significant ingress of water and debris.
- Provision must be made for sweeping the flue without any dismantling other than is normally done by the chimney sweep.

MANTEL-SHELF

The need for shielding a heat sensitive mantel-shelf depends on two factors. One is the height of its undersurface above the floor of the fireplace recess, and the other is the distance the undersurface projects forward from the face of the fireplace surround. If the mantel-shelf projects not more than 75mm, any height greater than 955mm will be satisfactory without shielding. At heights of 1030mm (Australia) or 1155mm (New Zealand), or greater, the 75mm width restriction no longer applies. Mantel-shelves wider than 75mm, whose heights are between 955 and 1030mm (Australia) or between 955 and 1155 (New Zealand), will need to be protected by a metal heat shield spaced 20mm below the undersurface. The shield must be the full width of the undersurface and the 20mm space must be open at the sides and front to allow air to circulate freely.

HEARTH

The required forward extension of the hearth from the face of the fireplace surround depends on the particular model. The provincial 2 and 3 models require a 400mm extension, while IN NEW ZEALAND the Provincial 4 needs 300mm. The hearth should be at least 900mm long.

INSTALLING THE FIREBOX AND FLUE

The flue recommended for use in Australia is a stainless steel chimney kit such as the Shaenic #4. In New Zealand, we recommend the use of the Masport Provincial flue kit.

Measure the fireplace recess and remove bricks as necessary to accept the firebox outer case which is 560mm high, 590mm wide and 460mm deep. Clear away any rubble and inspect and seal the chimney and fireplace as detailed under **INSTALLATION REQUIREMENTS**.

Check the distance back from the face of the surround to the clear space in the centre of chimney where the flue will run to determine whether the flue will mate with the flue socket in the stove without fitting an offset. An adjustable shielded flue pipe offset is available from MASPORT (Part 985406). If an offset is needed, fix it to the lower end of the assembled flue sections in the chimney and lift the flue assembly up while the firebox case is pushed back into the recess. Adjust the case position so that it is level and its flange is sitting snugly against the face of the surround. The flue can then be lowered into position. If space above the case is limited, it may be best to remove the internal castings from the firebox so that the flue can be guided from inside the firebox. The instructions for fixing and weather-proofing the top end of the flue are supplied with the flue kit. The procedure for fitting the internal castings is the same as for the BELVEDERE final assembly. (See page 10).

Finally, screw the fascia into place, fit the firebox door and spread the sand provided at the base of the firebox before lighting the first fire.

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 964069	Reference No:	5036791
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALTER DWG Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as years Demolition <input type="checkbox"/>	Name: HOPKINS, PAUL Street Address: 20 CORSTORPHINE ROAD, DUNEDIN 9001 Mailing Address: 20 CORSTORPHINE ROAD, DUNEDIN 9001 <hr/> LEGAL DESCRIPTION Property Number: 2036791 Valuation Roll No: 27370 01200 Legal Description: PT DP 431

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: 14/02/1997

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 964069	Reference No:	5036791
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: HOPKINS, PAUL	All <input checked="" type="checkbox"/>
Mailing Address: 20 CORSTORPHINE ROAD, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 20 CORSTORPHINE ROAD	Alteration: <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALTER DWG
Property Number: 5036791	Intended Life:
Valuation Roll No: 27370 01200	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: DP 431	Specified as _____ years <input type="checkbox"/>
COUNCIL CHARGES	Demolition <input type="checkbox"/>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Signed for and on behalf of the Council:
Total: \$	Name: <i>J. Stewart</i>
ALL FEE'S ARE GST INCLUSIVE	Position: AUTHORISED OFFICER
	Date: 06/11/1996

