

Dunedin City Council Land Information Memorandum

96338

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 Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **31 January 2024**

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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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.

PROPERTY ADDRESS

46 Highcliff Road Dunedin

**LIM Applicant
Print Date**

Keith Alexander Milne
31-Jan-2024

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PROPERTY DETAILS

Property ID 5033199
Address 46 Highcliff Road Dunedin
Parcels LOT 1 DP 4373

Rubbish Day Wednesday

RATES DETAILS

Rate Account 2033199
Address 46 Highcliff Road Dunedin
Valuation Number 27270-50900

Latest Valuation Details
Capital Value \$620,000
Land Value \$345,000
Value of Improvements \$275,000
Area (Hectares) 0.0603HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$3,008.52

Rates Outstanding for Year \$2,256.40

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.

BUILDING, PLUMBING AND DRAINAGE

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>

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.

Building and Drainage Information

Council Stormwater & Foul Sewer Connections available.

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land.

Private Stormwater Drain goes to Street Channel.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Private Foul Drain connects to Council Foul Sewer in Street.

Building and Drainage Consents

There are no records of any Building Consents for this property.

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1933-16842](#) AAB19330295

4265 - Erect composite dwelling, (Chivers). The permit was lodged on 10-Oct-1933.

[H-1933-16843](#) AAB19330296

Gazette 72 - 33ft Building Line Restriction on Duckworth St frontage. The permit was lodged on 19-Oct-1933.

[H-1951-38030](#) AAB19511159

10966 - Erect garage, (Bird). The permit was lodged on 12-Apr-1951.

[H-1951-38031](#) AAB19511160

10967 - Extend kitchen and add to washhouse, (Bird). The permit was lodged on 06-Apr-1951.

[H-1987-101472](#) AAB19870971

2804 - Erect fence, (Milne). The permit was lodged on 08-Jun-1987.

[H-1933-150121](#) AAD19330488

C8416 - Plumbing and drainage new dwelling (Chivers). The permit was lodged on 25-Nov-1933.

[H-1951-168360](#) AAD19510998

E8974 - Alter plumbing and extend drain (Bird). The permit was lodged on 03-Jul-1951.

[H-1979-211381](#) AAD19791066

K718 - Repair stormwater drainage (Bird). The permit was lodged on 24-Jul-1979.

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

HAZARDS

SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

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

HAZARDOUS SUBSTANCES

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.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

There are no records of any Health Licences for this property.

Liquor Licensing

There are no records of any Liquor Licences for this property.

CITY PLANNING

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.

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.

District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

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

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018.

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

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

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

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads.

Refer to Section 20 of the District Plan for more information.

Type	NZTA Control
DISTRICT	Highcliff Rd

SECOND GENERATION 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)
 - Highcliff Rd is a Collector road

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 46 HIGHCLIFF ROAD DUNEDIN

5033163 31 Highcliff Road Dunedin

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

5033171 51 Highcliff Road Dunedin

[RMA-2003-366473](#) Resource Management Act (Historical Data) REMOVE A TREE (Other). The outcome was Granted on 17/04/2003.

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

5033196 52 Merchiston Street Dunedin

[RMA-1989-352575](#) Resource Management Act (Historical Data) DISPENSATION Ownr:ROBERTSON (Non-Notified - Non Complying). The outcome was Granted on 14/08/1989.

5033200 69 Hunt Street Dunedin

[RMA-2005-369410](#) Resource Management Act (Historical Data) ACCESSORY BUILDING WITHIN SIDE AND FRONT YARDS (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/09/2005.

5033256 70 Hunt Street Dunedin

[LUC-2011-130](#) Land Use Consent extend a dwelling. The outcome was Granted on 12/04/2011.

[RMA-2000-363892](#) Resource Management Act (Historical Data) ERECT DOUBLE GARAGE ON SITE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/04/2000.

5033338 7 Duckworth Street Dunedin

[LUC-2008-316](#) Land Use Consent erect double garage. The outcome was Granted on 10/07/2008.

5033340 3 Duckworth Street Dunedin

[LUC-2012-442](#) Land Use Consent alter/add to a dwelling. The outcome was Granted on 12/12/2012.

[5033341](#) 52 Highcliff Road Dunedin

[RMA-2003-366877](#) Resource Management Act (Historical Data) EXTENSIONS TO DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/08/2003.

[5065164](#) 4B Glenfinnan Place Dunedin

[RMA-1994-358276](#) Resource Management Act (Historical Data) Flats Plan Ownr:MARSH P.M. (ESTATE) / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 22/12/1994.

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

[RMA-1992-351250](#) Resource Management Act (Historical Data) Flats Plan Ownr:FINNIE / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 19/03/1992.

[5065165](#) 4A Glenfinnan Place Dunedin

[RMA-1994-356633](#) Resource Management Act (Historical Data) Ownr:ESTATE OF PM MARSH (Non-Notified - Non Complying). The outcome was Granted on 09/12/1994.

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

[5108562](#) 49A Highcliff Road Dunedin

[RMA-2004-367557](#) Resource Management Act (Historical Data) technical non-compliance for yard and height plane along new common boundary (Non-Notified - Non Complying). The outcome was Granted on 18/03/2004.

[RMA-2004-367556](#) Resource Management Act (Historical Data) Subdivide RT10B/165 (Lot 1 DP 18794) into 2 residential lots of 516 M2 and 552 M2 (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/03/2004.

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

[5110215](#) 49 Highcliff Road Dunedin

[RMA-2004-367557](#) Resource Management Act (Historical Data) technical non-compliance for yard and height plane along new common boundary (Non-Notified - Non Complying). The outcome was Granted on 18/03/2004.

[RMA-2004-367556](#) Resource Management Act (Historical Data) Subdivide RT10B/165 (Lot 1 DP 18794) into 2 residential lots of 516 M2 and 552 M2 (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/03/2004.

[RMA-1982-354219](#) Resource Management Act (Historical Data) Planning consent for subdivision and comprehensive residential development of RT OT143/141 for 17 dwellings on 12 residential lots, and a 3568m2 reserve lot (Notified - Non Complying). The outcome was Granted on 15/12/1982.

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.

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

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.

3 WATERS

WATER

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

FOUL SEWER AND WASTE WATER

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **27th November 2002**.

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

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

APPENDIX

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

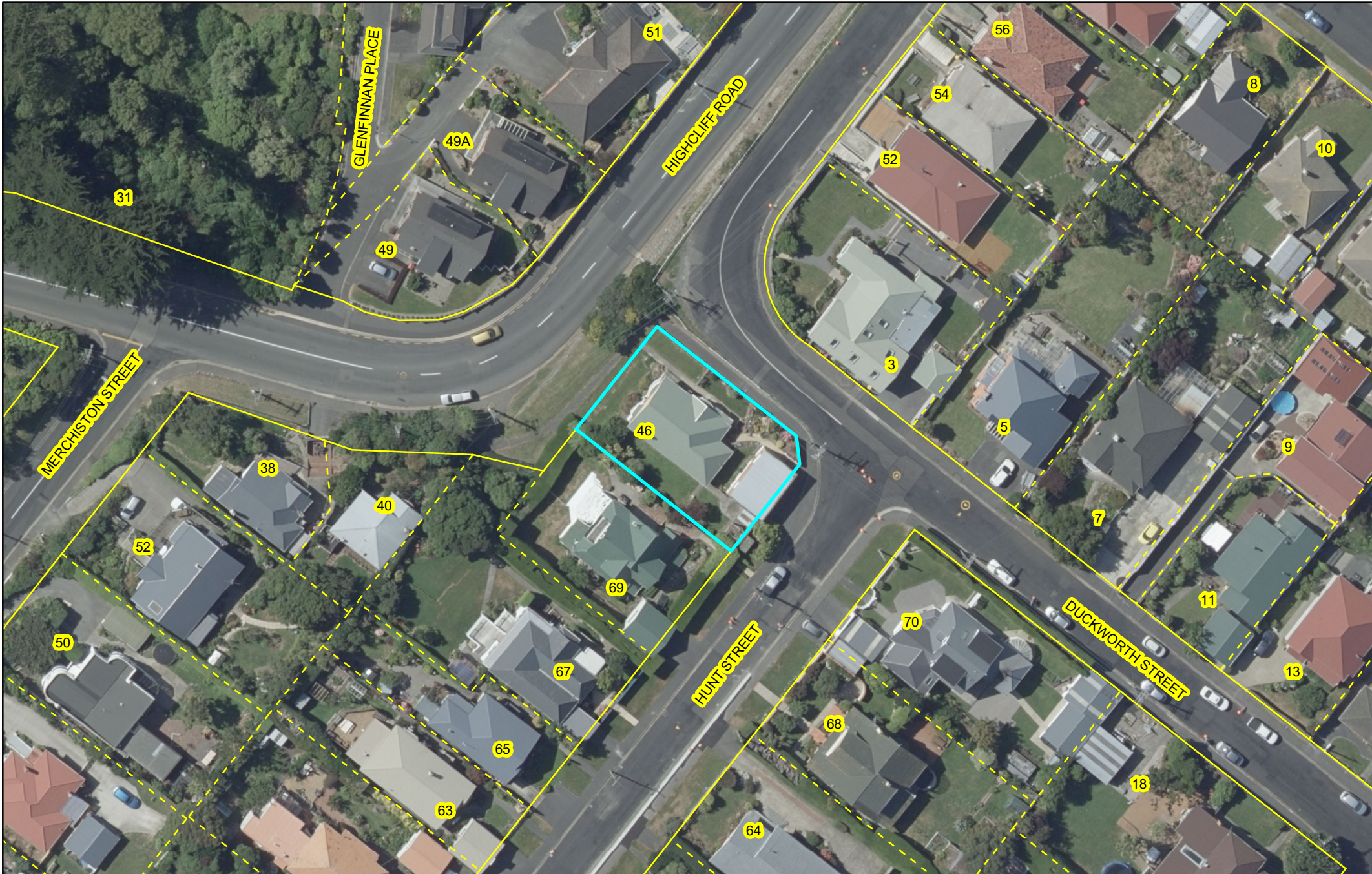
- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC Building Consent
- BCC Building Compliance Certificate - Sale of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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



