

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 35 Cockerell Street Dunedin

Prepared for: Linda Joan Mann

Prepared on: 20-Oct-2026

Property Details:

Property ID	5021179
Address	35 Cockerell Street Dunedin
Parcels	LOT 27 DP 10064

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 20-Oct-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

LAND MOVEMENT

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

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 11965

Coastal Hazards

No information.

Seismic Hazards

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 **8th March 1993**.

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	2021179
Address	35 Cockerell Street Dunedin
Valuation Number	27000-03800

Latest Valuation Details

Capital Value	\$640,000
Land Value	\$235,000
Value of Improvements	\$405,000
Area (Hectares)	0.0678HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$4,350.14

Rates Outstanding for Year \$3,262.61

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
CCC Refused/Archived	- Building code compliance could not be confirmed under section 41 of the Building Act 1991 and sections 93, 93(2)(b), and 94 of the Building Act 2004.
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-2012-697](#) Building Consent - Alter Dwelling - Install Sink

Lodgement Date	20-Apr-2012
Decision	Granted
Decision Date	17-May-2012
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1901-438](#) AAB19010272

- 15ft Building Line Restriction From Side Lines. The permit was lodged on 01-Jan-1901.

[H-1963-59800](#) AAB19630444 10526 - Erect Shop and Dwelling, (Kaan). The permit was lodged on 20-Dec-1963.

[H-1983-93250](#) AAB19830639 4322 - Convert Shop to Flat, (Van Turnhout). The permit was lodged on 15-Feb-1983.

[H-1985-97219](#) AAB19850570 9042 Crossing, No Plan (Capuchin Friars). The permit was lodged on 10-Jun-1985.

[H-1986-99112](#) AAB19860627 1760 - Erect Shed, (Capuchin Friars). The permit was lodged on 06-Oct-1986.

[H-1984-95247](#) AAB19840628 7555 - Alter Dwelling - Add Porch and Install Potbelly Heater, (Capuchin Friars). The permit was lodged on 21-Aug-1984.

[H-1963-185973](#) AAD19631087 G7939 Drainage, (New Zealand Government). The permit was lodged on 26-Nov-1963.

[H-1964-187512](#) AAD19642466 G8287 Plumbing & Drainage, (Kaan). The permit was lodged on 16-Mar-1964.

[H-1983-216780](#) AAD19831195 K5932 Alter Plumbing & Drainage (Van Turnhout). The permit was lodged on 04-Oct-1983.

[H-1984-217608](#) AAD198404K7472 Extend Drain & Boiler Tube, (Campuchin Friars Trust Board). The permit was lodged on 24-Oct-1984.

[H-1986-221594](#) AAD19861378 K9240 Plumbing, No Plan (Capuchin Friars Trust Board). The permit was lodged on 27-Mar-1986.

[H-1978-280878](#) AAB1978

Erect Slimline Sign on Front of Building, No Plan (Irvine's Foodcentre). The permit was lodged on 28-Aug-1978.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices.

Resource Consents

The following Resource Consent(s) are recorded for this property:

[RMA-1963-353669](#) - Resource Management Act (Historical Data)

Description	ERECTION OF SHOP / App: HOUSING DIV. M O W
Lodgement Date	29-Jan-1963
Decision	Granted
Decision Date	11-Mar-1963
Current Status	Consent Issued

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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and 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

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

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 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 35 Cockerell Street Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 35 COCKERELL STREET DUNEDIN

[5021143 161 Brockville Road Dunedin](#)

[RMA-1996-360159](#) Resource Management Act (Historical Data) SUBDIVISION BY BOUNDARY ADJUSTMENT (Other). The outcome was Granted on 17/10/1996.

[5021172 23 Cockerell Street Dunedin](#)

[RMA-1998-362191](#) Resource Management Act (Historical Data) ERECT SKYLINE GARAGE WITHIN 2 M SIDE YARD REQUIREMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/09/1998.

[5021174 25 Cockerell Street Dunedin](#)

[LUC-2024-149](#) Land Use Consent the erection of a low retaining wall supporting fill within a property boundary setback and a uniport covering a parking space within front yard and side yard setbacks. The outcome was Granted on 16/05/2024.

[5021176 29 Cockerell Street Dunedin](#)

[RMA-1997-360833](#) Resource Management Act (Historical Data) RIGHT-OF-WAY DP 10064 (Other). The outcome was Granted on 08/05/1997.

[5021177 31 Cockerell Street Dunedin](#)

[RMA-1997-360833](#) Resource Management Act (Historical Data) RIGHT-OF-WAY DP 10064 (Other). The outcome was Granted on 08/05/1997.

[5021199 79 Cockerell Street Dunedin](#)

[RMA-2004-367711](#) Resource Management Act (Historical Data) SUBDIVIDE RURAL LAND INTO RESIDENTIAL SIZED LOTS (LAND PARTLY ZONED RESIDENTIAL 1 AND RURAL) (Notified - Non Complying). The outcome was Granted on 26/07/2004.

[5021257 34 Cockerell Street Dunedin](#)

[LUC-2012-99](#) Land Use Consent construct a car port in the front yard. The outcome was Granted on 28/03/2012.

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.

Environmental Health

A Registered Hairdresser is located at this property. Jamies Barbershop was last inspected in May 2022.

The business is operated under the Home Occupation rules.

A home occupation Hairdressing registration is held at this address.

The premises were last inspected May 2022.

Alison Blair
Environmental Health Officer

Transport

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

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

It appears there are no stormwater provisions in place for these vehicle crossings. 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.

No legal vehicle crossing – property frontage off-street parking bay

It appears that vehicles are driving over the kerb and channel to create a third parking space on this property's frontage. It is illegal for a vehicle to drive on or over the kerb and channel, footpath or berm. The property owner is liable for damage and the cost of repairs by a DCC approved contractor. Under the provisions of the Local Government Act 1974, section 335, and the DCC Rooding Bylaw 2020, section 11, if the property owner wishes to access the property by vehicle, they are required to use the properly constructed vehicle crossing.

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.

Parks and Reserves

Description Details

This property has been identified as being next to a park or reserve

.Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.

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
AMD	Amendment to a Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
CER	Certifier
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTR	Notice to Rectify
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint

Terms used in Permits & Consents

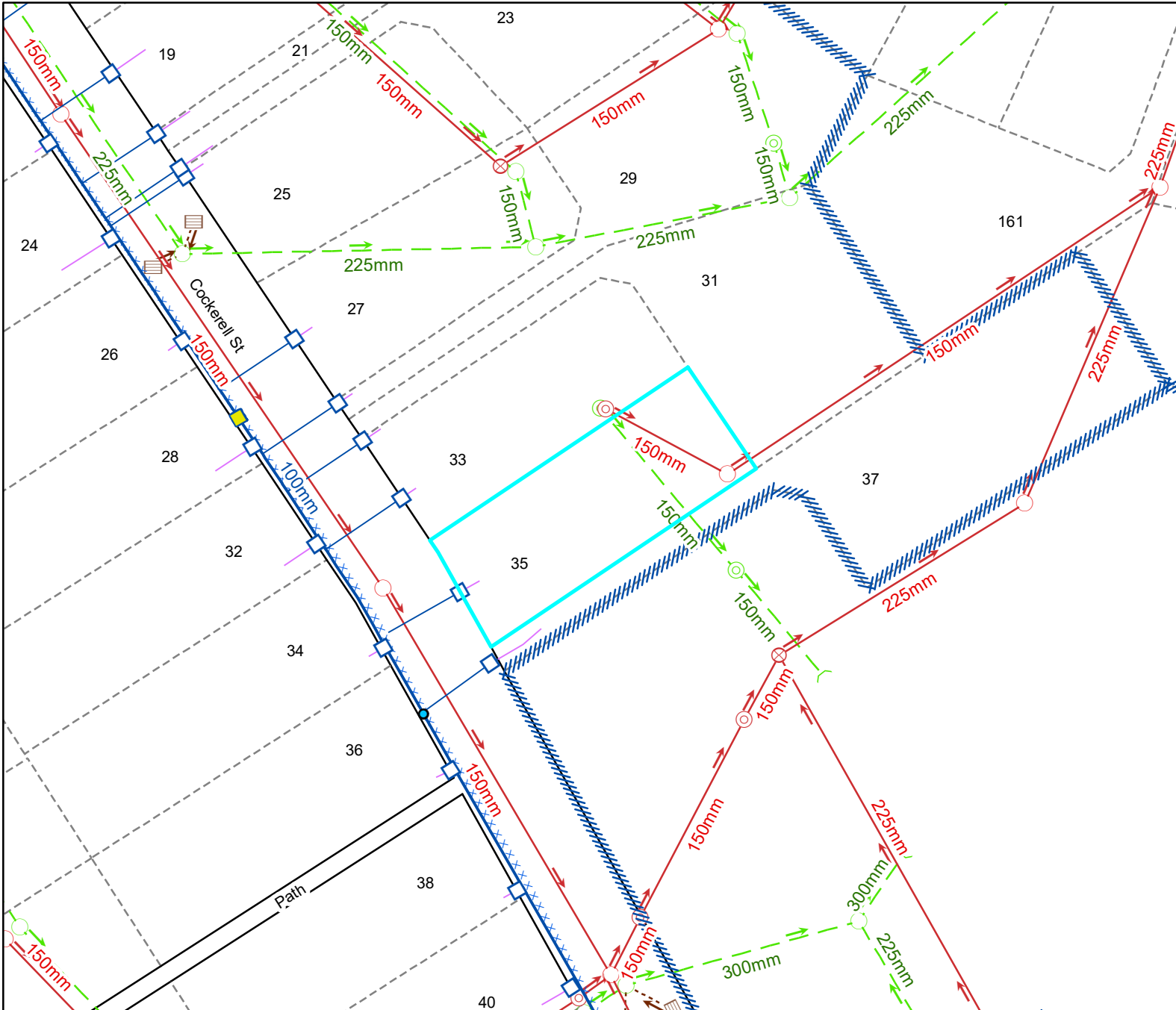
ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

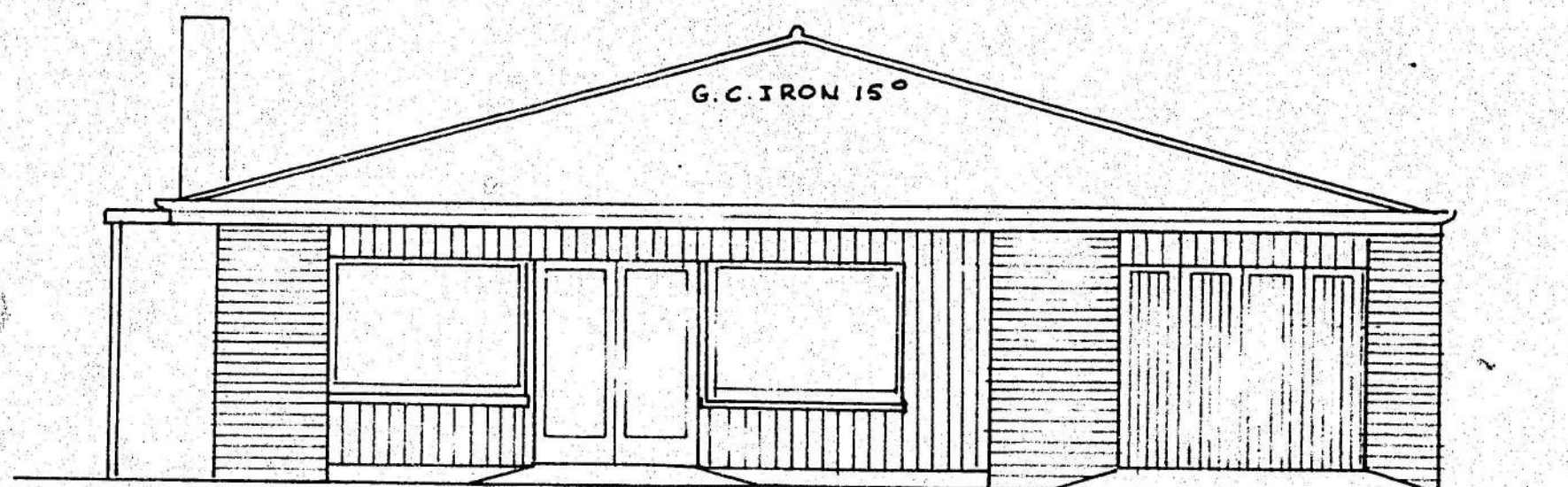
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
13/10/2026
8:05:23 PM

