Dunedin City Council – Land Information Memorandum

Property Address: 28 Oban Street Dunedin

Prepared for: Arnie Hooson and Amy Elizabeth Hooson
Prepared on: 01-Oct-2026

Property Details:

Property ID	5018474
Address	28 Oban Street Dunedin
Parcels	LOT 1 DP 4235, PT LOT 2 DP 4235

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 01-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

No information.

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago.* GNS Science.
https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf
Commissioned by: Otago Regional Council
Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.
Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

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 show 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 **3rd April 1997**.

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2018474
Address	28 Oban Street Dunedin
Valuation Number	26960-44700

Latest Valuation Details

Capital Value	$560,000
Land Value	$250,000
Value of Improvements	$310,000
Area (Hectares)	0.0405HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	$4,091.66

Rates Outstanding for Year $3,068.75

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-1993-321655 Building Consent - Install Masport Provincial Heater

Lodgement Date	21-Jun-1993
Decision	Granted
Decision Date	01-Jul-1993
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA932659

Building and Drainage Permits

H-1934-17176 AAB19340107
4707 - Erect Dwelling, (Graham). The permit was lodged on 12-Sep-1934.
H-1936-18679 AAB19360229
6250 - Erect Wall, No Plan (Graham). The permit was lodged on 07-Oct-1936.
H-1977-83299 AAB19770351
4630 - Erect Shed, (Graham). The permit was lodged on 10-May-1977.
H-1934-150410 AAD19340034
C9343 - Plumbing and Drainage New Dwelling, (Graham). The permit was lodged on 15-Oct-1934.
H-1962-184119 AAD19620664
G5818 - Lower and Concrete Drain, (Coutts and Graham). The permit was lodged on 25-May-1962.
H-1962-58013 AAB19620336
7861 - Erect Two Garages, (Coutts and Graham). The permit was lodged on 15-May-1962.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

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

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.

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

Building Information

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 28 Oban Street Dunedin

5018423 24 Shetland Street Dunedin

RMA-2000-364453 Resource Management Act (Historical Data) Rebuilding Wharaekai, building a Waharenui for Araiteuru Marae (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/02/2001.

5018472 4 Shetland Street Dunedin

POL-2022-43 Planning Other Legislation cancellation of Building Line restrictions on title. The outcome was Declined on 19/09/2022.

LUC-2022-346 Land Use Consent The construction of an attached deck on the upper level of an existing dwelling, and partially within two road boundary setbacks.. The outcome was Granted on 19/09/2022.

5018473 85 Walton Street Dunedin

LUC-2011-159 Land Use Consent construct a deck. The outcome was Granted on 11/05/2011.

5018481 18 Oban Street Dunedin

RMA-2005-369284 Resource Management Act (Historical Data) ADDITION TO DWELLING AN ACCESSORY BUILDING I.E. GARAGE WITHIN SIDE YARD & HEIGHT PLANE ANGLE (Non-Notified - Non Complying). The outcome was Granted on 19/09/2005.

5018600 6 Mardale Street Dunedin

LUC-2021-480 Land Use Consent the establishment of a family flat, breaching height and boundary setback rules. The outcome was Granted on 19/08/2021.

LUC-2009-453 Land Use Consent construct a driveway. The outcome was Granted on 01/12/2009.

LUC-2009-101 Land Use Consent extend the existing dwelling. The outcome was Granted on 23/04/2009.

5018613 3 Shetland Street Dunedin
RMA-1975-354023 Resource Management Act (Historical Data) ERECT SECOND DWELLING ON PROPERTY Ownr:SUTTIE / App: MARJORIE SUTTIE (Notified - Non Complying). The outcome was Granted on 14/01/1976.

5044077 20A Oban Street Dunedin
DIS-2013-2 District Plan Matters Change of Requiring Authority on 19 Telecom designations to Chorus and 6 to Chorus & Telecom (D319 and D332 still with Telecom); uplift of D338; condition on radiofrequency emissions consideration for redundancy with Telecommunications NES. The outcome was Accept in Part on 22/08/2013.
RMA-1989-354588 Resource Management Act (Historical Data) TELEPHONE EXCHANGE / App: LANDCORP FOR TELECOM BOX 5744 (Notified - Non Complying). The outcome was Granted on 07/04/1989.

5102376 15 Dunblane Street Dunedin
RMA-2004-368621 Resource Management Act (Historical Data) Maintenance work on Sophora microphylla tree - PDP tree number T384 - crown raising & crown reduction. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/08/2004.
RMA-1993-356340 Resource Management Act (Historical Data) OPERATE "MEALS ON WHEELS" SERVICE FROM REDROOFS REST HOME Owner: SALVATION ARMY / App: SALVATION ARMY 15 DUNBLANE ST (Non-Notified - Non Complying). The outcome was Granted on 17/12/1993.