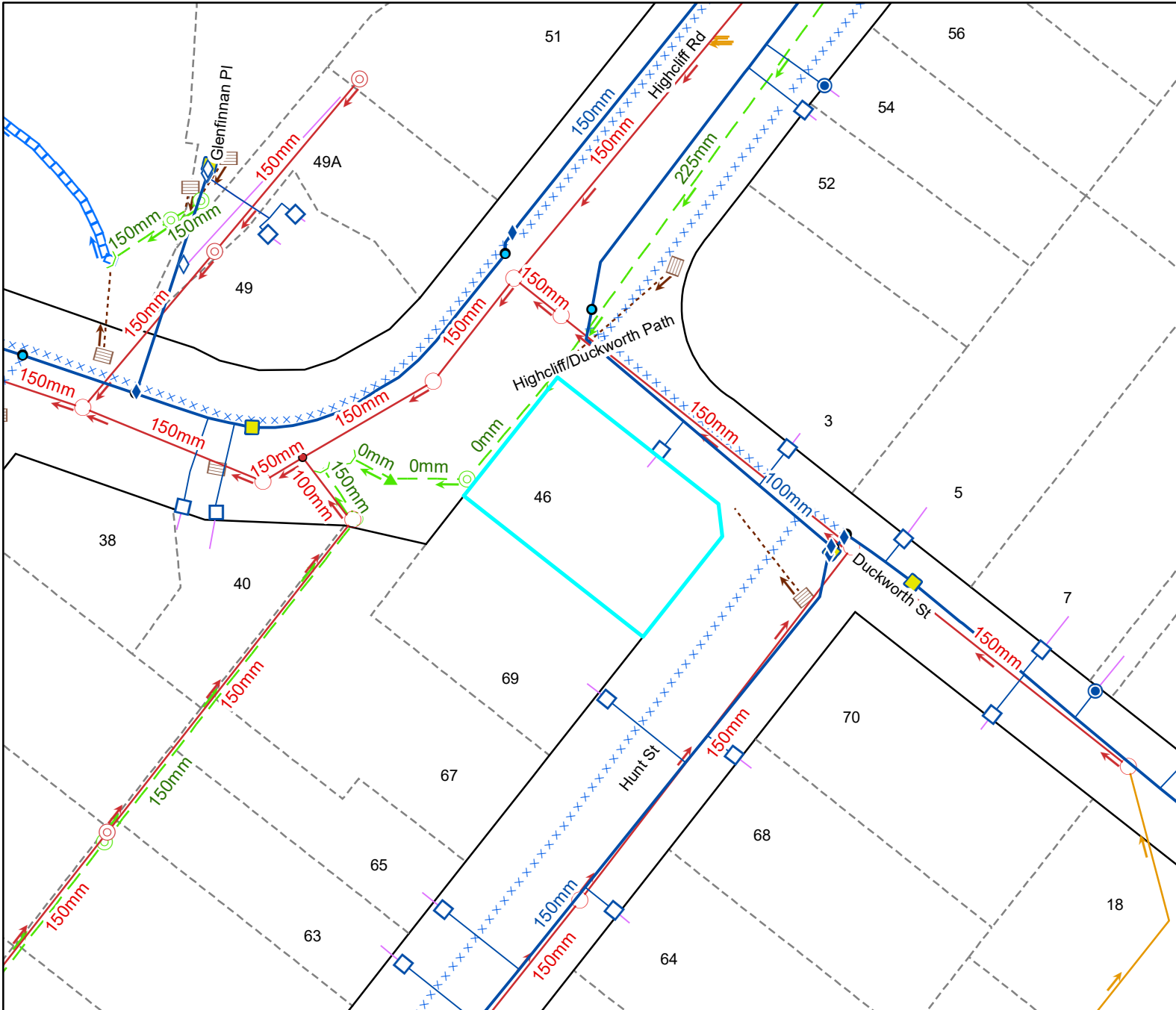
Photographic Map

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

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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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
	Lampohle		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 Lampohle		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

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

General

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

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



Council Water & Drainage Services

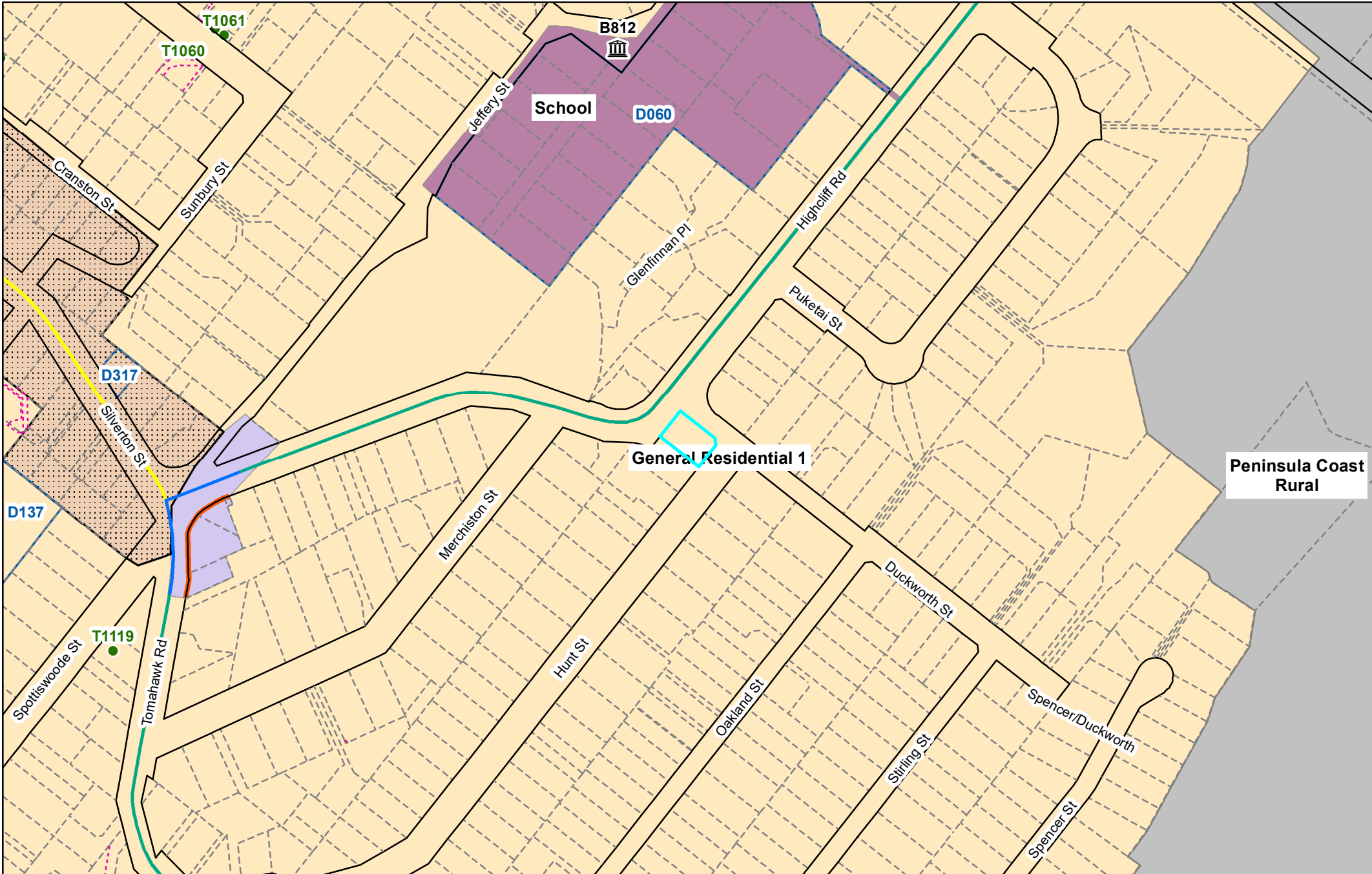
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
29/01/2024
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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Second Generation District Plan