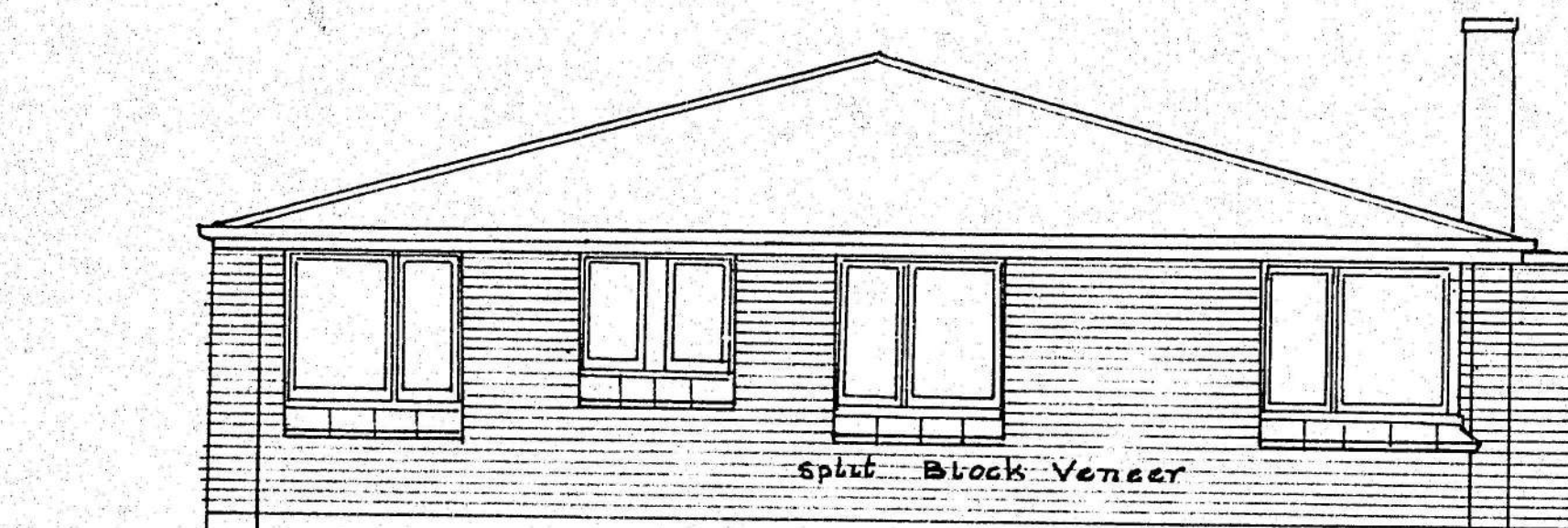
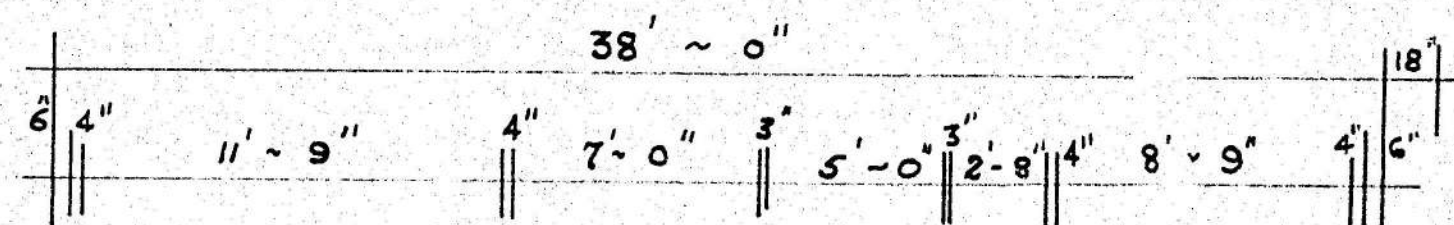


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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.



Front Elevation



Rear Elevation

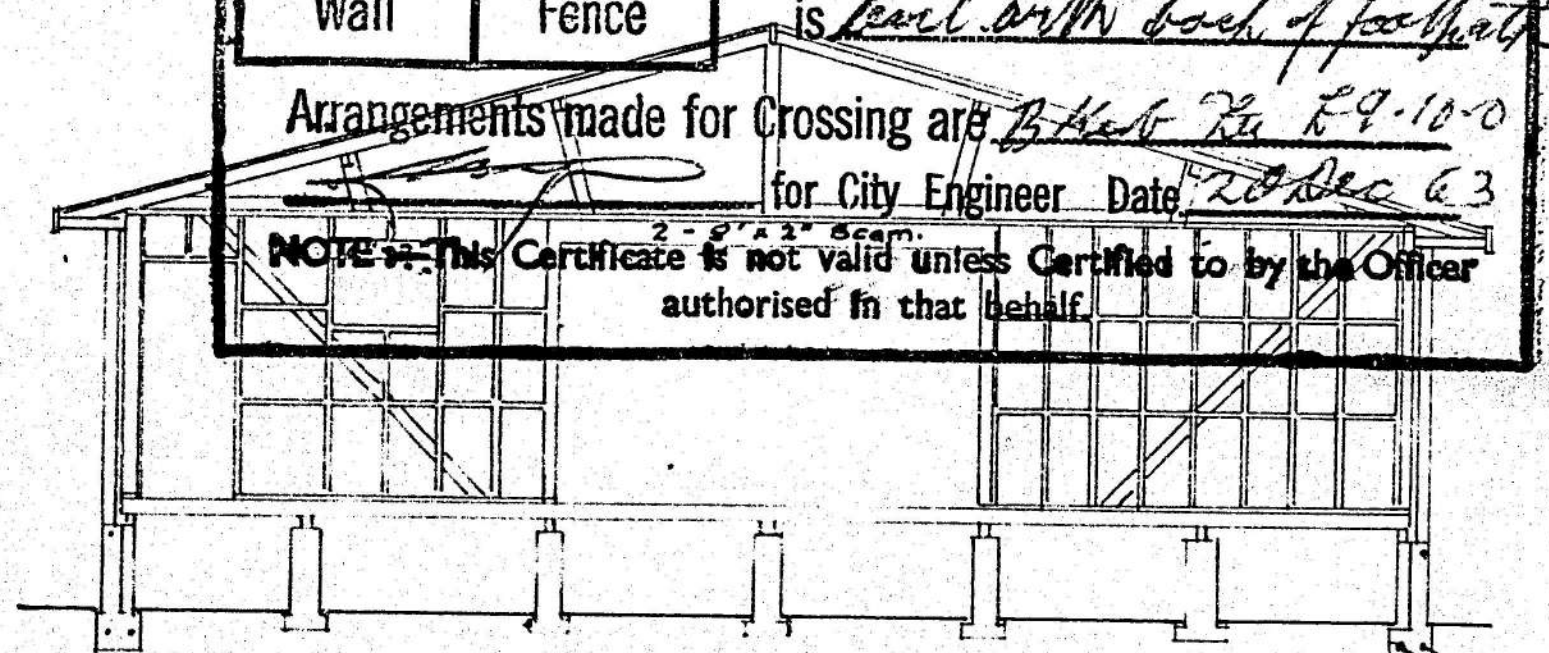
DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is level with back of footpath

Arrangements made for Crossing are Black Ru 29-10-0
for City Engineer Date 20 Dec 63

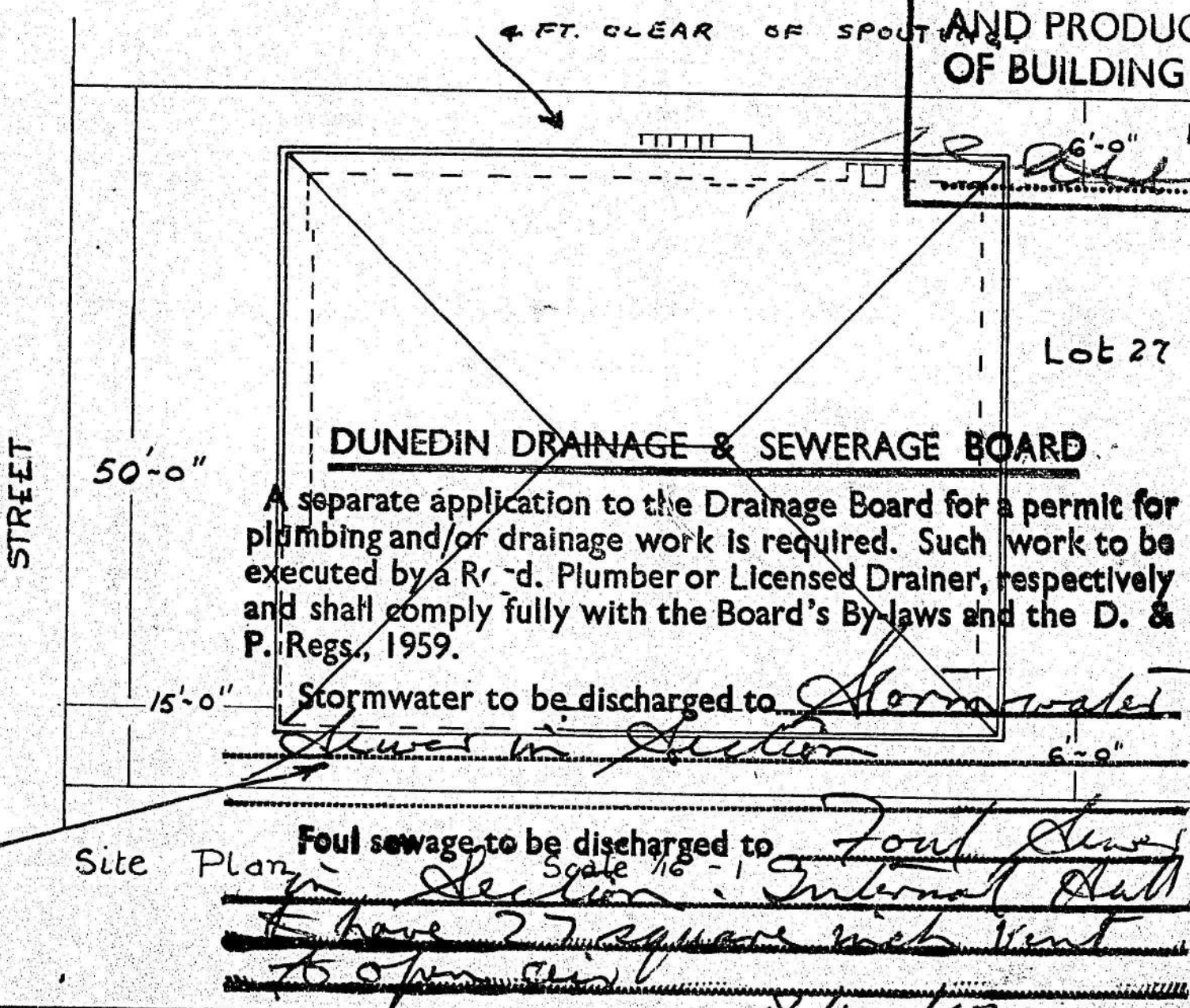
NOTE: This Certificate is not valid unless Certified to by the Officer authorised in that behalf.



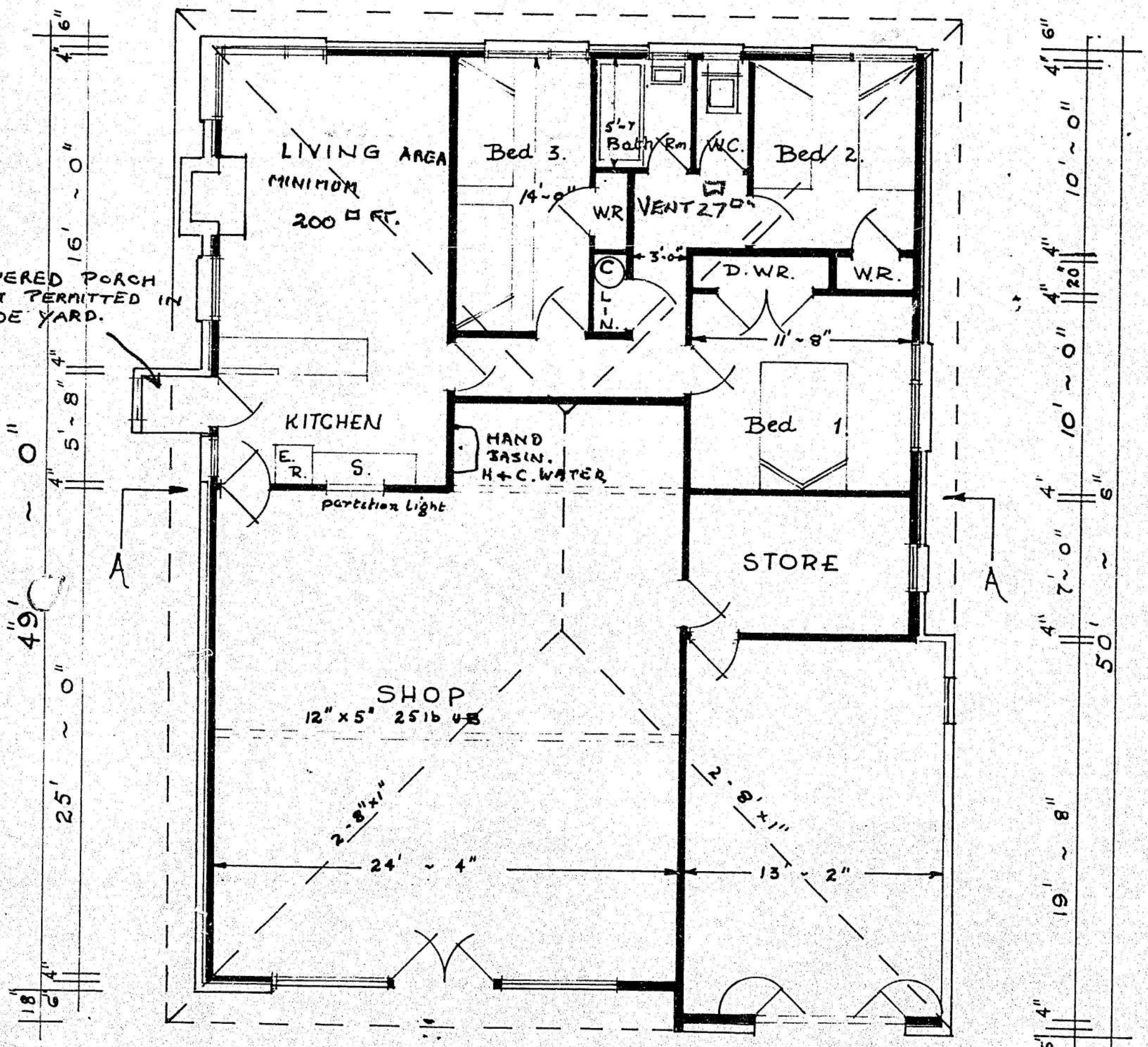
Cross Section

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

DATE 20.12.63
CITY ENGINEER.