5104208 15 Dunblane Street Dunedin
LUC-2023-287 Land Use Consent Maintenance of Scheduled tree T348. The outcome was Granted on 08/08/2023.
LUC-2018-27 Land Use Consent tree maintenance application for works on a significant tree T384 - Sophora microphylla. The outcome was Granted on 16/02/2018.
LUC-2007-572 Land Use Consent Extension to RedRoofs rest home for addition of 6 bedrooms, construction of 2.4m fence on boundary and authorisation of existing rest home activity. The outcome was Granted on 08/02/2008.
RMA-2004-368621 Resource Management Act (Historical Data) Maintenance work on Sophora microphylla tree - PDP tree number T384 - crown raising & crown reduction. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/08/2004.
RMA-1993-356340 Resource Management Act (Historical Data) OPERATE "MEALS ON WHEELS" SERVICE FROM REDROOFS REST HOME Owner: SALVATION ARMY / App: SALVATION ARMY 15 DUNBLANE ST (Non-Notified - Non Complying). The outcome was Granted on 17/12/1993.

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

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

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Privately owned retaining wall.
There is a private retaining wall that is located on this property's frontage at the back of the footpath. Any damage and maintenance for the privately owned retaining wall is the responsibility of the property owner/s.

Encroachment on road reserve – privately owned vegetation over footpath.
It appears that the hedge at this property's frontage is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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
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

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Appendices



Photographic Map

Scale at A4:
1:750
25/09/2026
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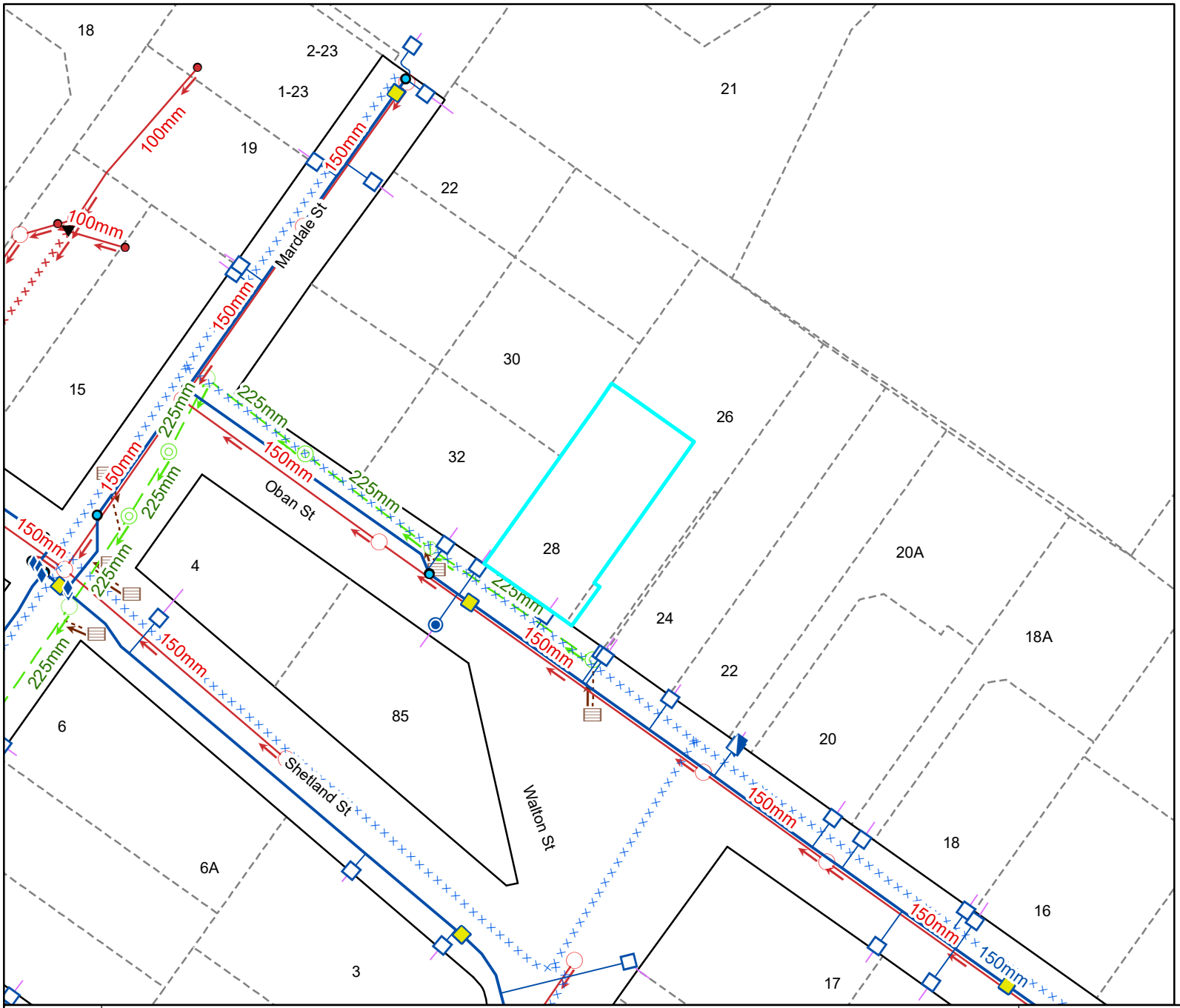
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