Scale at A4:

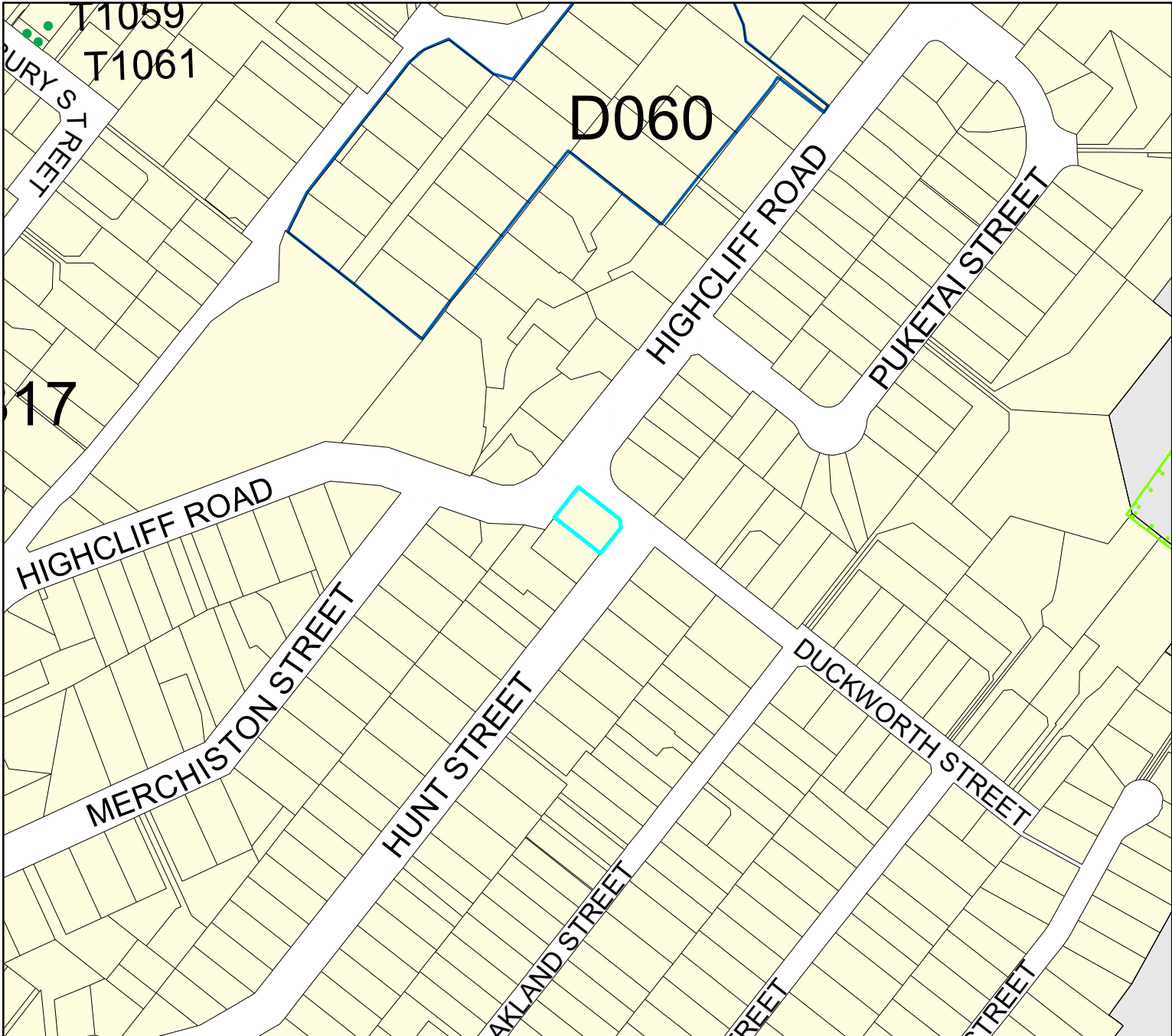
1:3,000

29/01/2024
8:03:35 PM



PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
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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.



Legend

- Significant Trees
- ◆ Transpower Structure
- Transpower Lines
- Heritage Structure
- Heritage Facade
- ✕ DP Archaeological Sites
- Airport Fan Designation 274 bdy
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Taieri Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Unformed Legal Road

- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside

Port & Airport Noise

- XXXX Air Noise Boundary
- XXXX Airport Outer Control Boundary
- XXXX Outer Port Control Boundary
- XXXX Port Noise Boundary

Esplanade Requirement

- ☆☆☆ Esplanade Reserve Required
- ☆☆☆☆ Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominence boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000
 Optimal scale range is 1:2000 - 1:5000

This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.



Operative District Plan Map

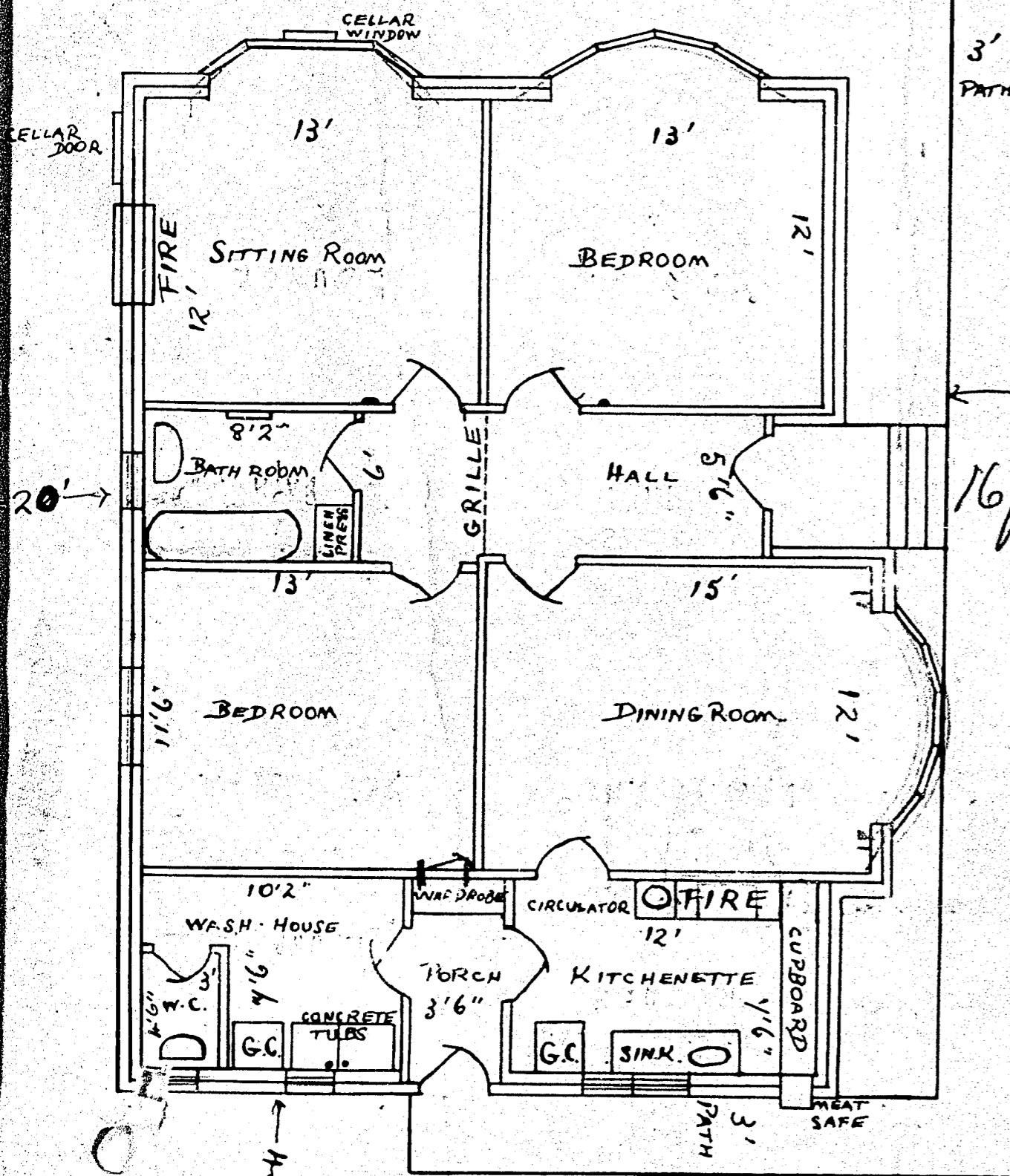
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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HIGHCLIFF ROAD