Site Plan



PLAN

4 FT. CLEAR OF SPOUTING.

J. Kaan

H. Wedger

PROPOSED SHOP & LIVING QUARTERS at COCKERELL ST. DUNEDIN
for
MR. J. KAAN ESQ.

B.L. WALKER BUILDER

10526

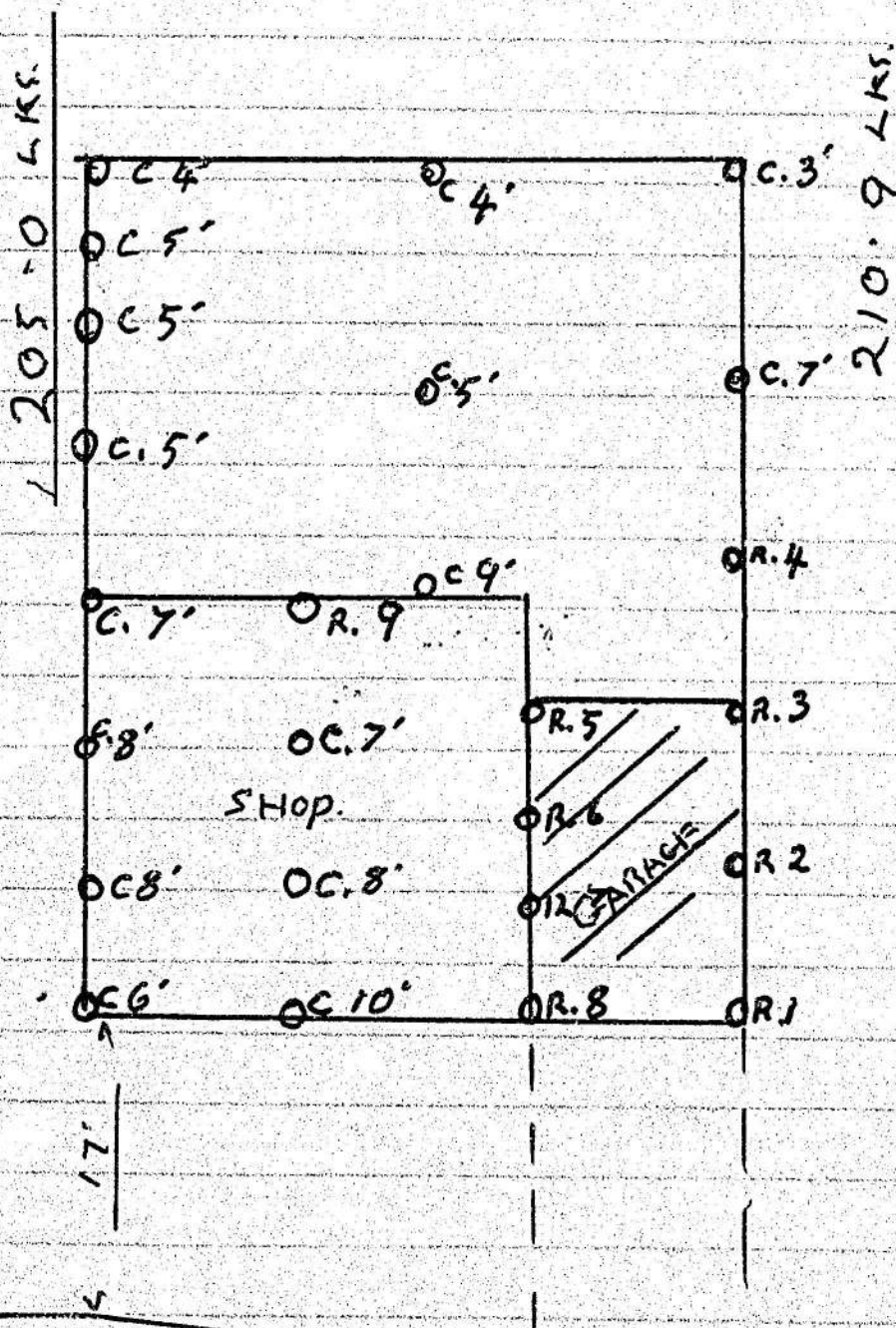
80.8 LKS

B. L. WALKER
BUILDER

LOT 27. DP 10,064
26.8 ps.

PROPOSED SHOP & LIVING
QUARTERS AT COCKERELL ST

BROCKVILLE.



$$1/16" = 1'$$

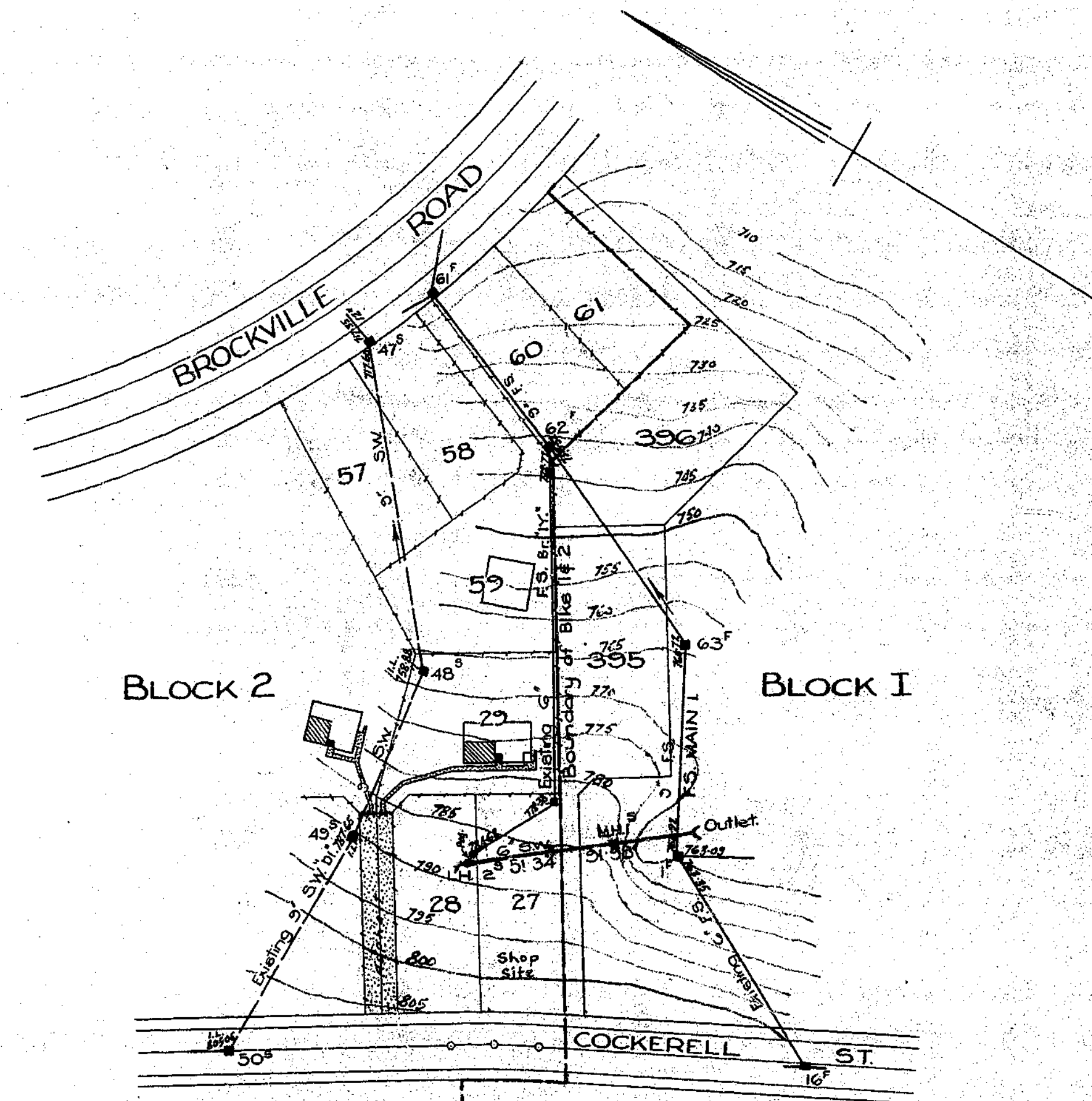
Rails Driving (1/18" ^{STOP}) (2/18" H Blows = 1")
(3/18" 14 Blows = 1") (4/12" STOP)
(5/18" STOP) (6/18" 14 Blows = 1")
(7/18" 10 Blows = 1") (8/18" STOP)
(9/3 STOP 12")

10526

6 LKS

71.5 LKS

COCKERELL ST



Scale: 1 ch to an inch.

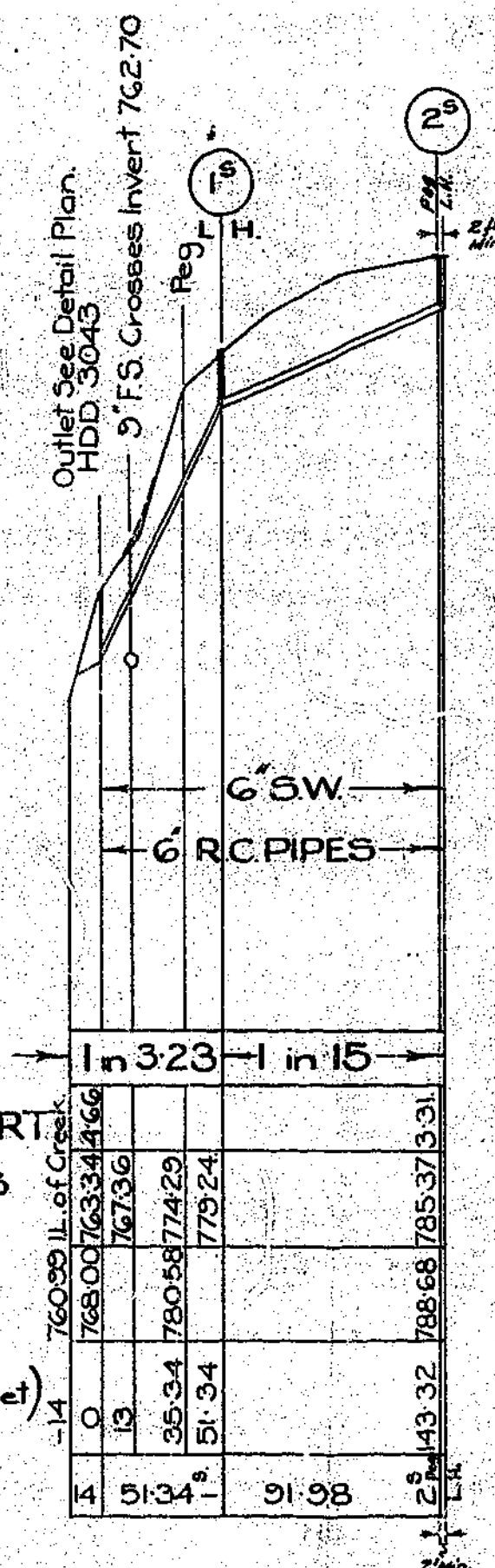
H.A.D 740'
GRADES

DEPTHS TO INVERT
INVERT LEVELS

PEG LEVELS

DISTANCES (in feet)

MANHOLE NOS.



Scales: Vert 10 feet to an inch.
Hor: 60 feet to an inch.

Sheet 53

NOTES:		LAND PLANNER	ENGINEER	SCHEME PLAN No.	HOUSING DIVISION		OFFICE DATE		ALTERED OR RETRACED	BY DATE	APPRO	SCALE	BLOCK 2 BROCKVILLE MAJOR DRAINAGE	DRAWING No. HDD 2400
		LEGAL SECTION	VENDOR	PURCHASE No.	J. V. JEBSON, A.N.Z.I.A. DIRECTOR.		DRAWN SWP:AKF 7/6/43					AS SHOWN		
							TRACED SW:Paul 7/7/43							
							CHECKED [Signature] 7/7/43							

Part of
K/5932

48284
1/14

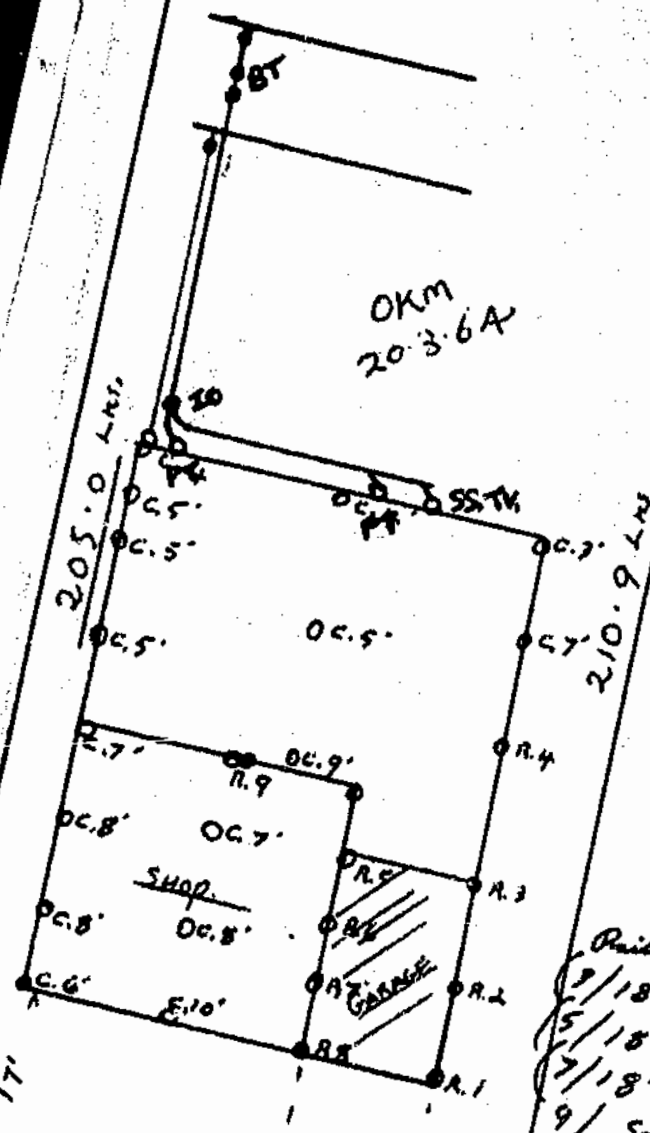
80.8 LKS.