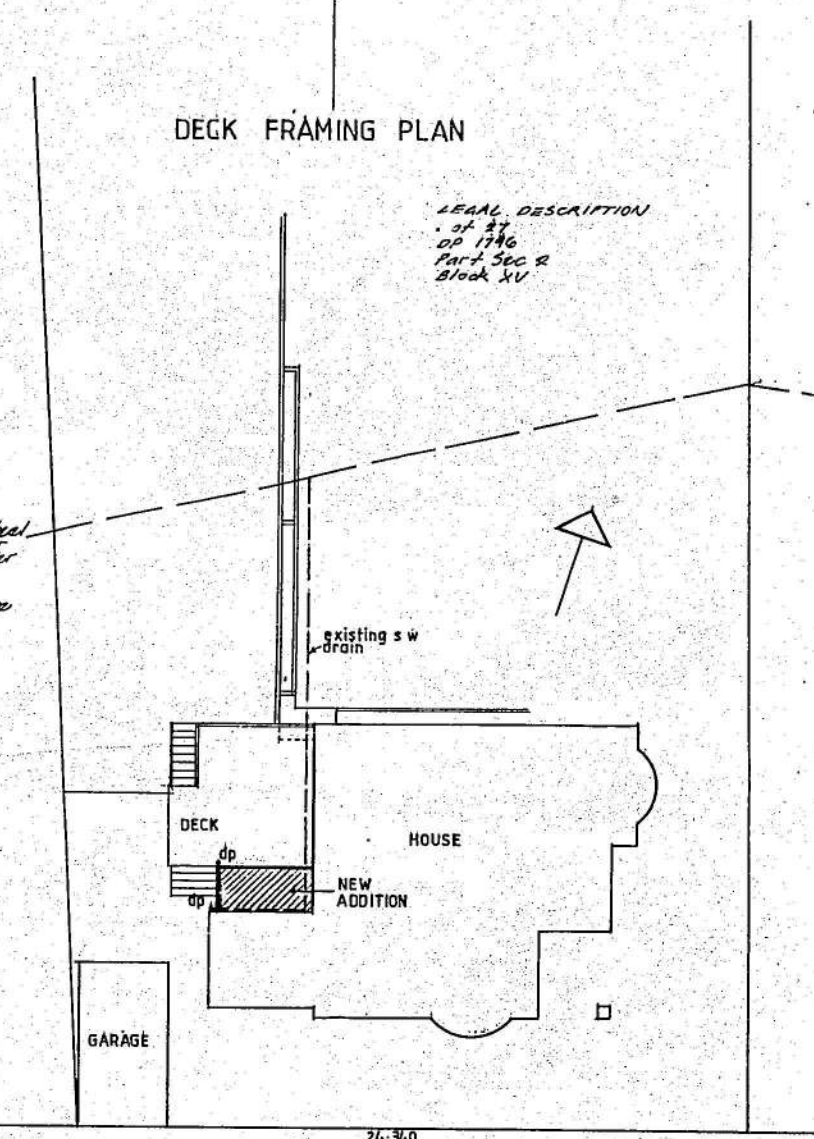
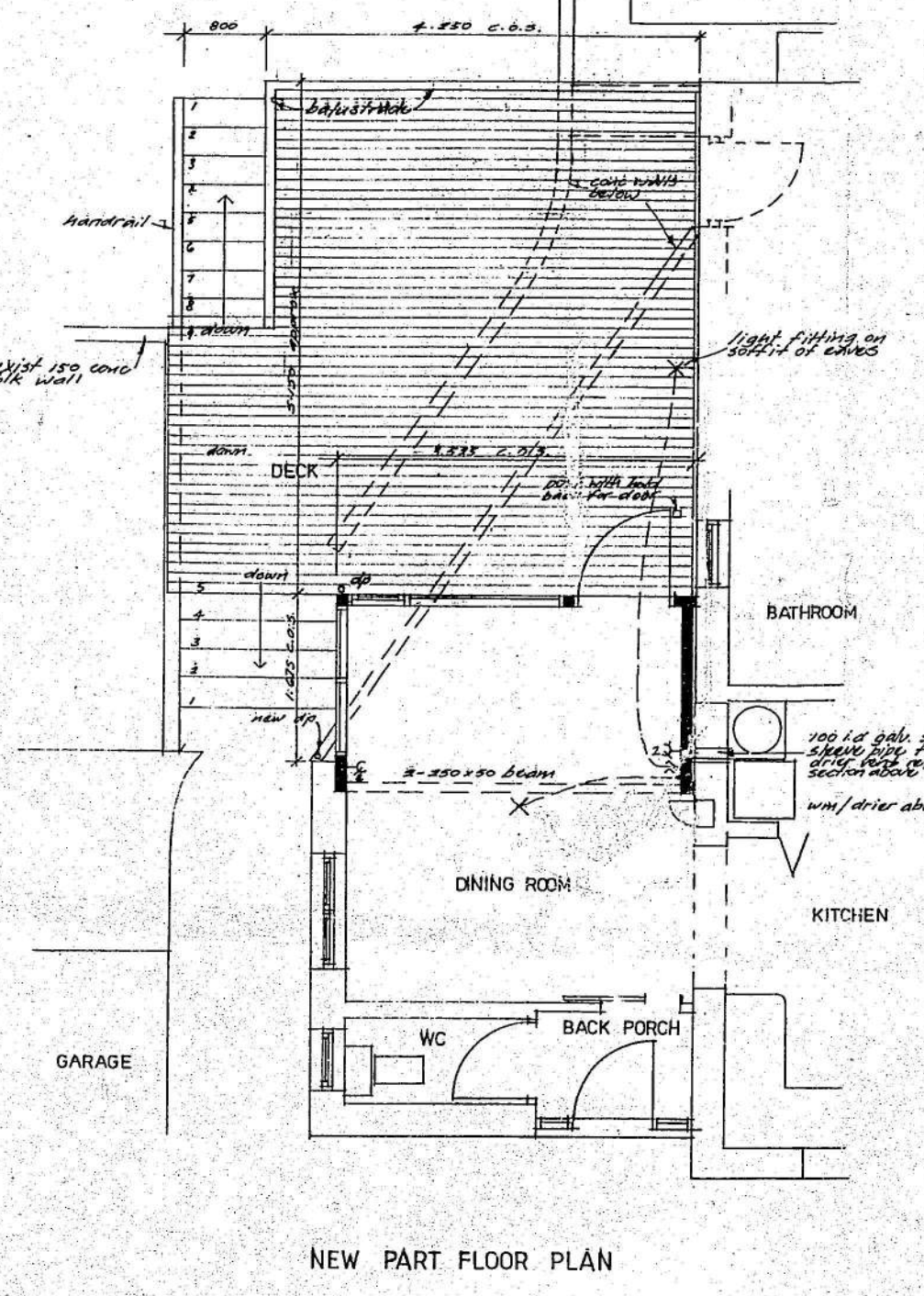