GATE



3' PATH

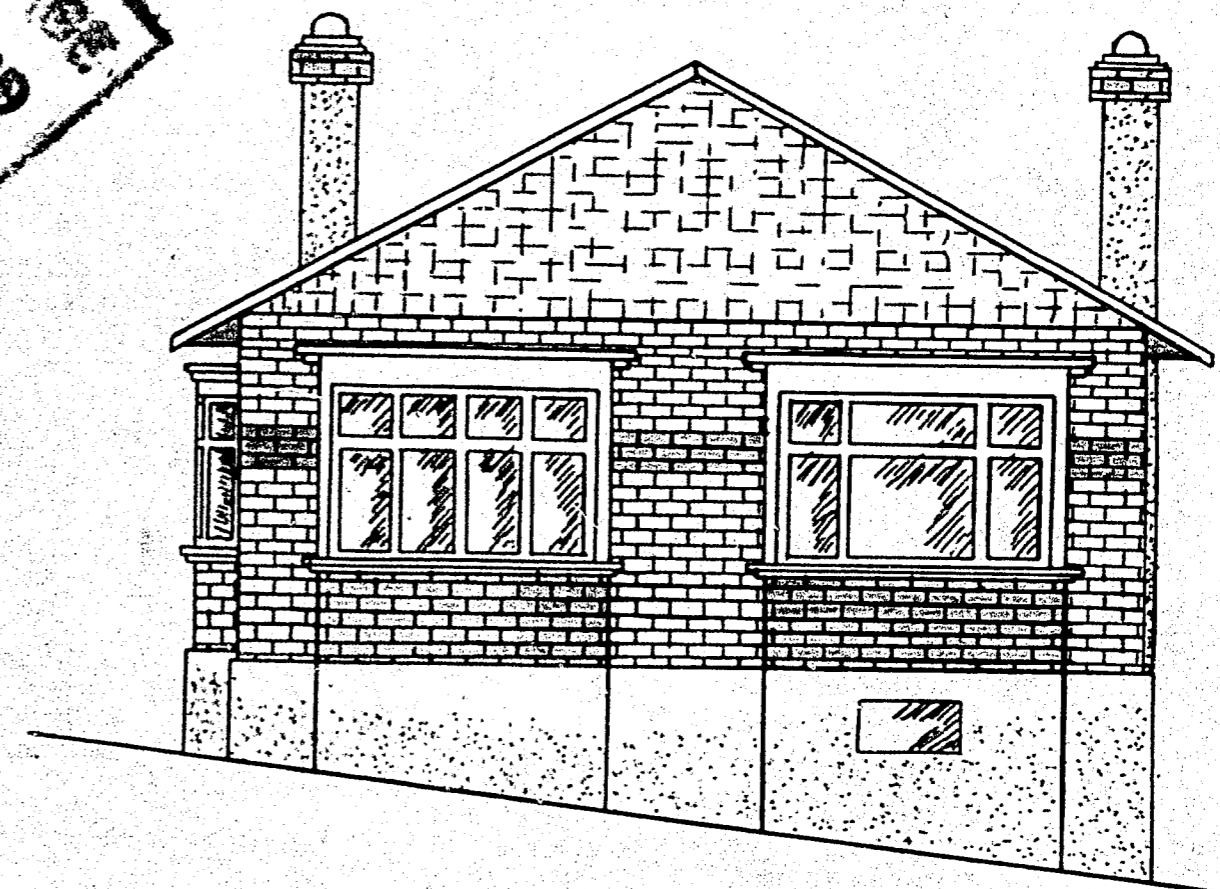
16' 2 1/2'

DUNEDIN DRAINAGE
SEWERAGE BOARD
1915
1912
1913

DOCKWORTH STREET

*Flow drainage to sewer
 Roof water to street channel*
 Chief Engineer
 10/10/33

ALLOT H. PART SECTION 3.
 BLOCK 1.
 ANDERSONS BAY DISTRICT.



4265

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION NO. **C 5 216**

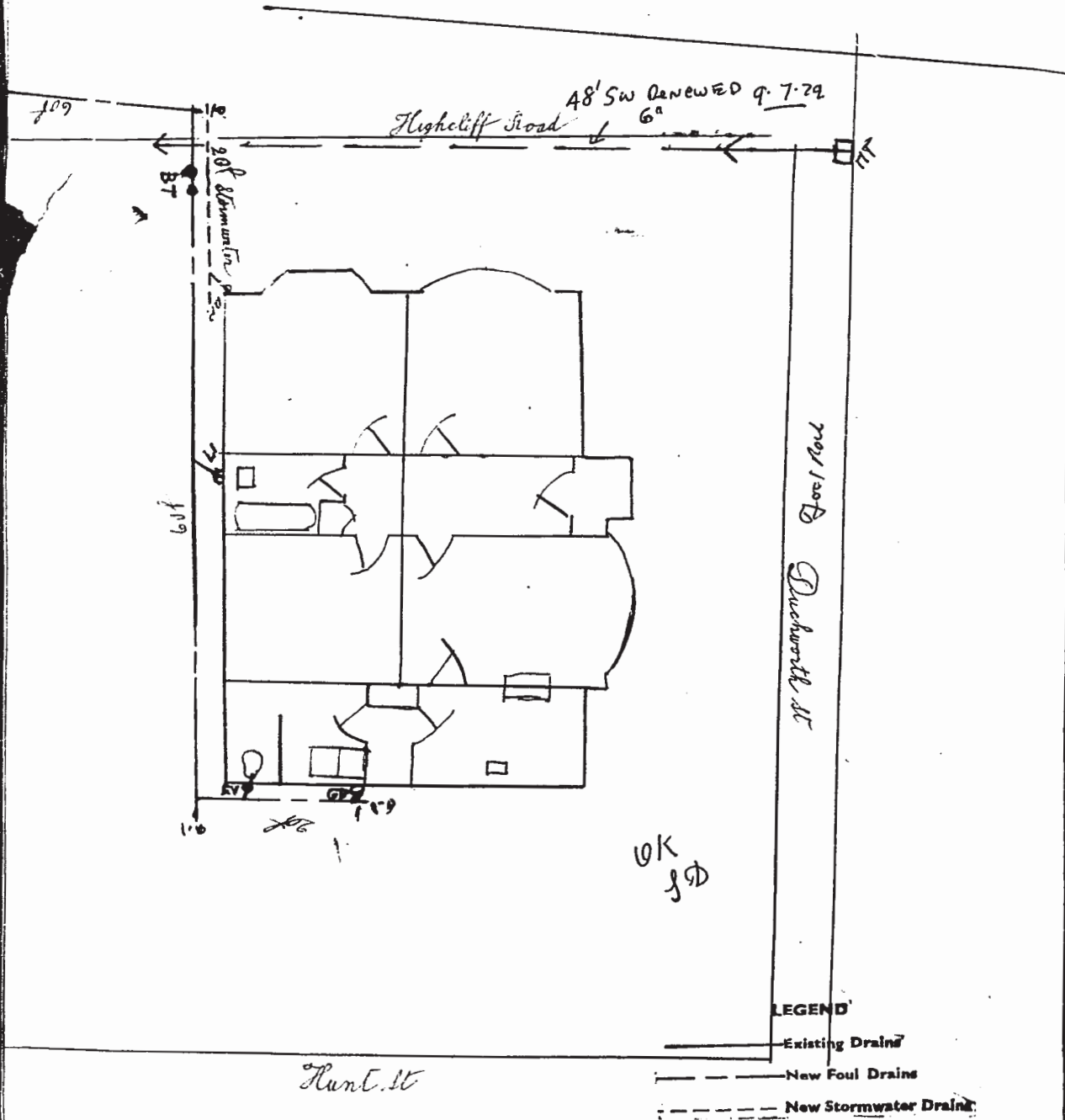
DATE

SCALE 1/4 in. to a foot.

NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK



Owner *M^r Chivers*

Street *46 Higcliff Road*

Locality *Andersons Bay*

Block *1713, I and Bay*

Section *17, 200 yds*

Allotment

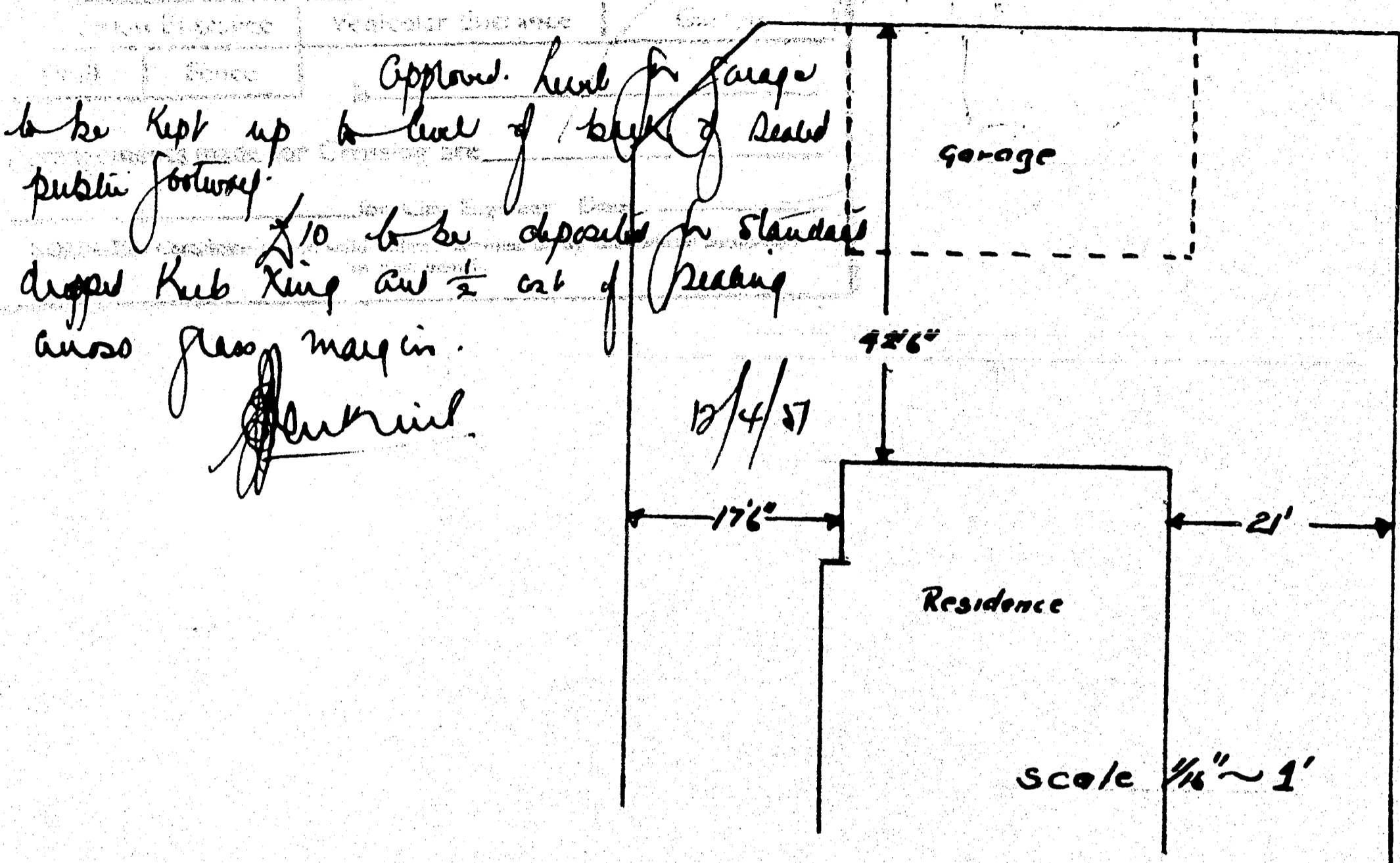
Signature of Drainer *P. Donaldson*

PROPOSED GARAGE FOR

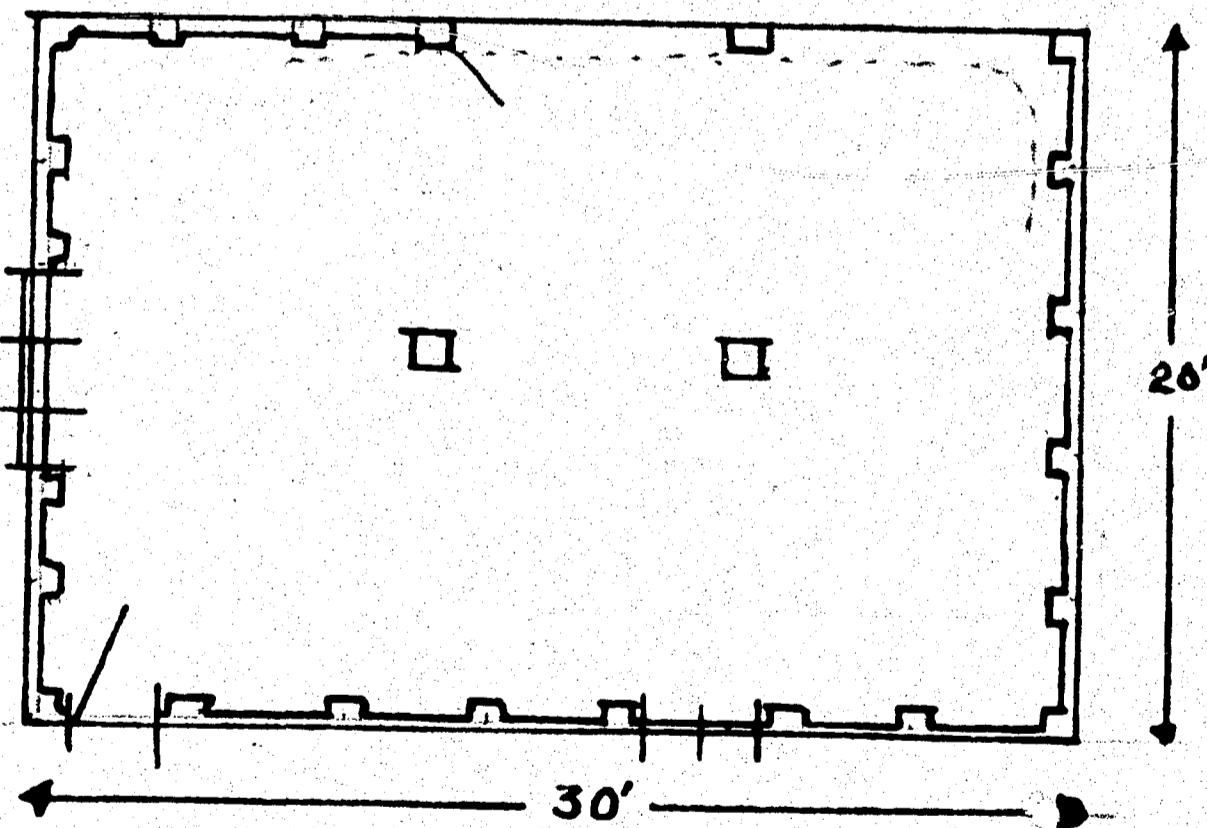
MR A. J. BIRD 46 HIGHCLIFF RD.