B. L. WALKER
BUILDER

OKM
20.3.6A

LOT 27, DP 10,064
26.8 ps.

PROPOSED SHOP & LIVING -
QUARTERS AT COCKERELL ST
BROCKVILLE.

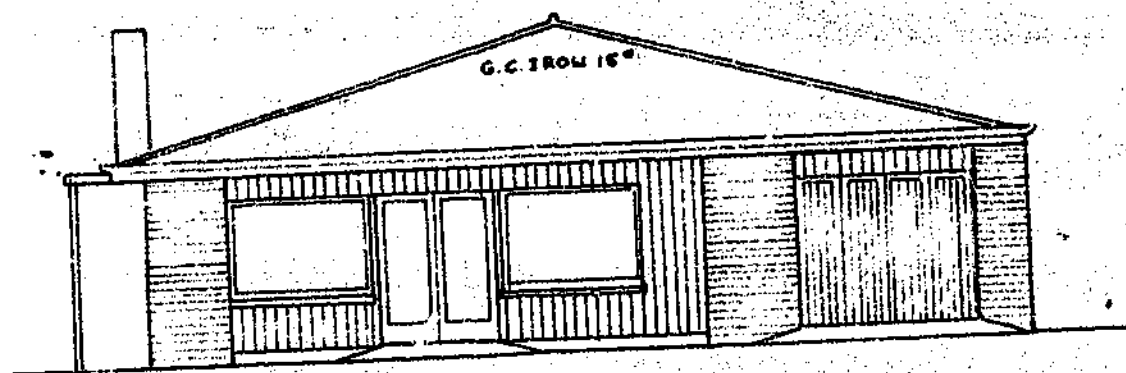


1/16" = 1'
Paila Drive (1/18" stop) 2/18" 11" = 1"
(2/18" 14 blows = 1") (4/12" stop)
(5/18" stop) 6/18" 14 blows = 1"
(7/18" 10 blows = 1") 8/12" stop.
9/ stop 12"

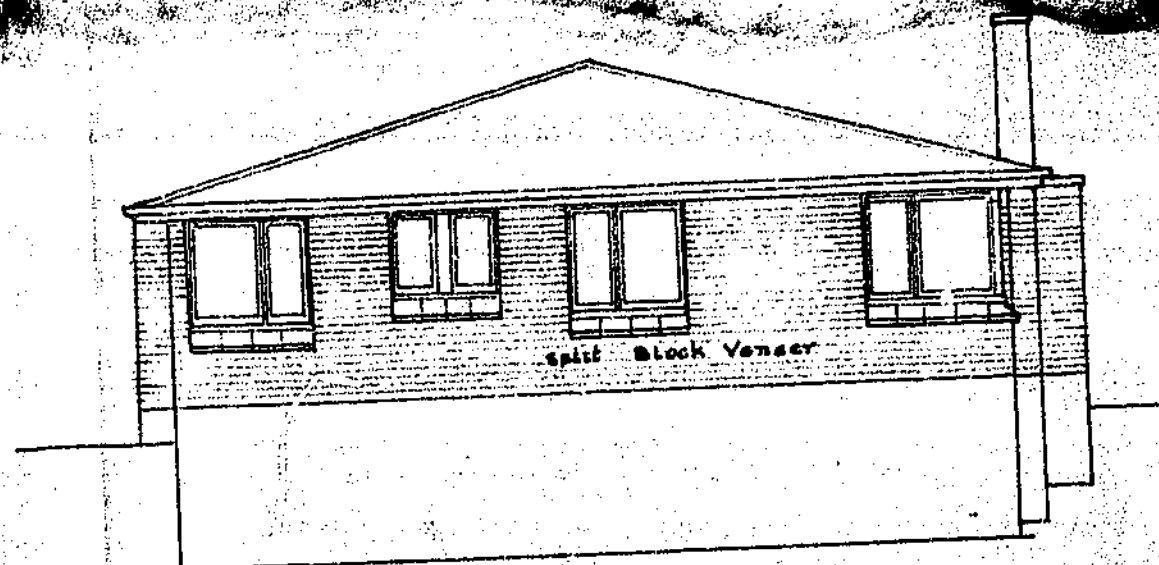
6' LKS.

71.5 LKS.

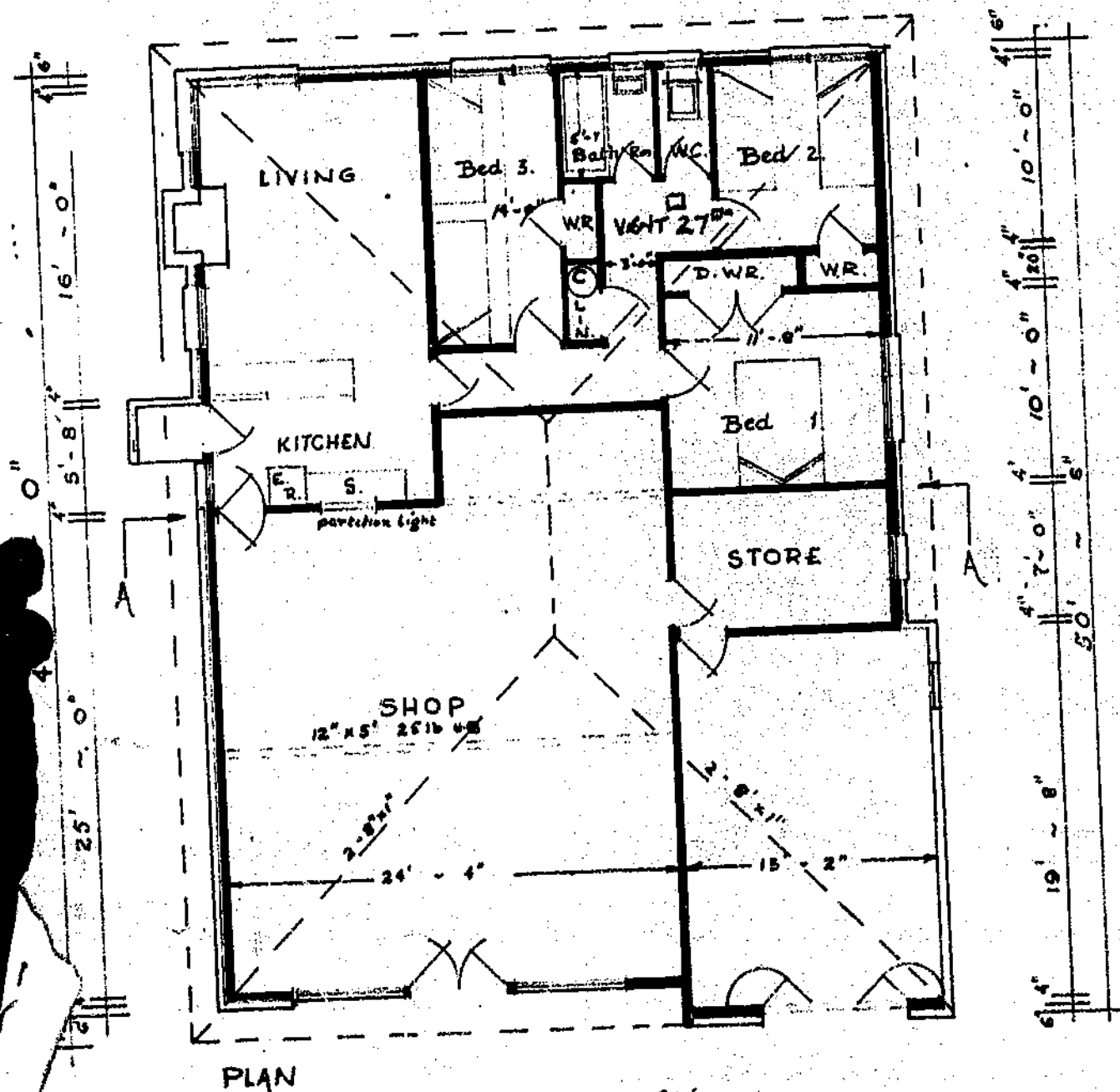
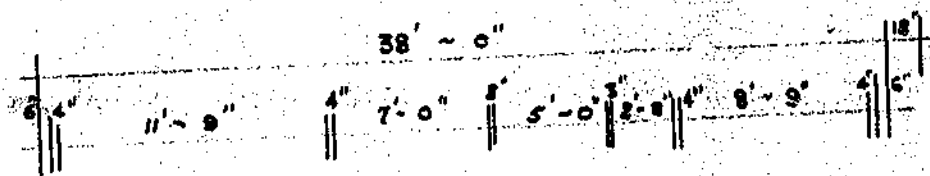
COCKERELL ST