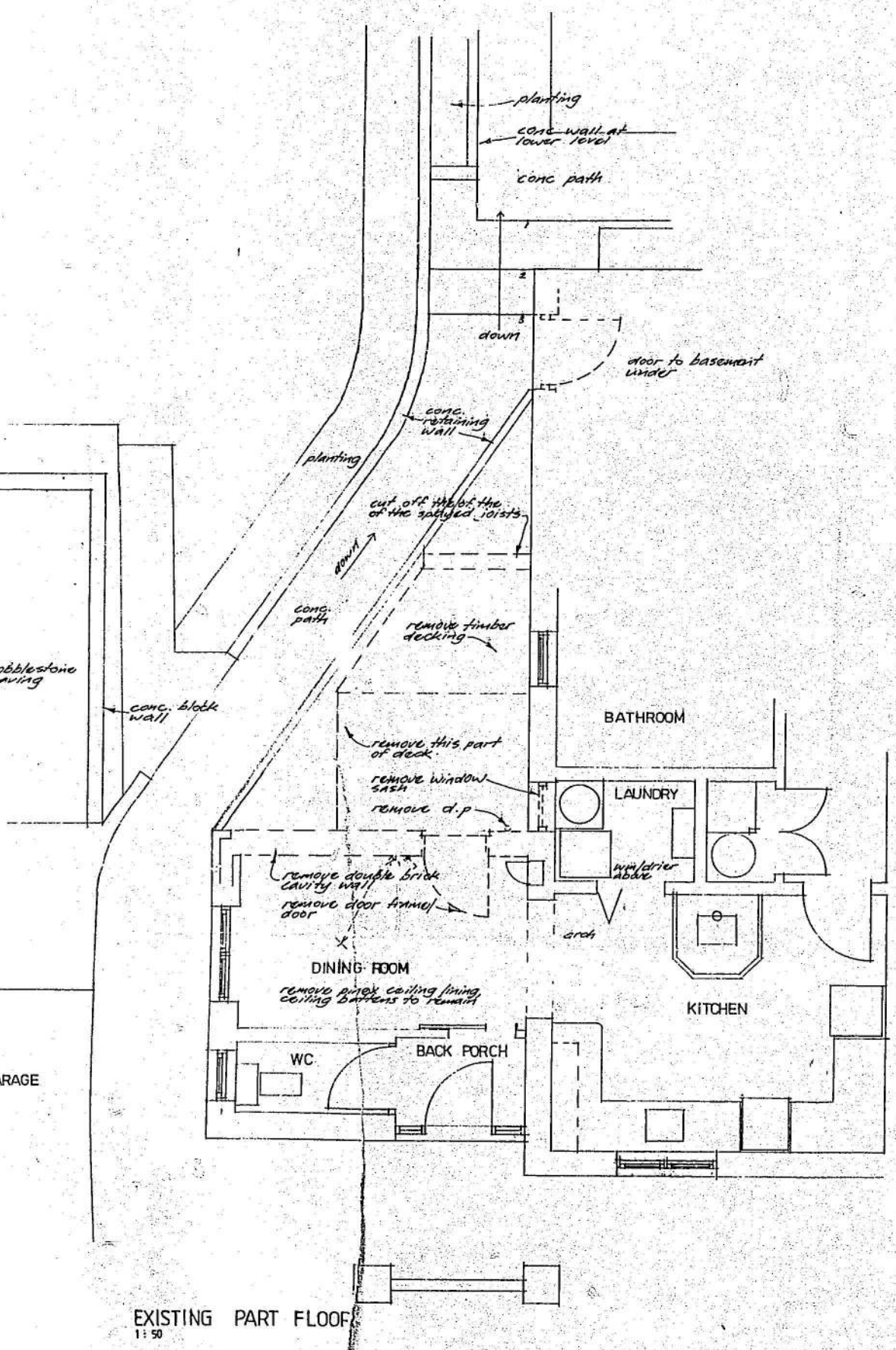
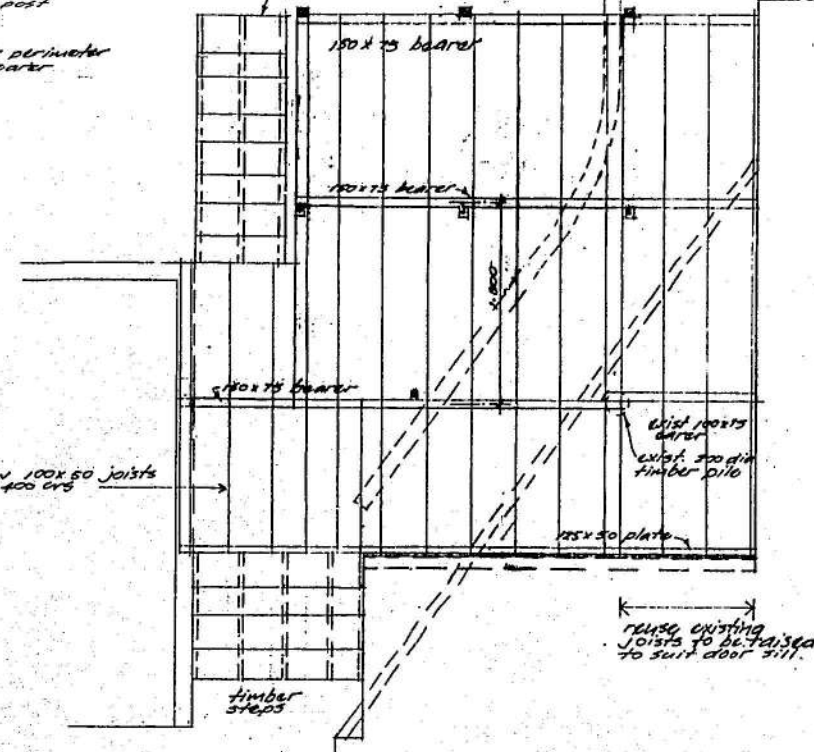
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request
 Date 1-11-96
 Date 5-11-96