DUNEDIN CITY CORPORATION
CITY ENGINEERS OFFICE

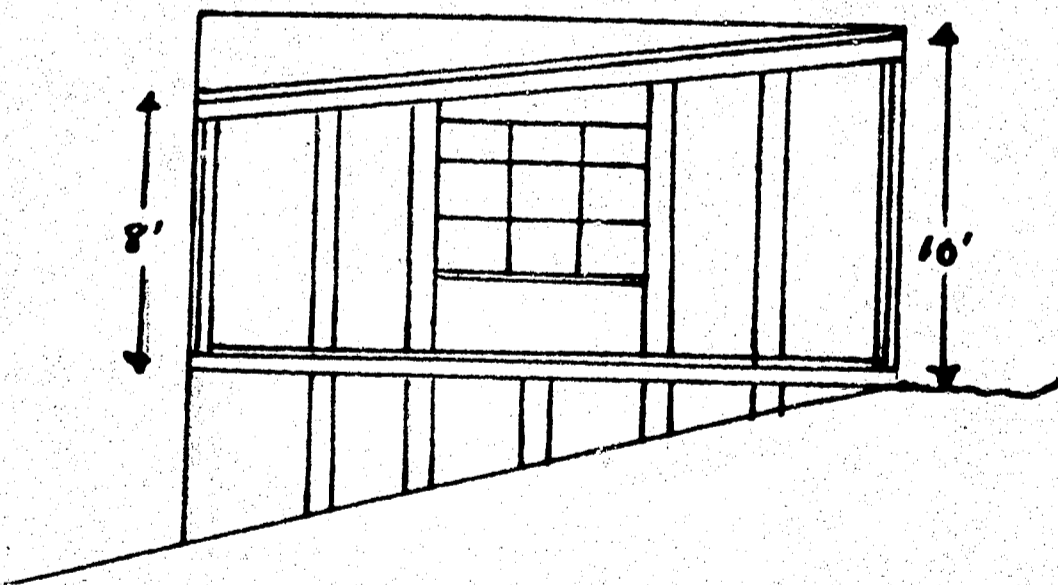
Hunt St.



Approved level for Garage
to be kept up to level of back of sealed
public footway.
\$10 to be deposited for standard
dropped curb King and 1/2 cost of parking
curse grass margin.
H. Bird



Plan



Side Elevation

A separate application to the Drainage Board for a permit for
plumbing and/or drainage work is required. Such work to be
performed by a Regd. Plumber or Licensed Drainage respectively.
Effluent to be discharged to Street channel

DUNEDIN DRAINAGE
SEWERAGE BOARD
6/4/51
W. Henderson

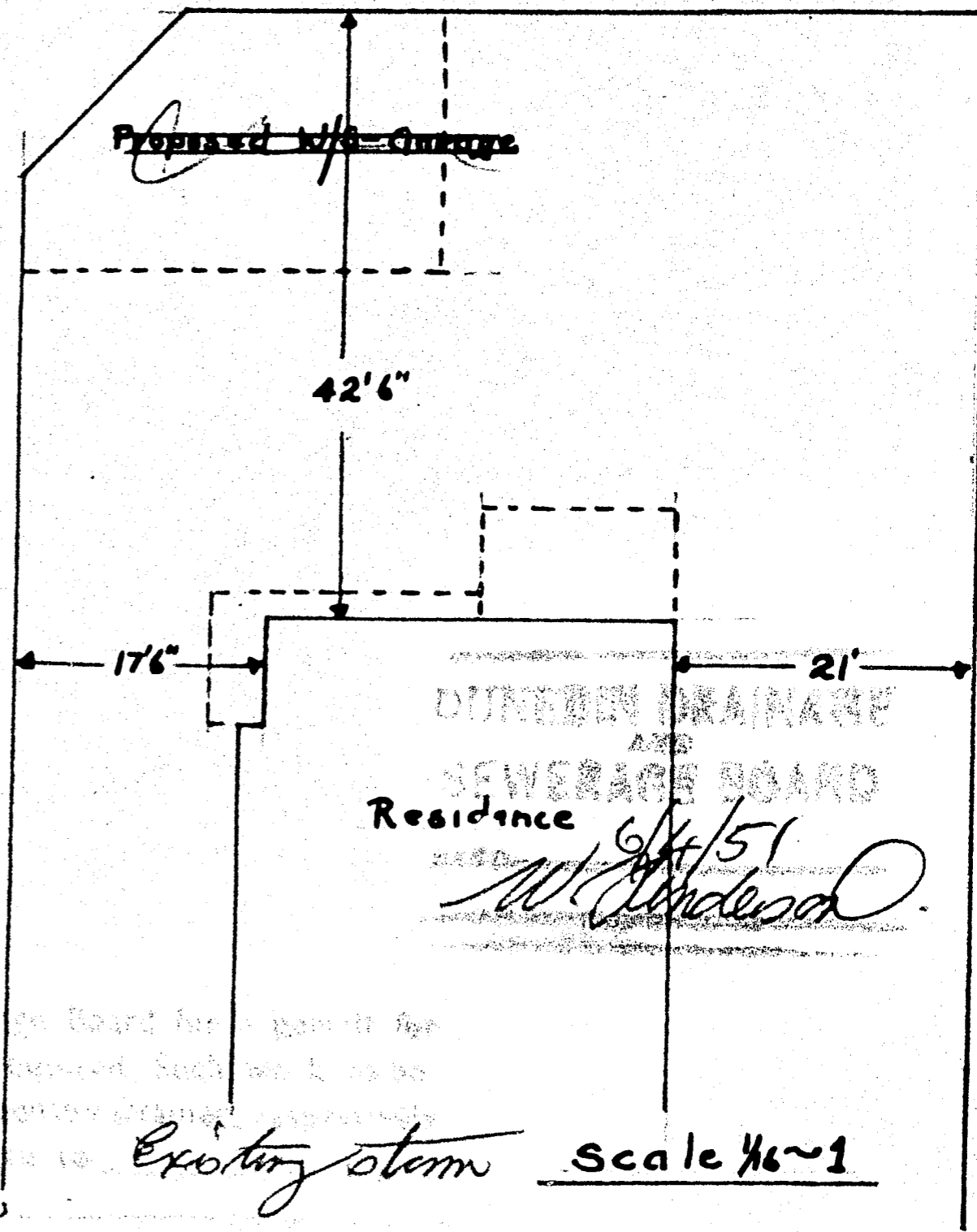
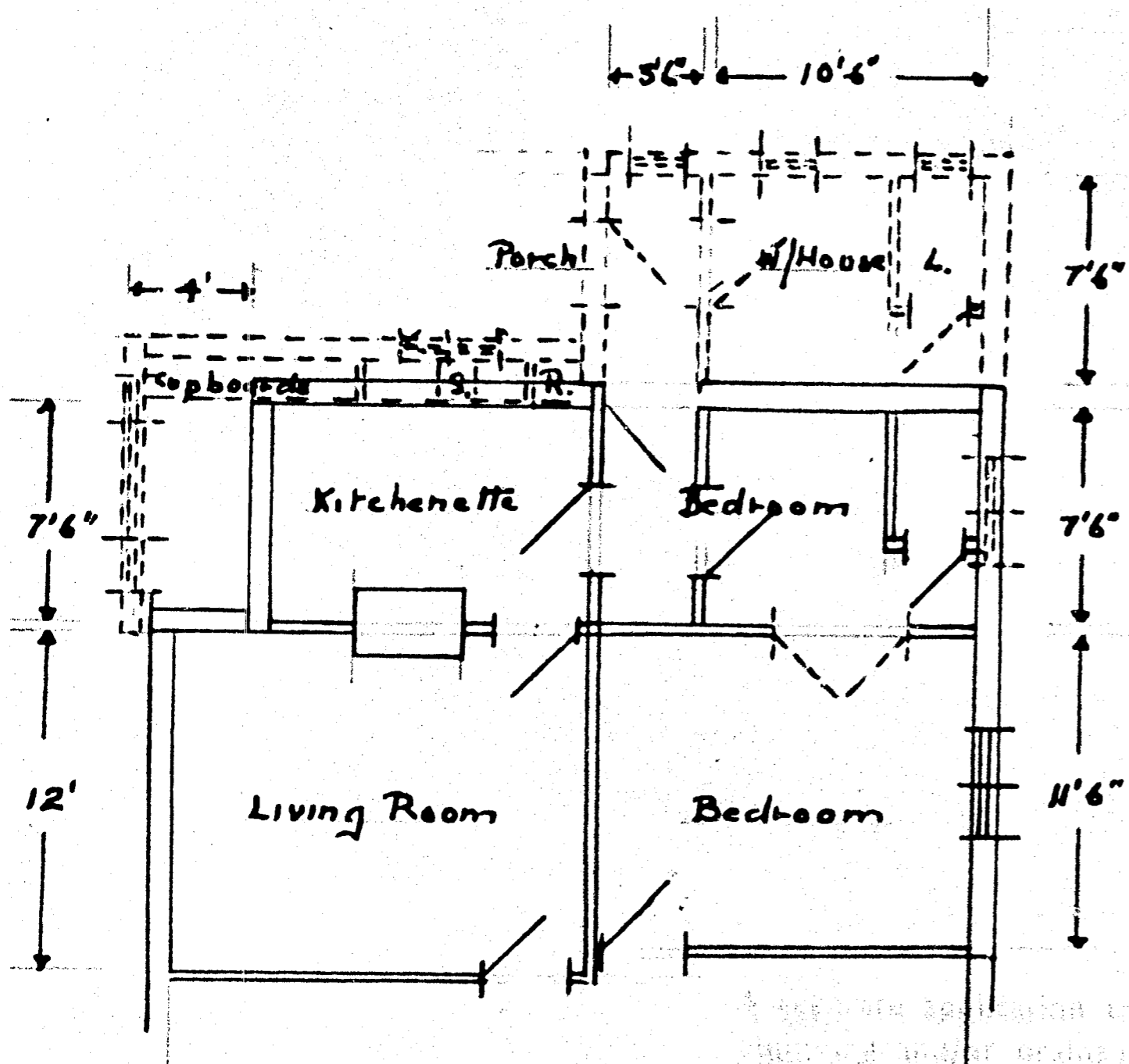
While a Thompson
L.L. White
H. J. Bird
Proposed garage will be down of drain
See app B/5026 for drainage plan.