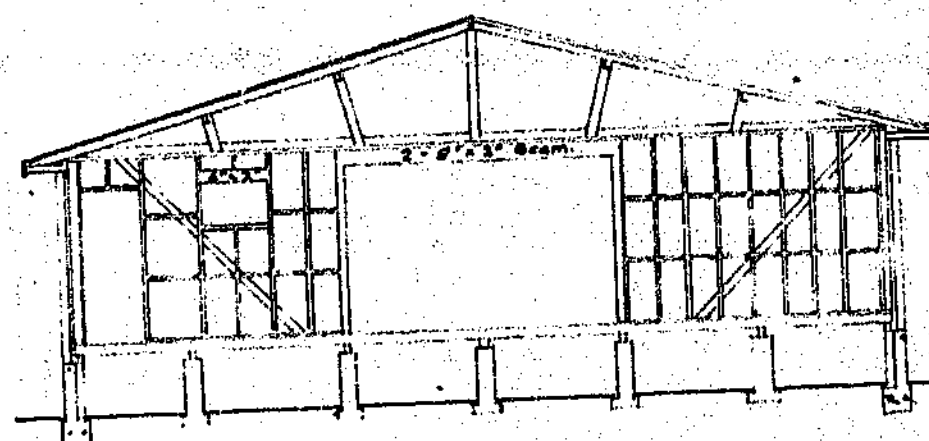
Front Elevation



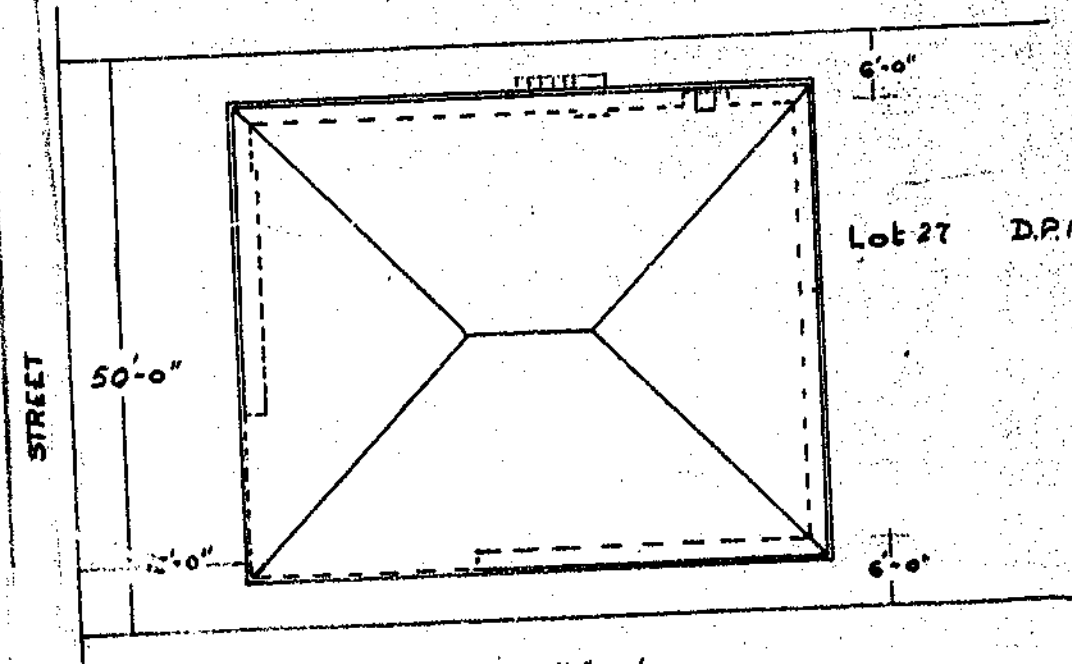
Rear Elevation



PLAN



Cross Section



Site Plan

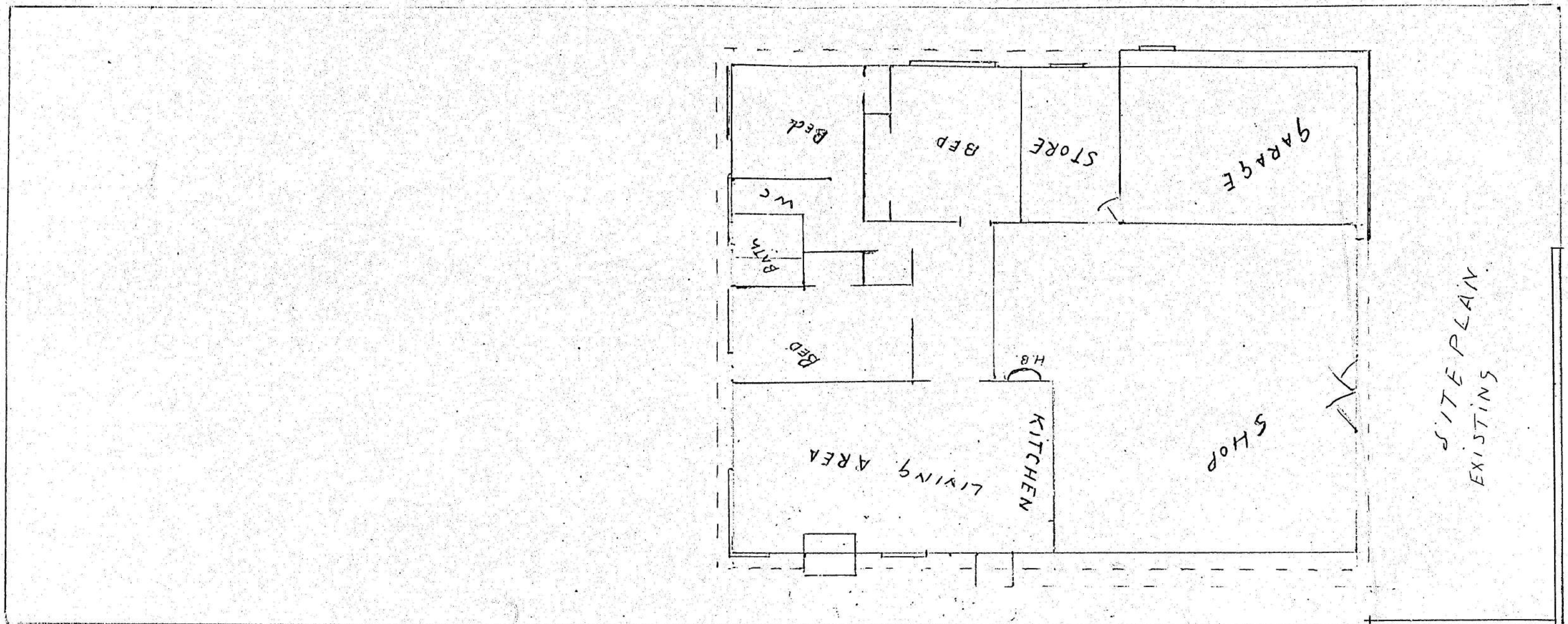
Scale 1/4\"/>

PROPOSED SHOP & LIVING QUARTERS at COCKERELL ST. DUNEDIN
for
MR. J. KAN ESQ.

B. L. WALKER BUILDER

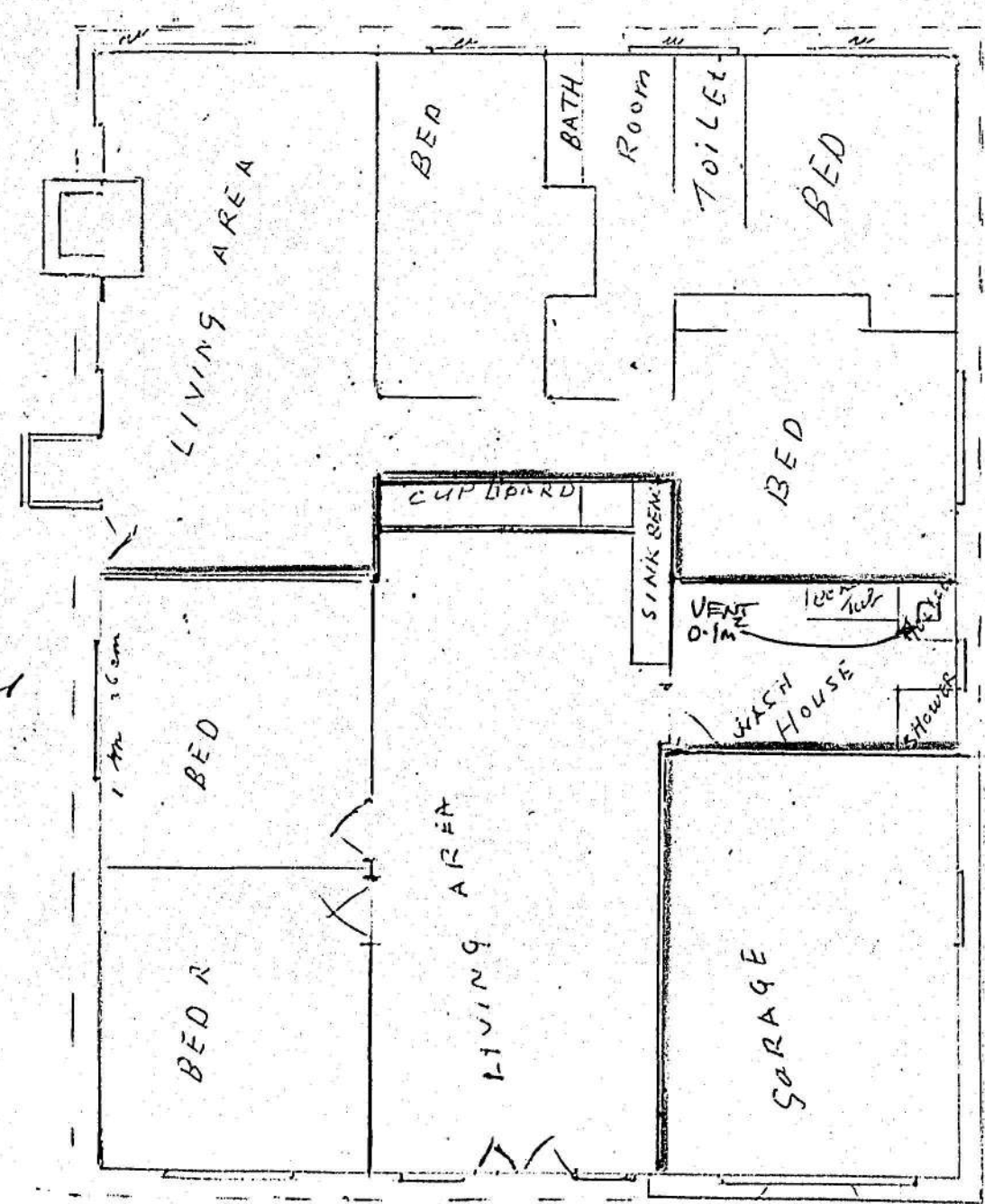
CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
Check for new and to be revised from the sheet.
 Signed *R. L. A.* 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 *15-2-83*
[Signature] CITY ENGINEER

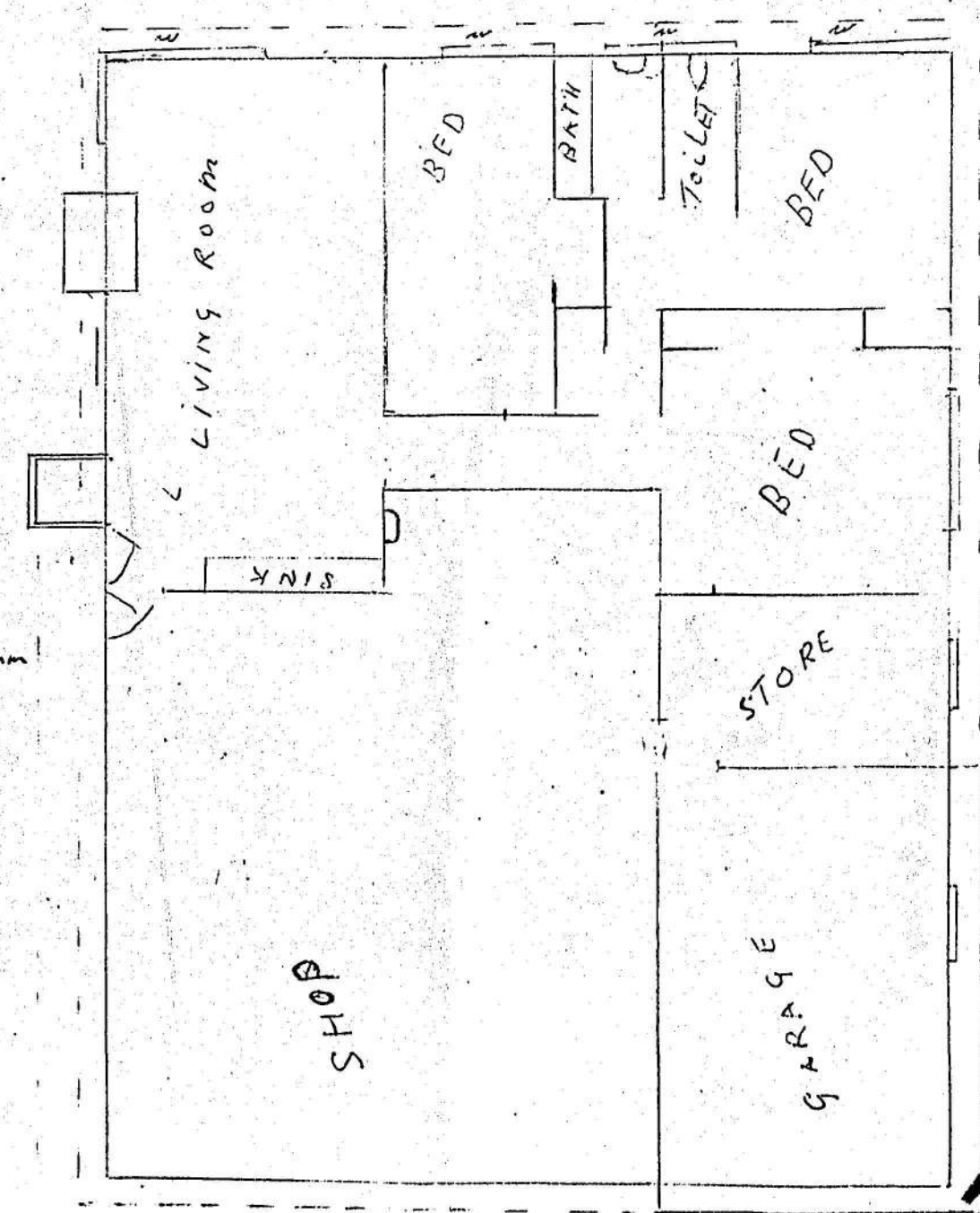


Screen To
 5'6" (1.6m)
 above Curb.

(specification)
 Existing shop to be changed into living quarters.
 Consisting of Lounge Kitchen 2 bedroom, Toilet, Shower washing facilities
 Partitions, walls of 100x50 mm timber. Covered with 12 mm Gypsumboard.
 Wall between existing living quarters and new quarters to be lined with 12 mm Gypsumboard on both sides
 Existing windows to be changed into part opening ones of at least 50% opening
 Two doors between Kitchen and Toilet
 Toilets showing 1. 12x12 vent handbase between Toilet and Shower
 Showing one glass door on street side