Building
 Drainage
 Health
 NOTE

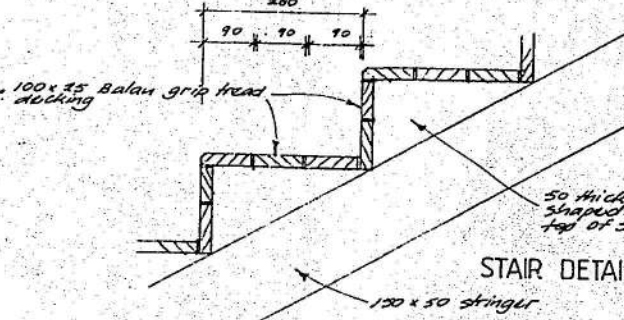
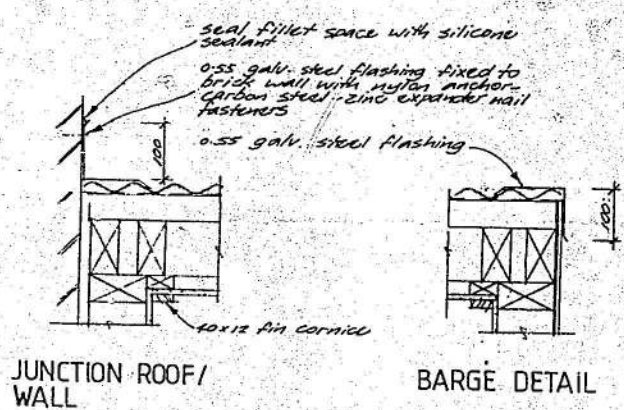
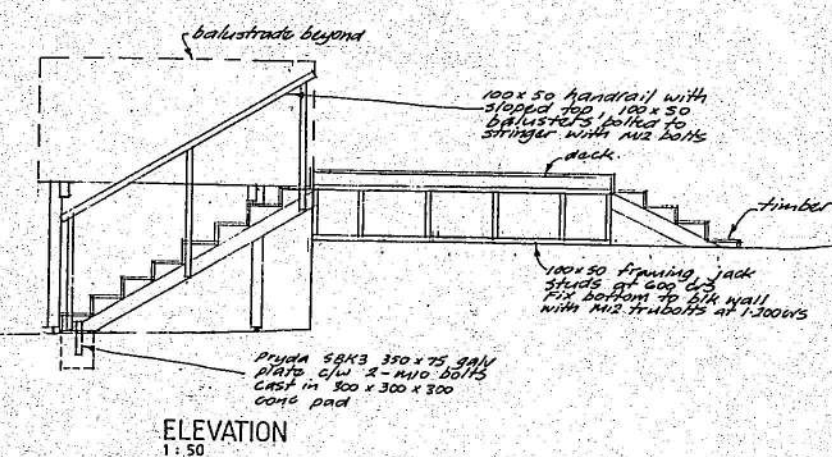
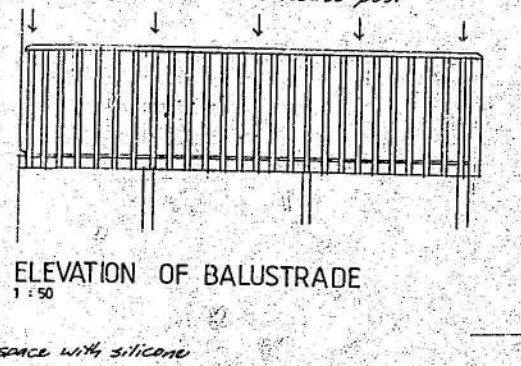