10966

PROPOSED ALTERATIONS ~~TO WORKSHOP GARAGE~~

FOR MR. A.J. BIRD 46 HIGHCLIFF RD.

Mont ST



Proposed Alterations

water facilities

Existing system

Scale 1/16" = 1'

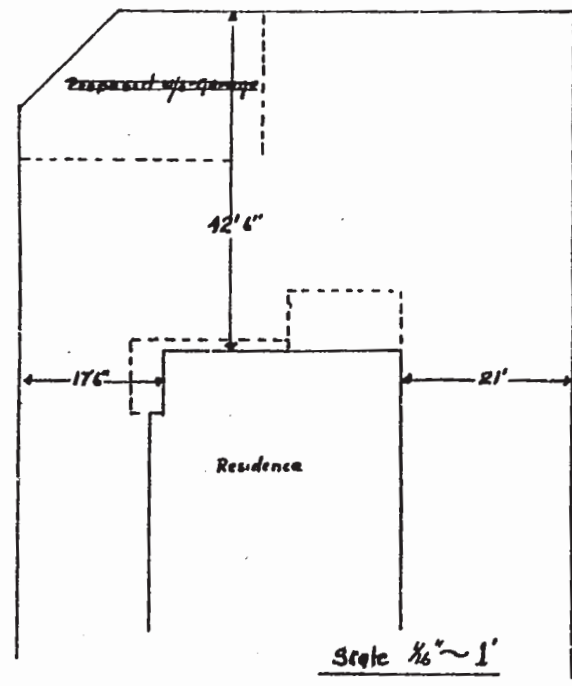
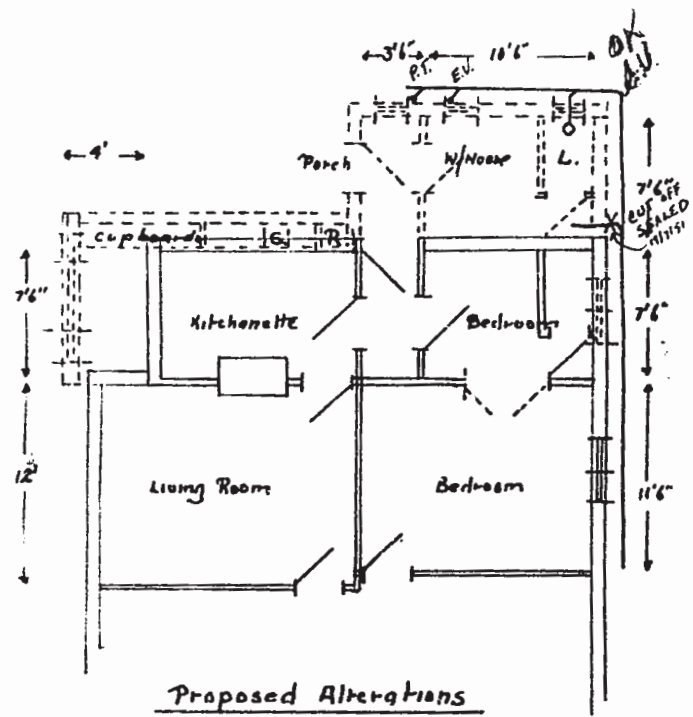
White & Thompson
A. R. White

Proposed additions will be over line of
foul sewer drain. This drain will require
to be diverted clear. See app B/5026
for drainage plan.

10967

PROPOSED ALTERATIONS ~~8~~ WORKSHOP BRAGE
FOR MR. A. J. BIRD 46 HIGHCLIFF ROAD.

Hunt St.



white & Thompson
 S. S. White.

4455

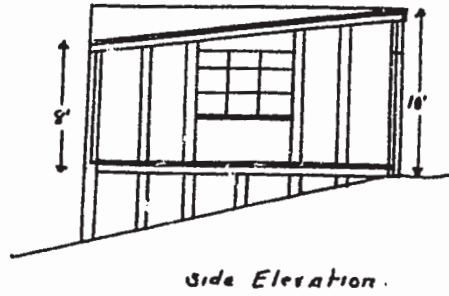
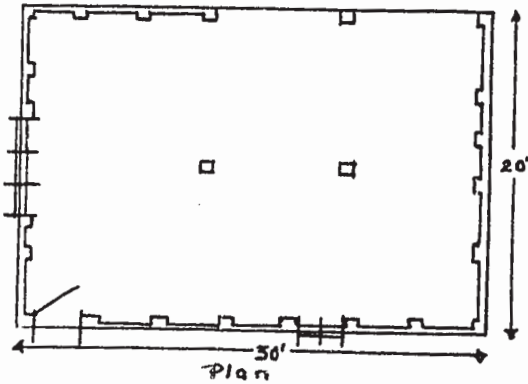
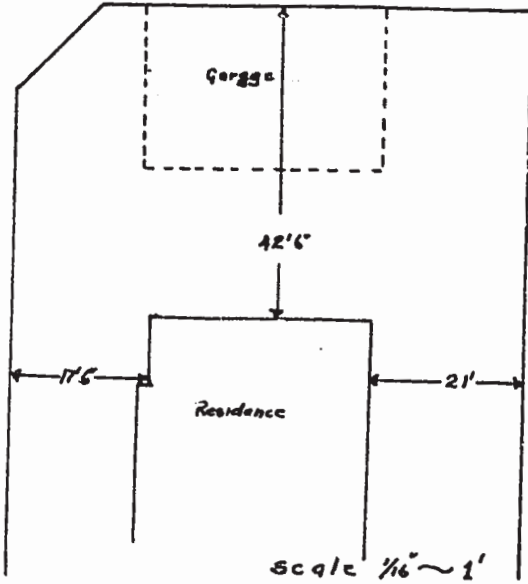
1/18/94

PROPOSED GARAGE

FOR MR A. J. BIRD 46 HIGHCLIFF RD.