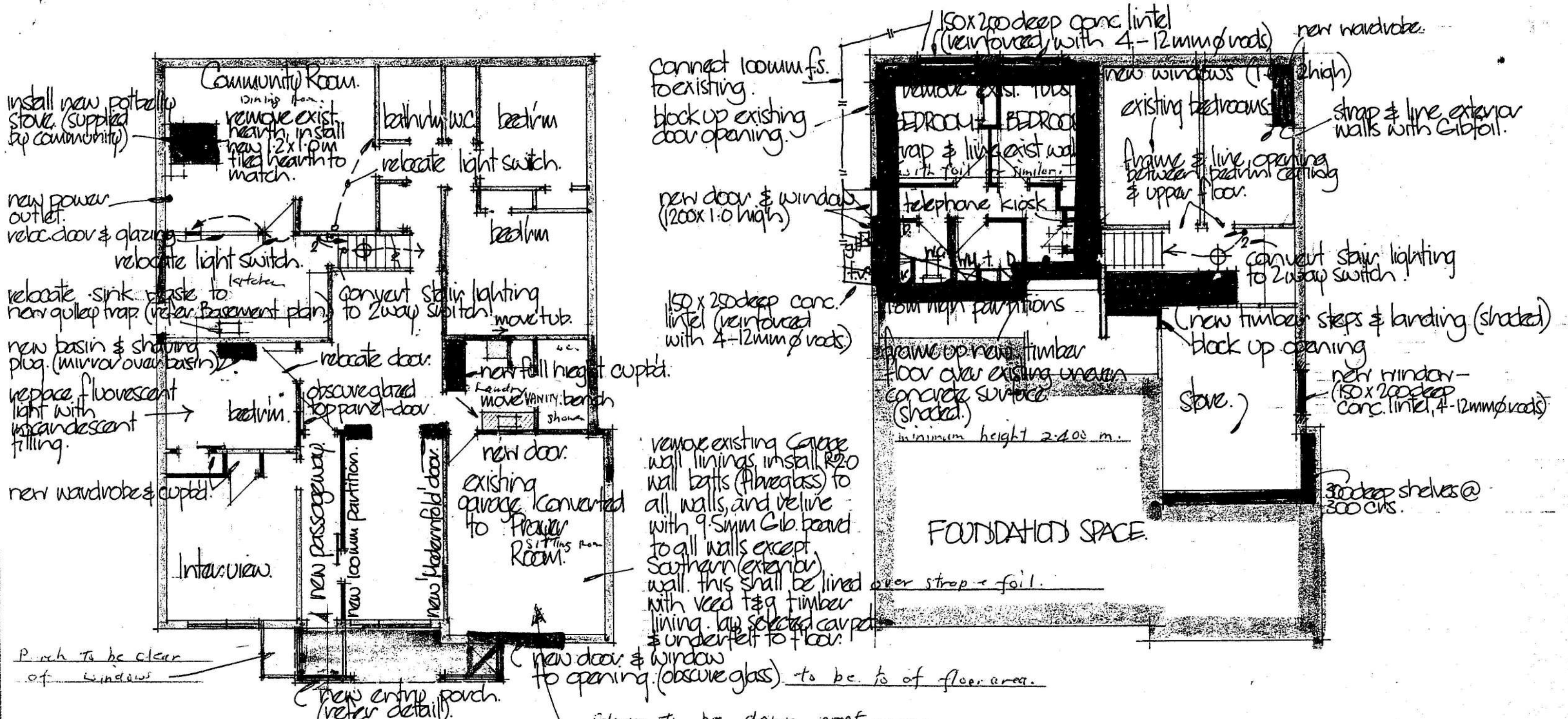
W.C.
 1.2m²
 min width 750mm



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

SANITARY FITTINGS TO EXTENSION OF EXISTING FOUL DRAIN
[Signature]
 14-2-83

4322

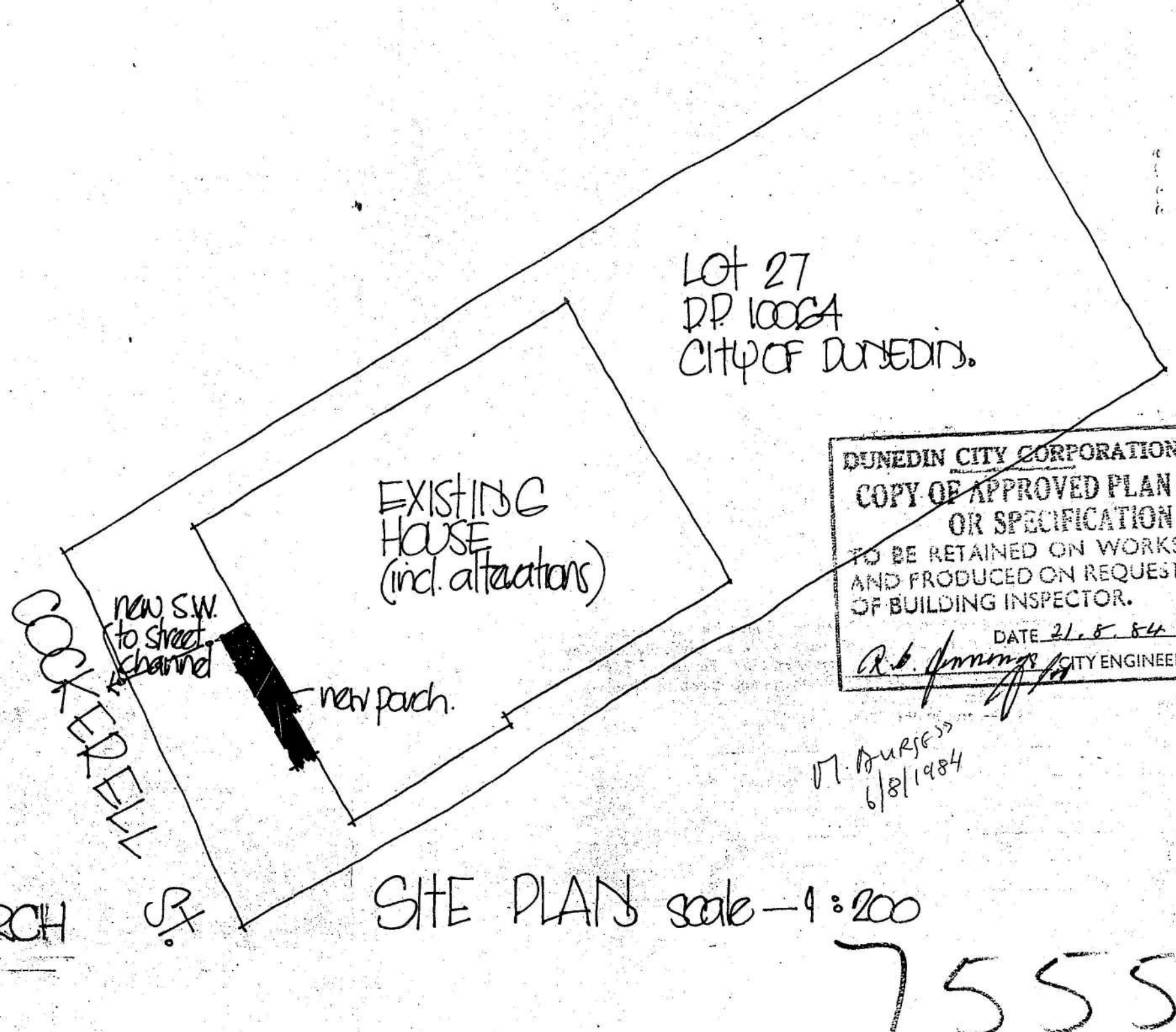
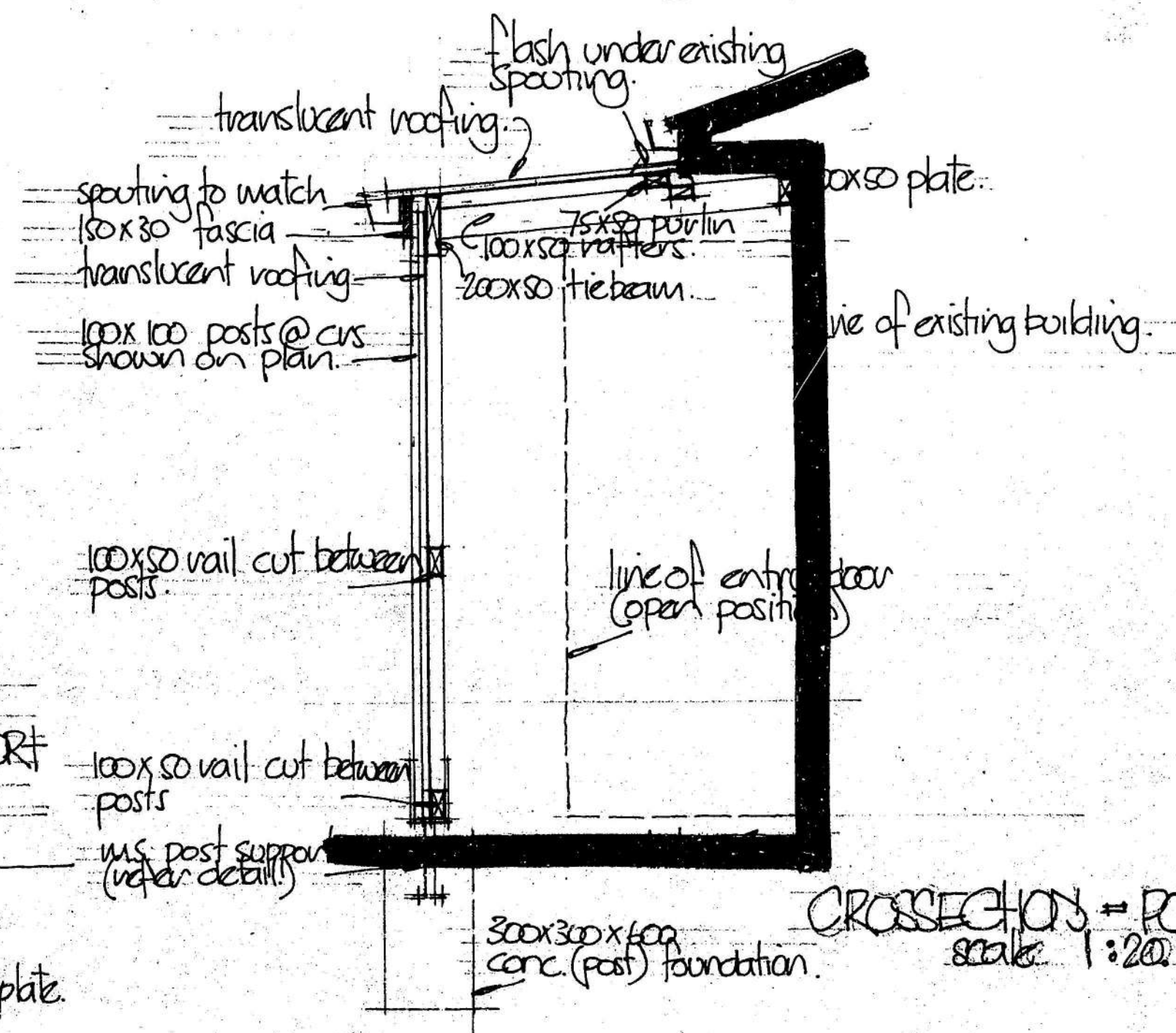
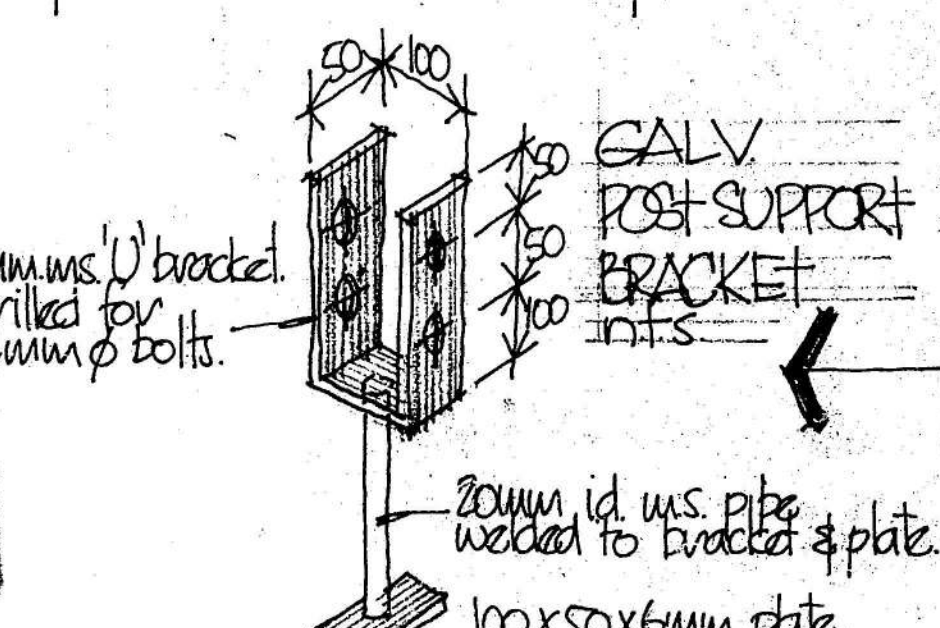


note:- new linings-
 walls - wet areas - 4.5mm hardboard
 elsewhere - 9mm GIB board
 Ceilings - pinex softboard.