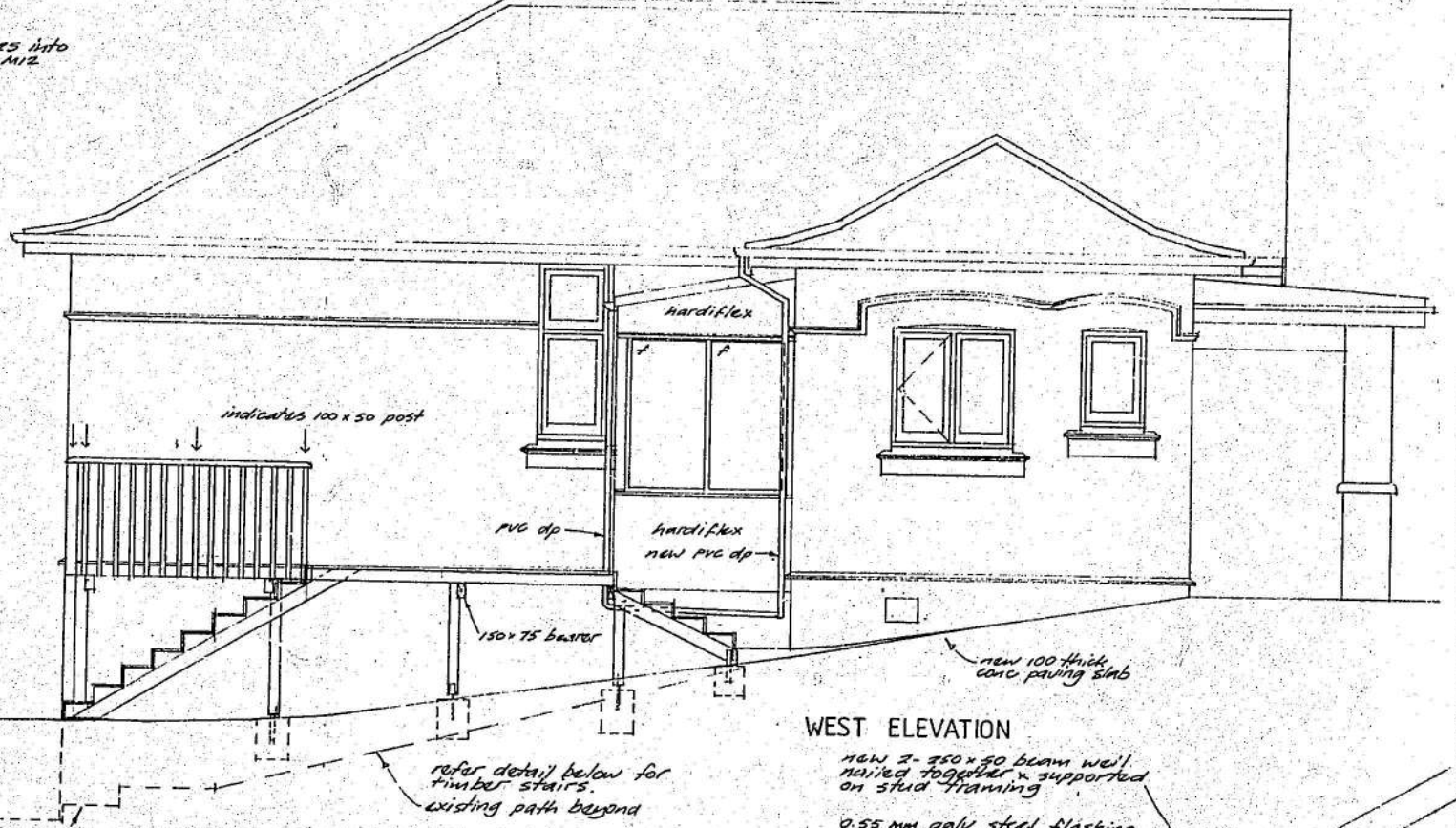
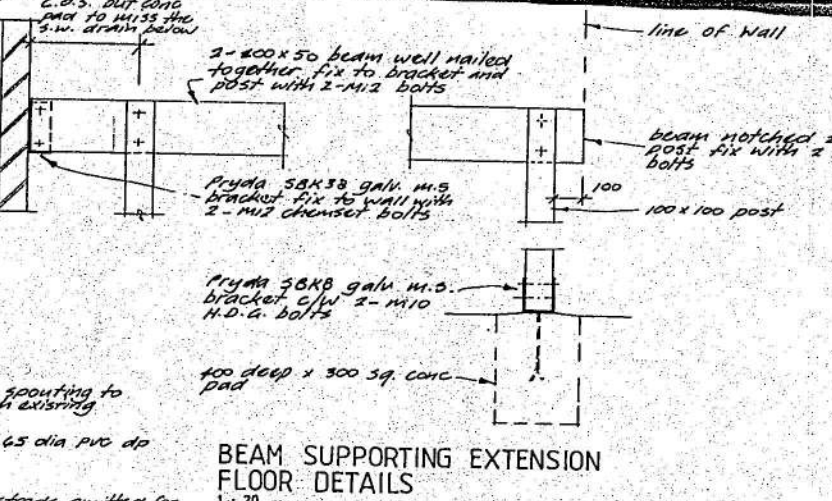
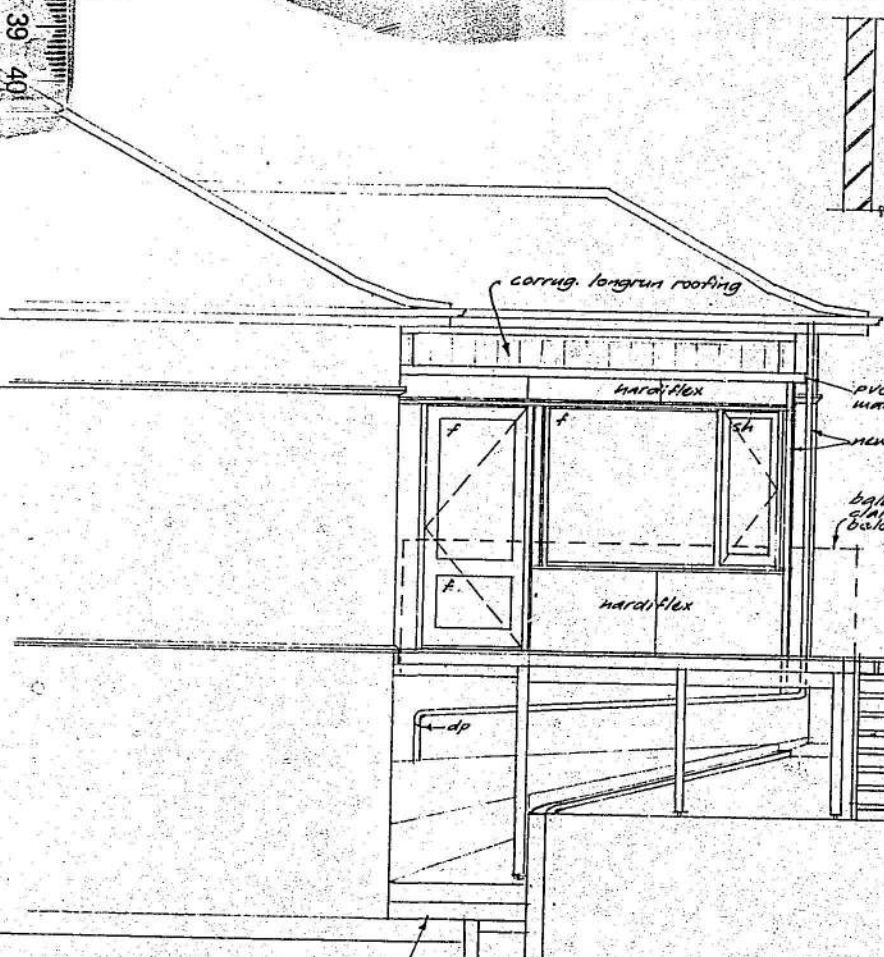
indicates 100x75 post
 supporting beam
 indicates exterior perimeter
 post supporting beam
 (100x100 post)