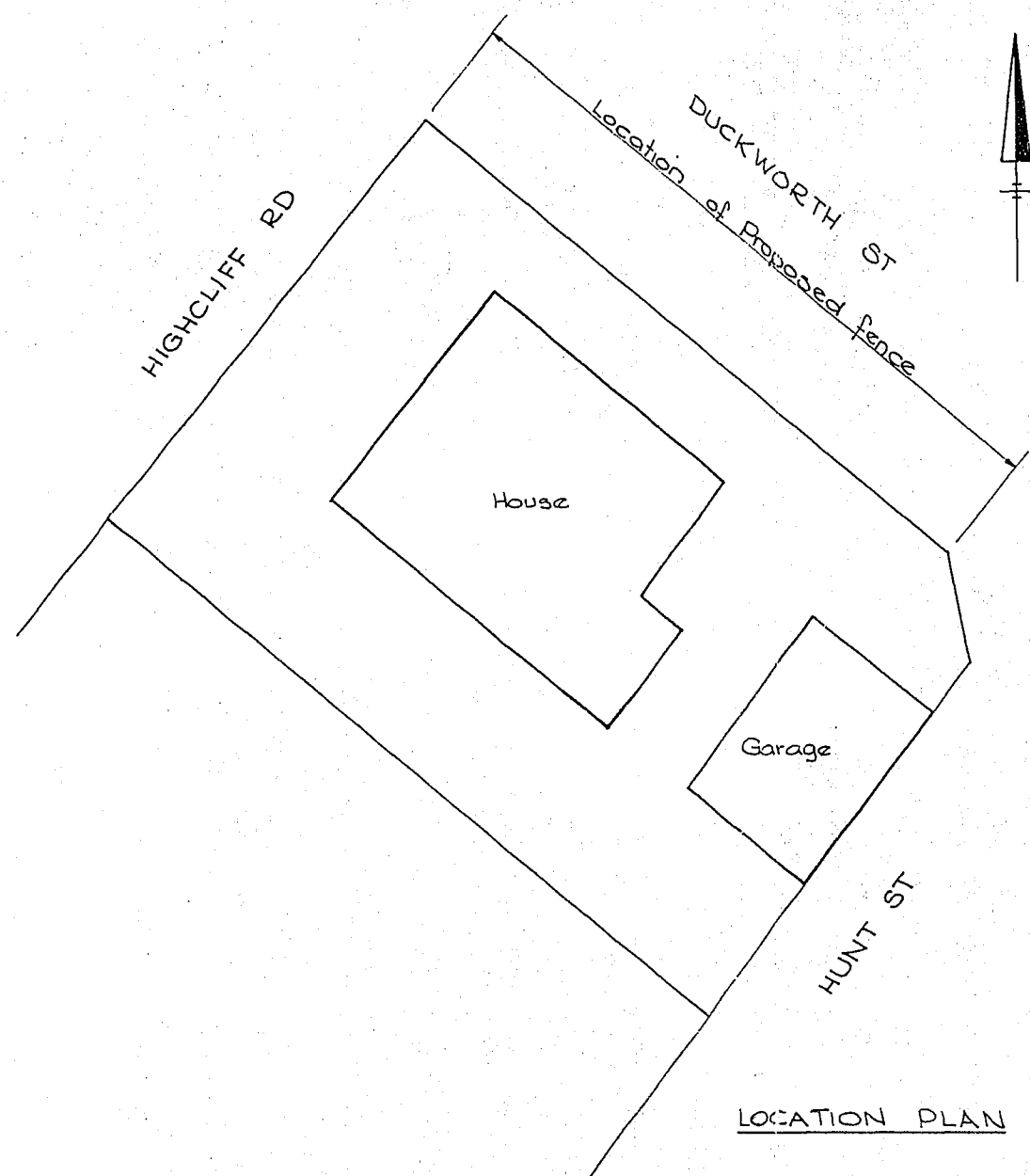
12/18914

Hunt St.

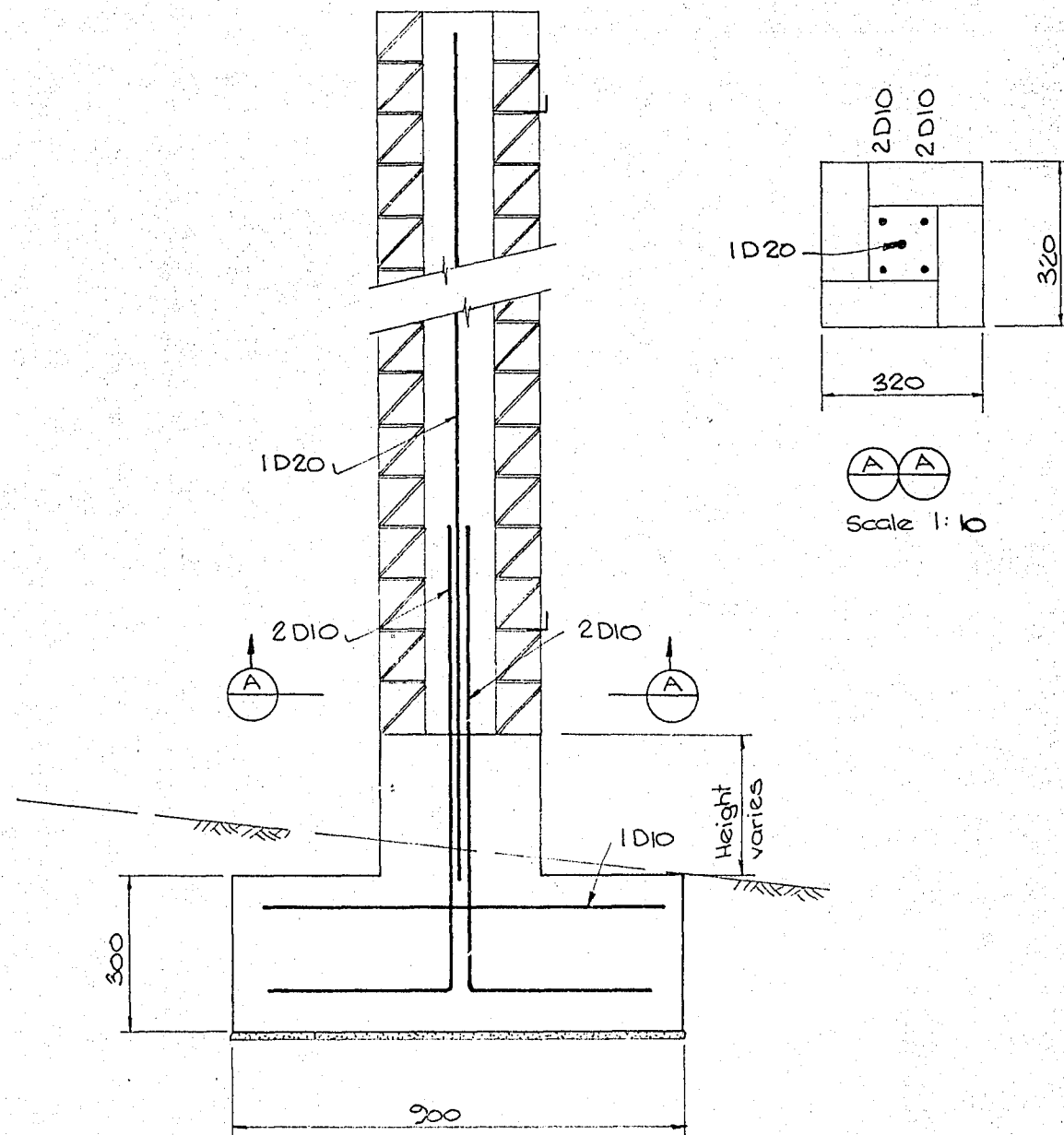


Scale 1/8" = 1'

White & Thompson
R. L. White
A. J. Bird

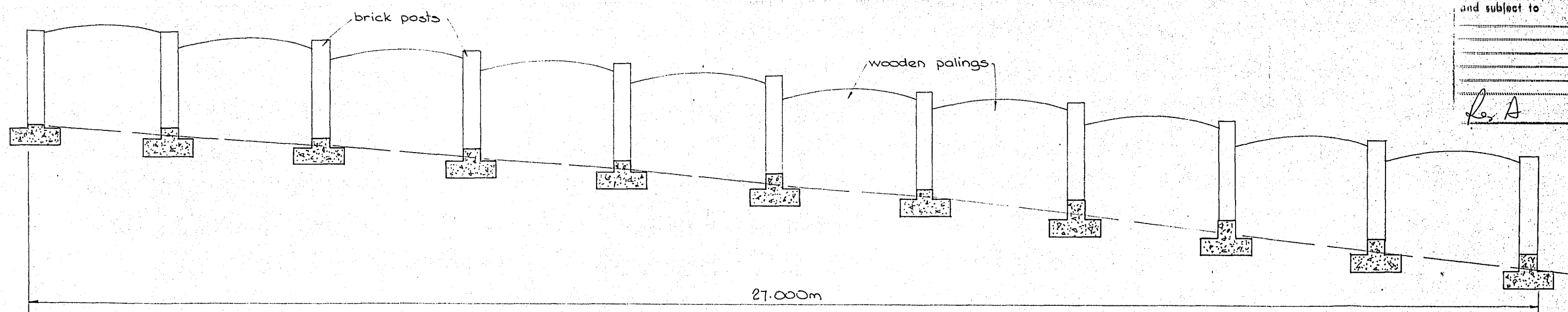


LOCATION PLAN



DETAILS OF BRICK POSTS

Scale 1:10



ELEVATION OF WALL

Scale 1:50

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

Signed *[Signature]* 2/6/87
 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 8.6.87
[Signature]
 FOR CITY ENGINEER

PLAN OF PROPOSED FENCE AT 46 HIGHCLIFF ROAD FOR MR B. MILNE

2804