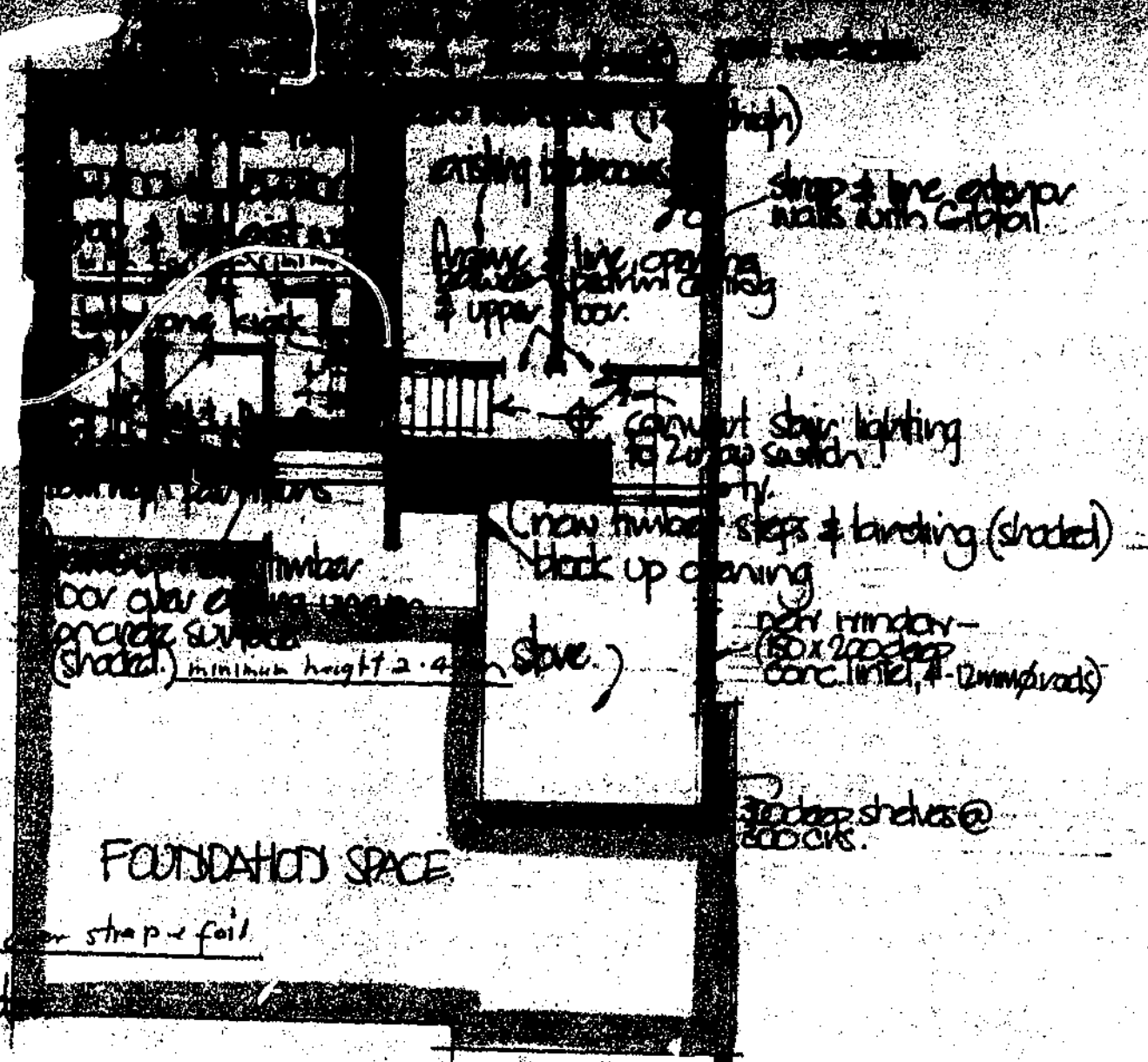
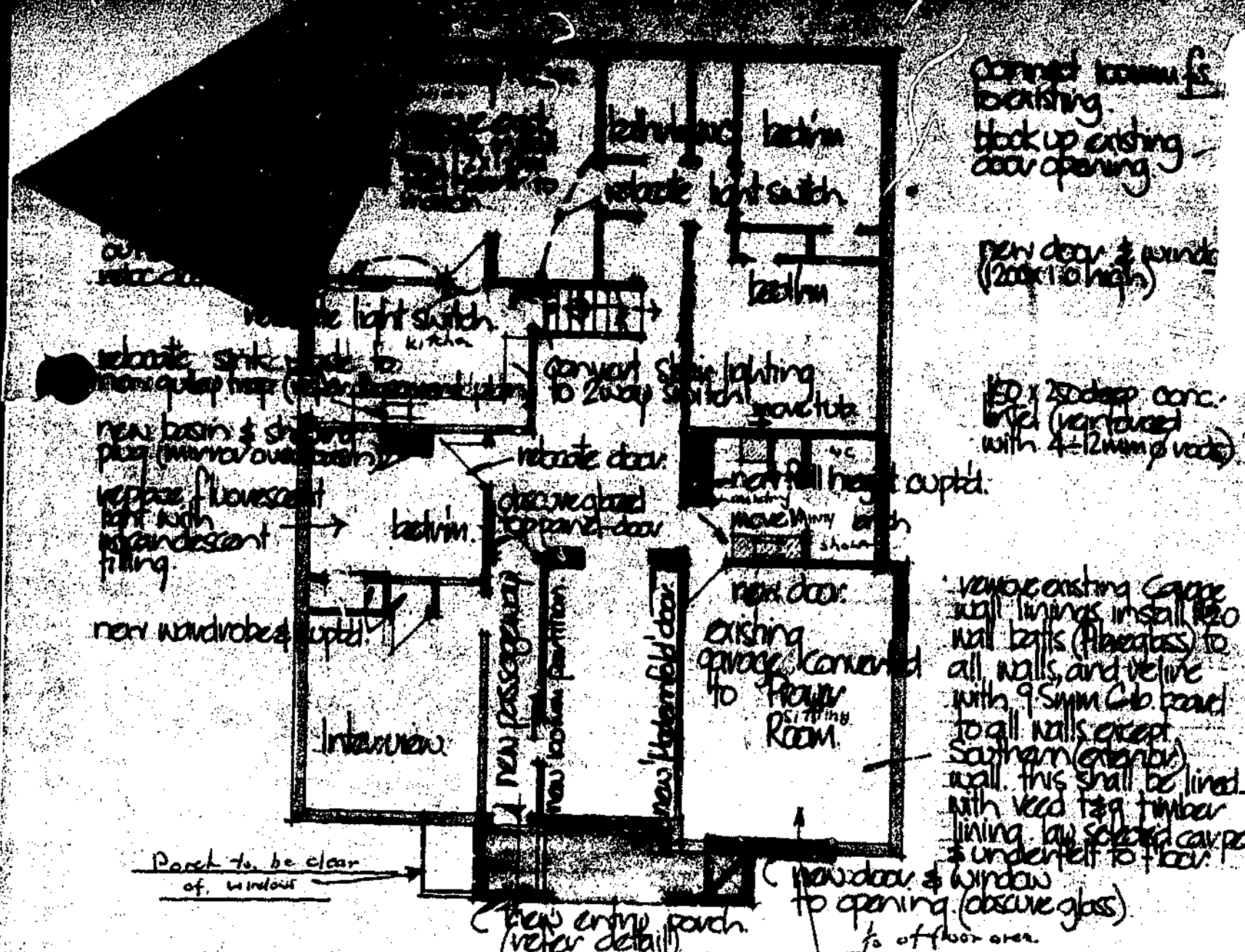
PROPOSED ALT'S
 TO HOUSE IN
 COCKERELL ST.
 for the CARUCHIN
 FRIARS
 18.4.84

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

- LEGEND**
- W.M. - washing machine
 - T. - tub.
 - Dry - Dryer (clothes).
 - B. - basin.
 - W.C. - water closet.
 - Shr. - shower.
 - gt. - gully trap.
 - tv - terminal vent.
 - f.s. - foul sewer.
 - 2 - two way switch.



7555



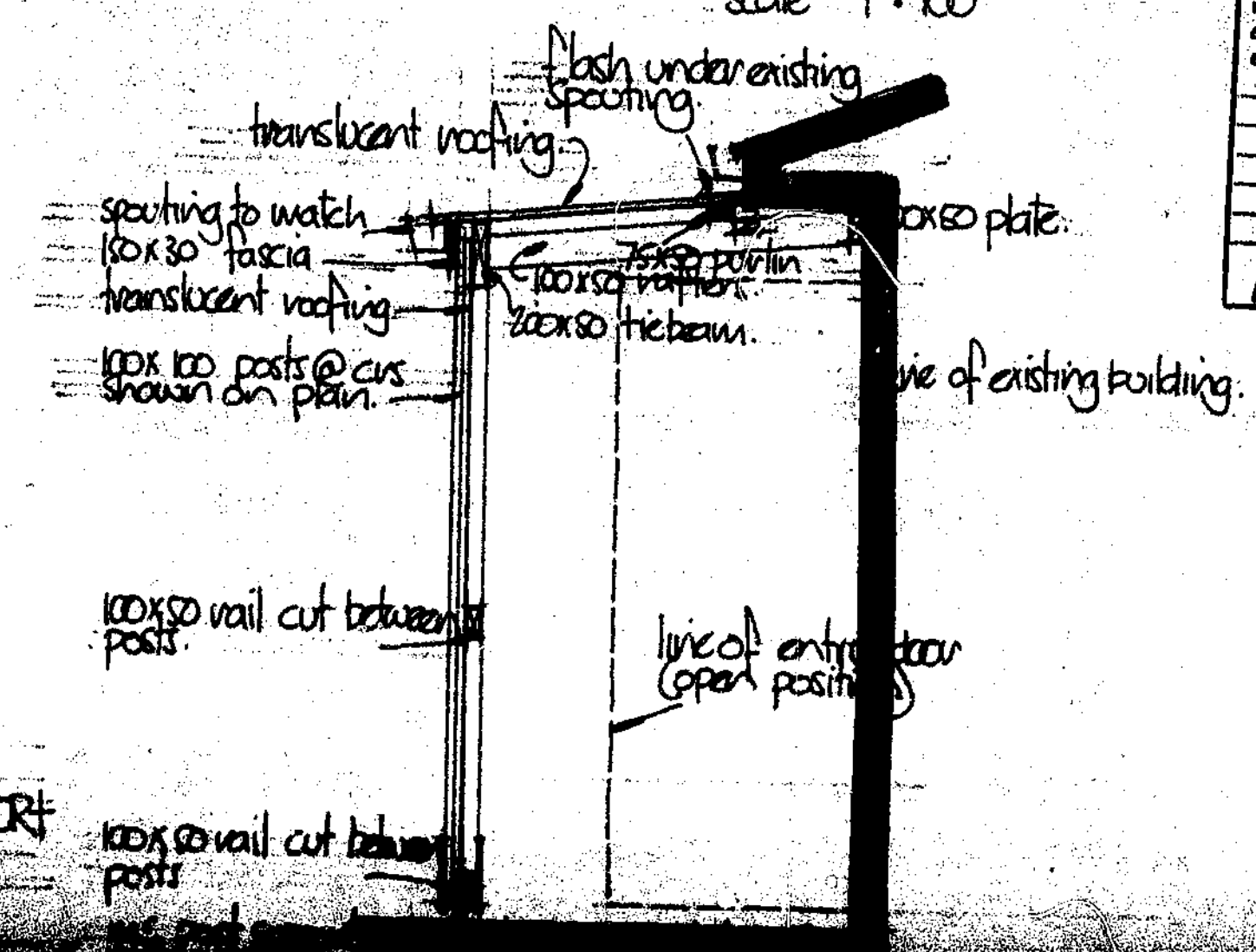
new roof
Walls - new 4.5mm Portland cement - 4.5mm Portland cement board
Ceilings - pine softboard

PROPOSED ALT'S
TO HOUSE IN 35
COCKERELL ST.
for the CARUCHIN
FRIARS
18.4.84 35 Cockerell Street

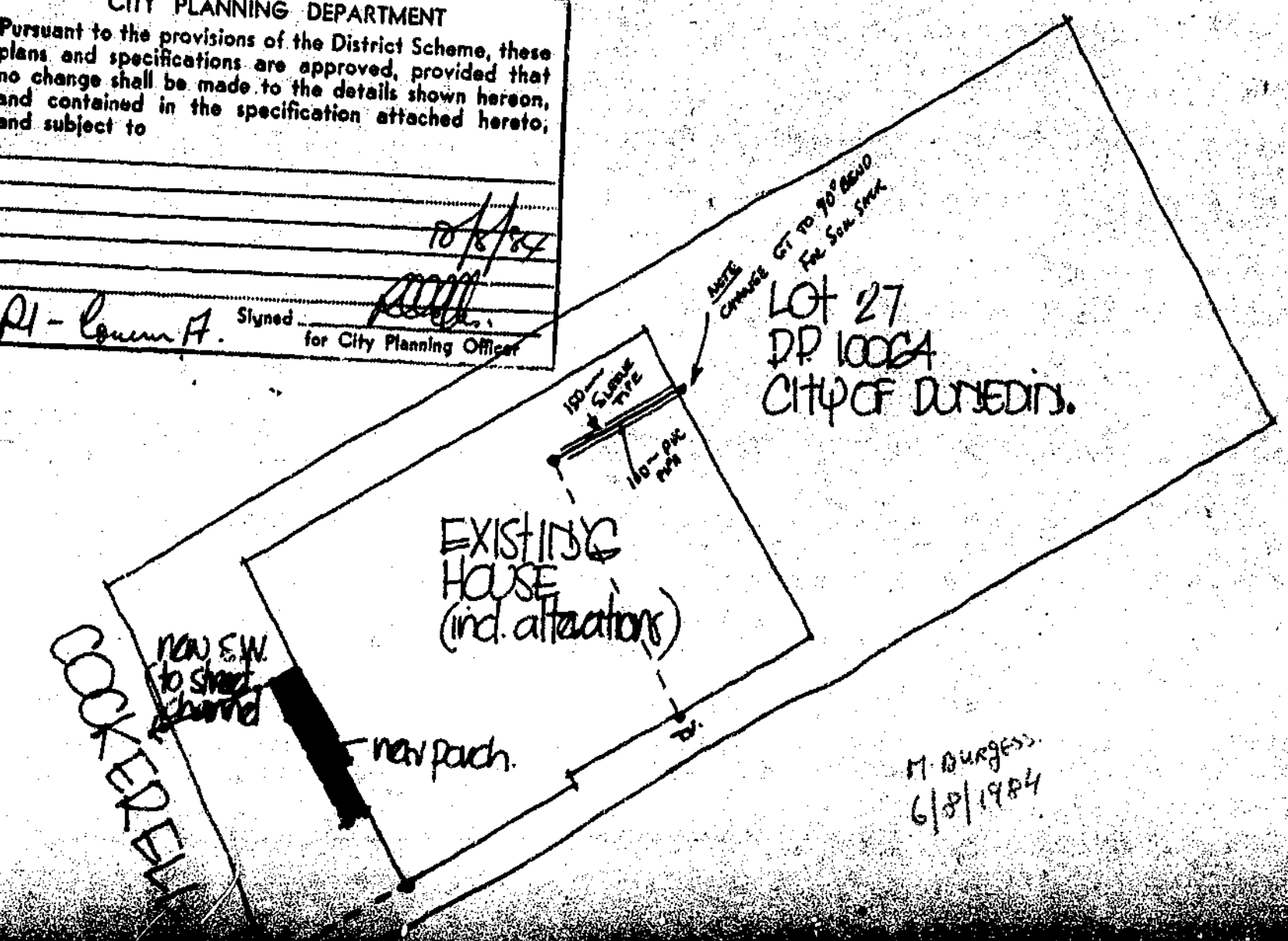
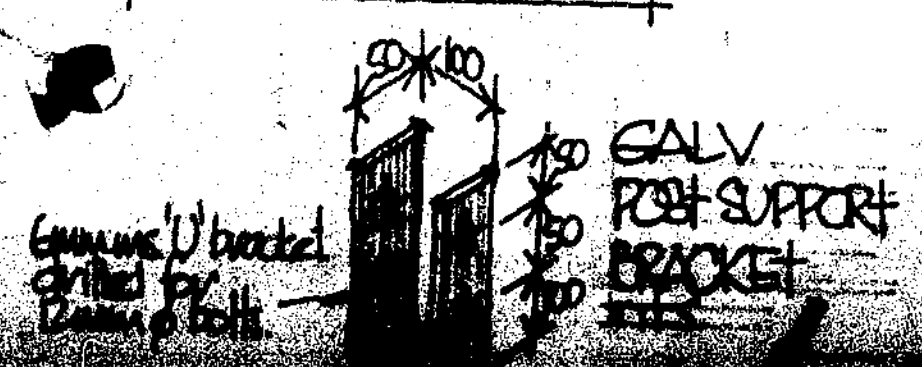
GROUND FLOOR PLAN
scale 1:100