ALTERATIONS TO HOPKINS RESIDENCE DUNEDIN SEPTEMBER 1996

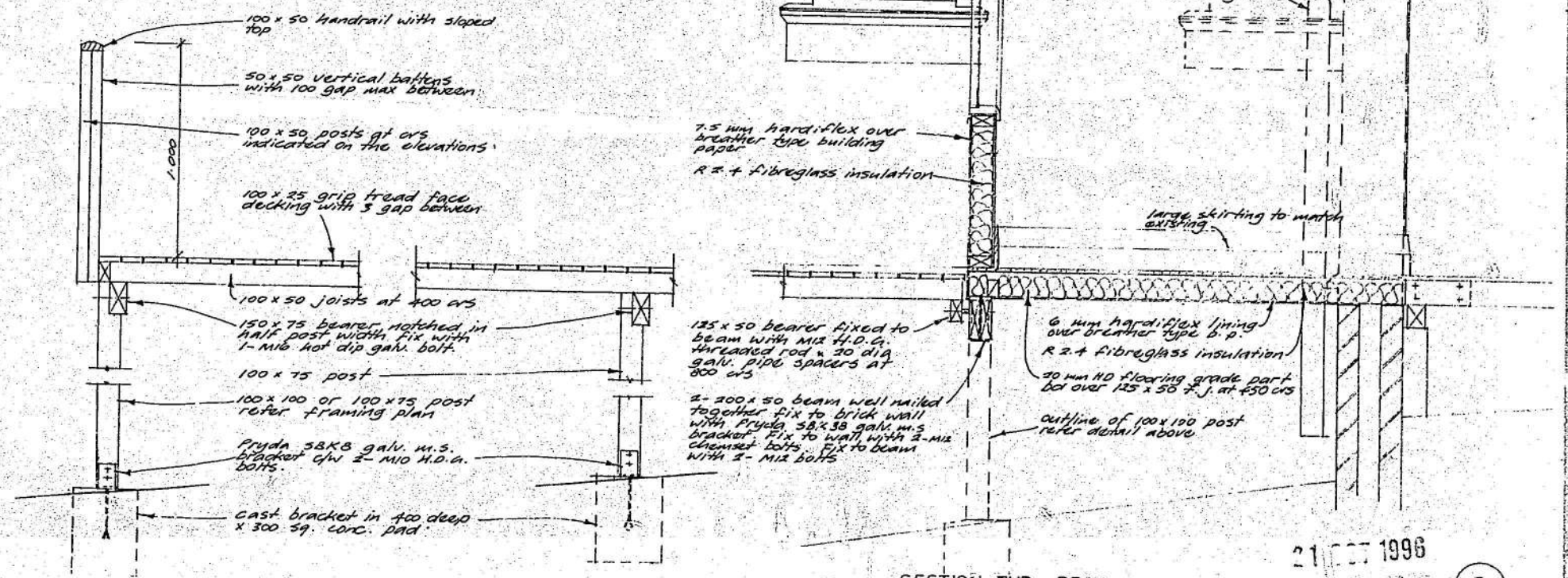
96/4069

21 OCT 1996



ALTERATIONS TO HOPKINS RESIDENCE DUNEDIN SEPTEMBER 1996

96/4069



21 OCT 1996

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2013-66	Telephone No:	03 477 4000
APPLICANT		PROJECT	
A A J Voschezang and A M Voschezang 20 Corstorphine Road Dunedin 9012		Work Type: Alterations/Repairs Intended Use/Description of Work: Install New Toilet in Existing Bathroom	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
20 Corstorphine Road Dunedin			
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents: N/A	
Legal Description: PT SEC 2 BLK XV SO 2 DUNEDIN & EAST TAIERI SD Valuation Roll No: 27370-01200 Building Name: N/A			

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

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

Compliance Schedule attached

Signed for and on behalf of the Council:



House connection plan. **DCC COPY**
 20 Corstorphine Rd.