BASEMENT PLAN
scale 1:100

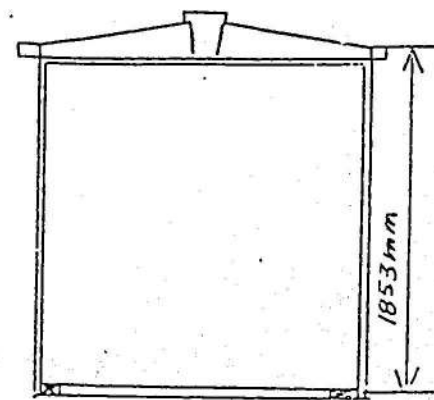
LEGEND	
W.M.	washing machine
T.	tub.
Dry	Dryer (clothes).
b.	basin.
w.c.	water closet.
sh.	shower.
gt.	gully trap.
F.V.	flue vent.
F.S.	fall sewer.
2.	two way switch.



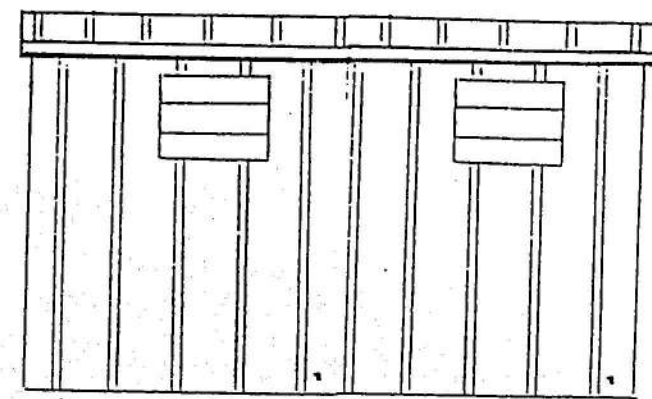
CITY PLANNING DEPARTMENT
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
10/8/84
A1 - Council A. Signed for City Planning Officer



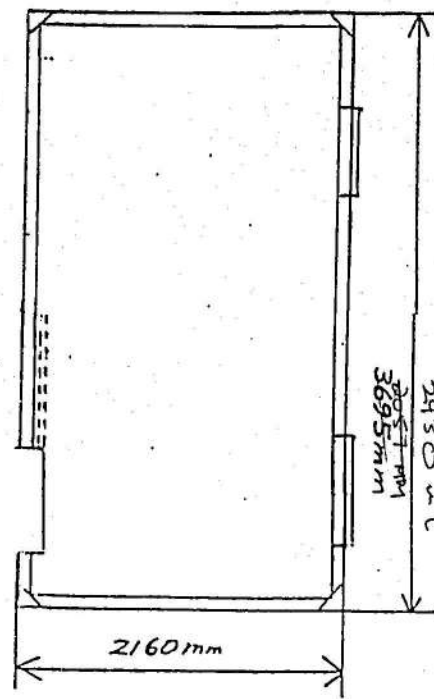
5th floor.
civic admin bldg.



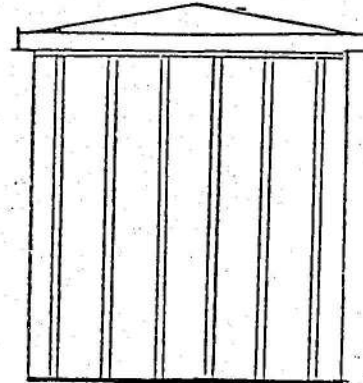
SECTION A-A



SIDE ELEVATION



PLAN



FRONT ELEVATION

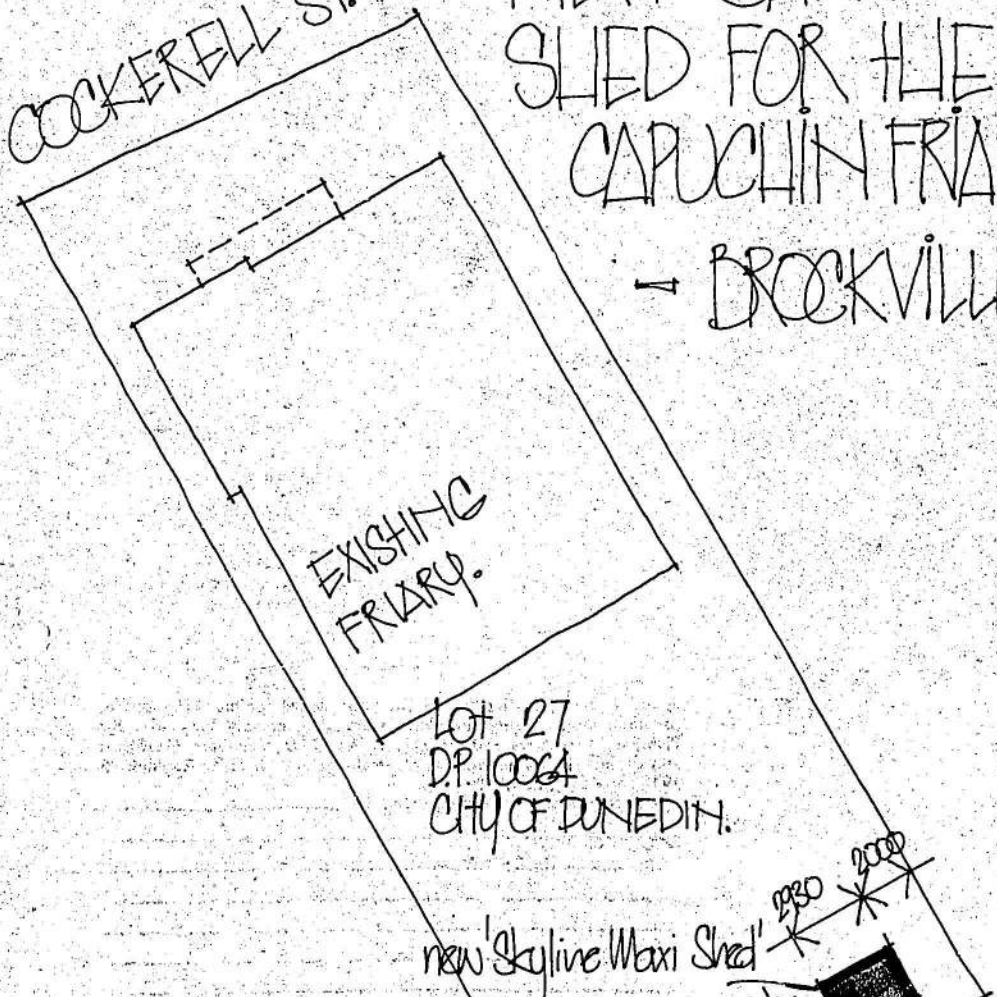
MAXI
~~SHEDS~~ SHEDS

SPECIFICATIONS: Base - 75 x 50 No 1 Rad. Tan base plate, sheathed and braced with .69 galv. iron
Roof, walls, sliding door, fabricated and sheathed with .459 galv. iron.
Structural components in .6 galv. iron secured with rivets and clouts.

DUNEDIN CITY COUNCIL
Copy of Approved Plan
as/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 6-10-86
W. Kelly FOR CITY ENGINEER

1760

COCKERELL ST.
NEW GARDEN
SHED FOR THE
CAPUCHIN FRIARY
- BROCKVILLE.



SITE
PLAN
scale 1:200

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 6-10-86
W. Kelly FOR CITY ENGINEER

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
Shed to be sited in place of ISO and
sewer and ISO stormwater drain
3-10-86 *W. Kelly*

CITY PLANNING DEPARTMENT
Pursuant to the provisions of the Building Act 1976, no change shall be made to the details shown and contained in the specification and drawings subject to
General adds 37+48
1/10/86
W. Kelly
for City Planning Officer

CODE COMPLIANCE CERTIFICATE

DCCBCA F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2012-697	Telephone No:	03 477 4000
APPLICANT		PROJECT	
J H Free and D B Free 35 Cockerell Street Dunedin 9011		Work Type: Alterations/Repairs Intended Use/Description of Work: Alter Dwelling - Install Sink Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		This CCC also applies to the following Amended Consents: N/A	
35 Cockerell Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 27 DP 10064 Valuation Roll No: 27000-03800 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:



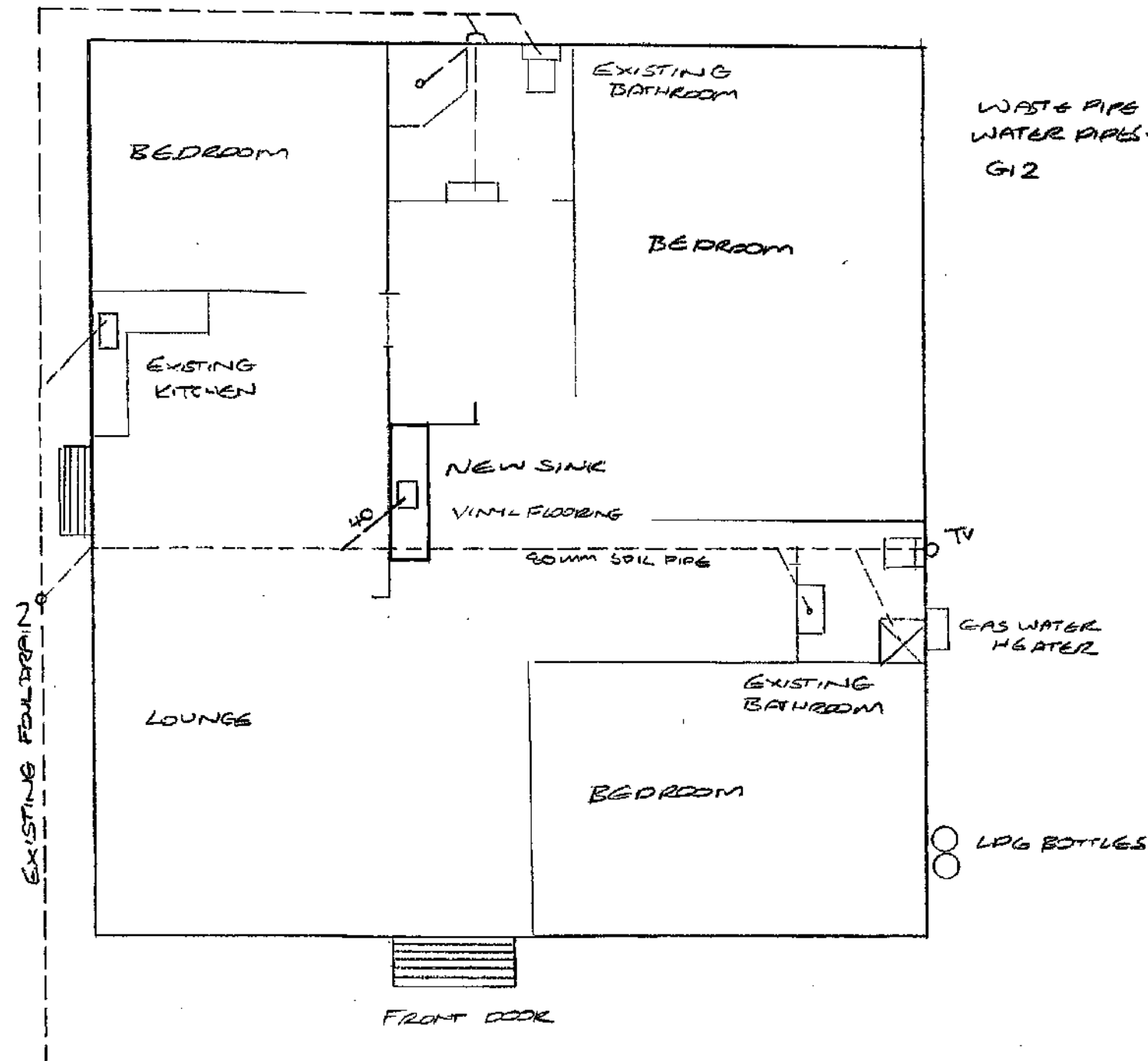
Team Leader Inspections

Date: 31 March 2014

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development complies with the District Plan
Subject to: _____

AD
Signed

30/4/12
Dated



PROPOSED NEW SINK INSTALLATION
AT 35 COCKERELL ST, DUNEDIN

DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2012 697

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

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	Date
Plumbing	Date 17-05-2012
Health	Date

NOTE