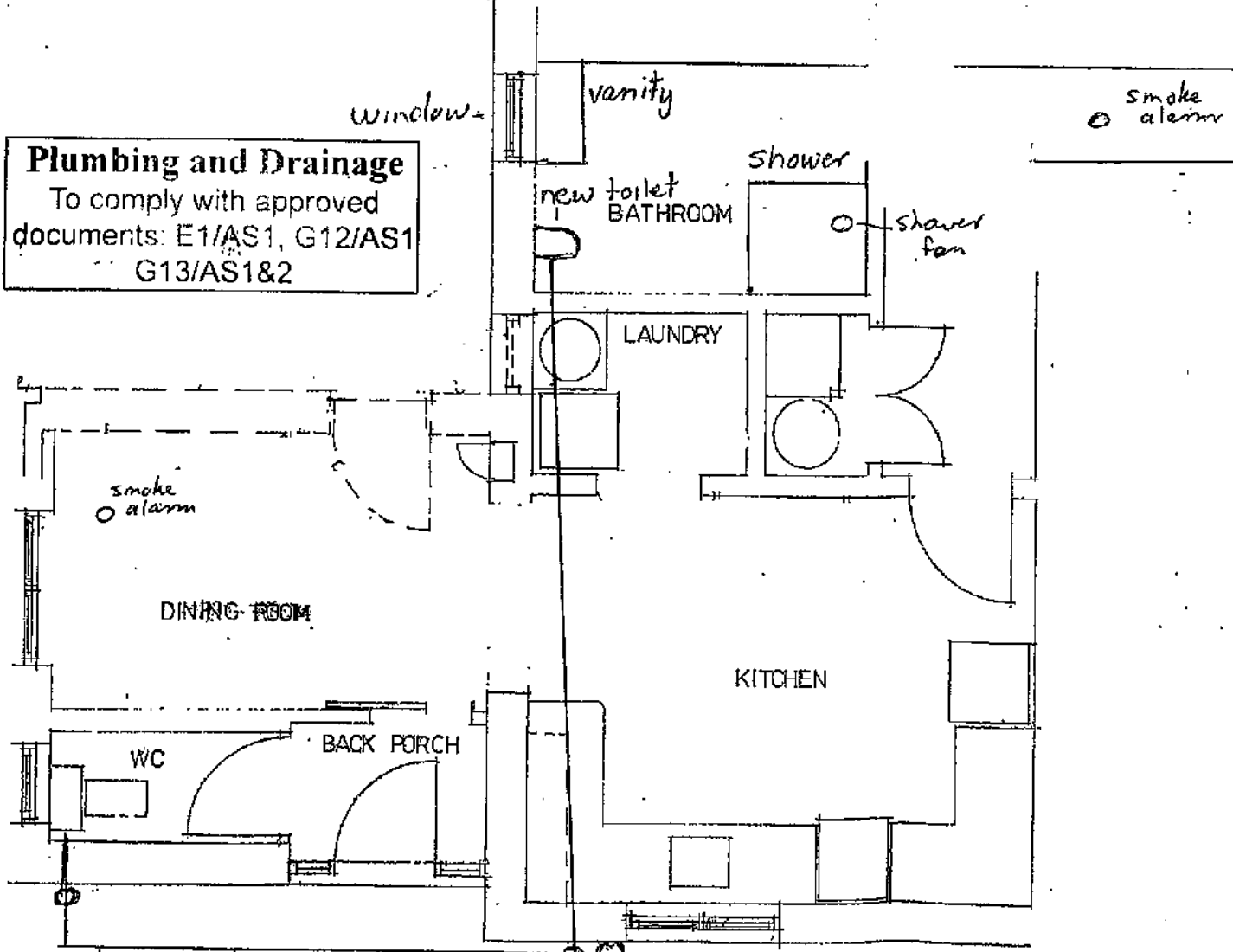
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.

Building Date
 Plumbing *Race* Date *24-01-13*
 Health Date

NOTE

Bathroom walls painted.
 Bathroom Floors polyurethaned.

Plumbing and Drainage
 To comply with approved documents: E1/AS1, G12/AS1, G13/AS1&2



existing toilet and terminal vent
 new connection
 5m 100 mm PVC 1/64 fall
 Branching off existing earthware man. to new toilet

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENTS

2013 - 466

20 Corstorphine Rd