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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
- Rider
- 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

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- 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
25/09/2026
8:01:44 PM

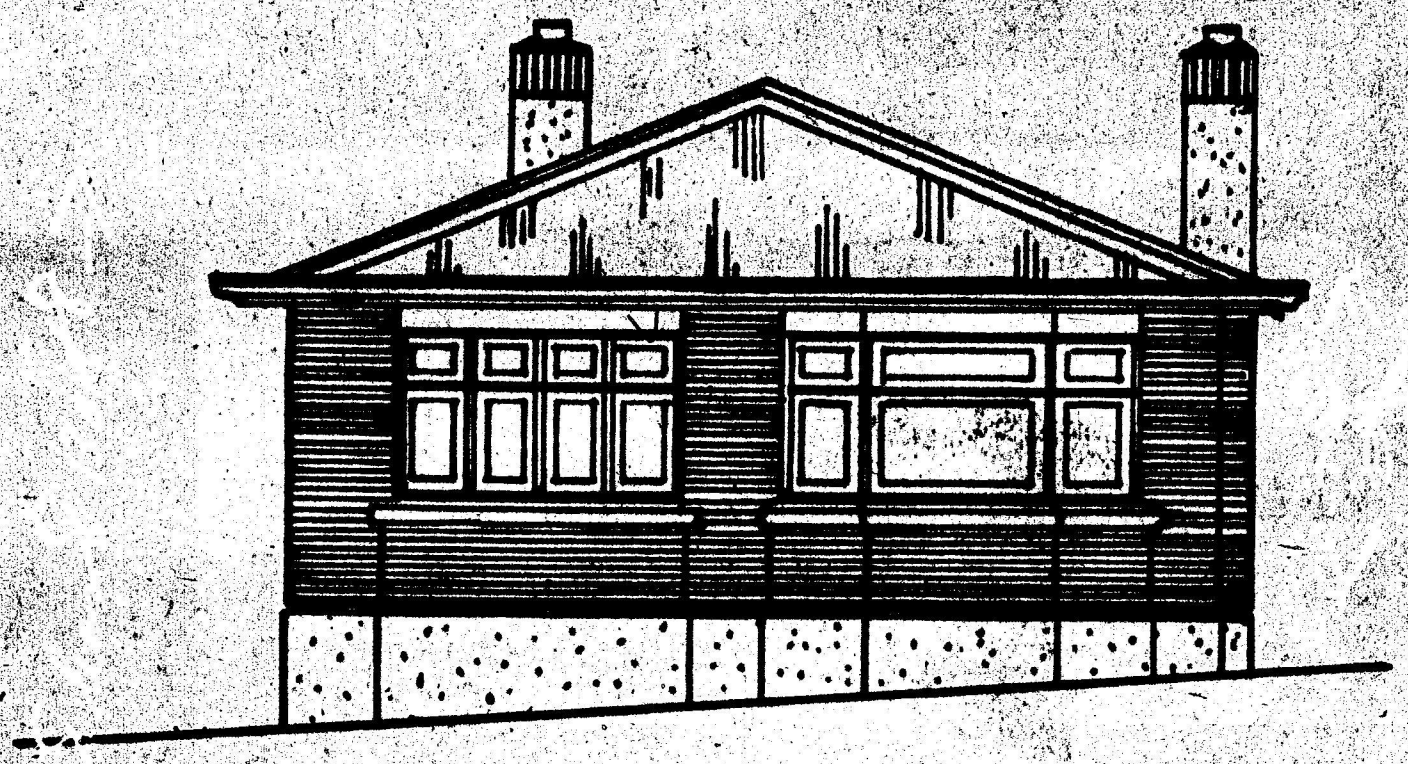
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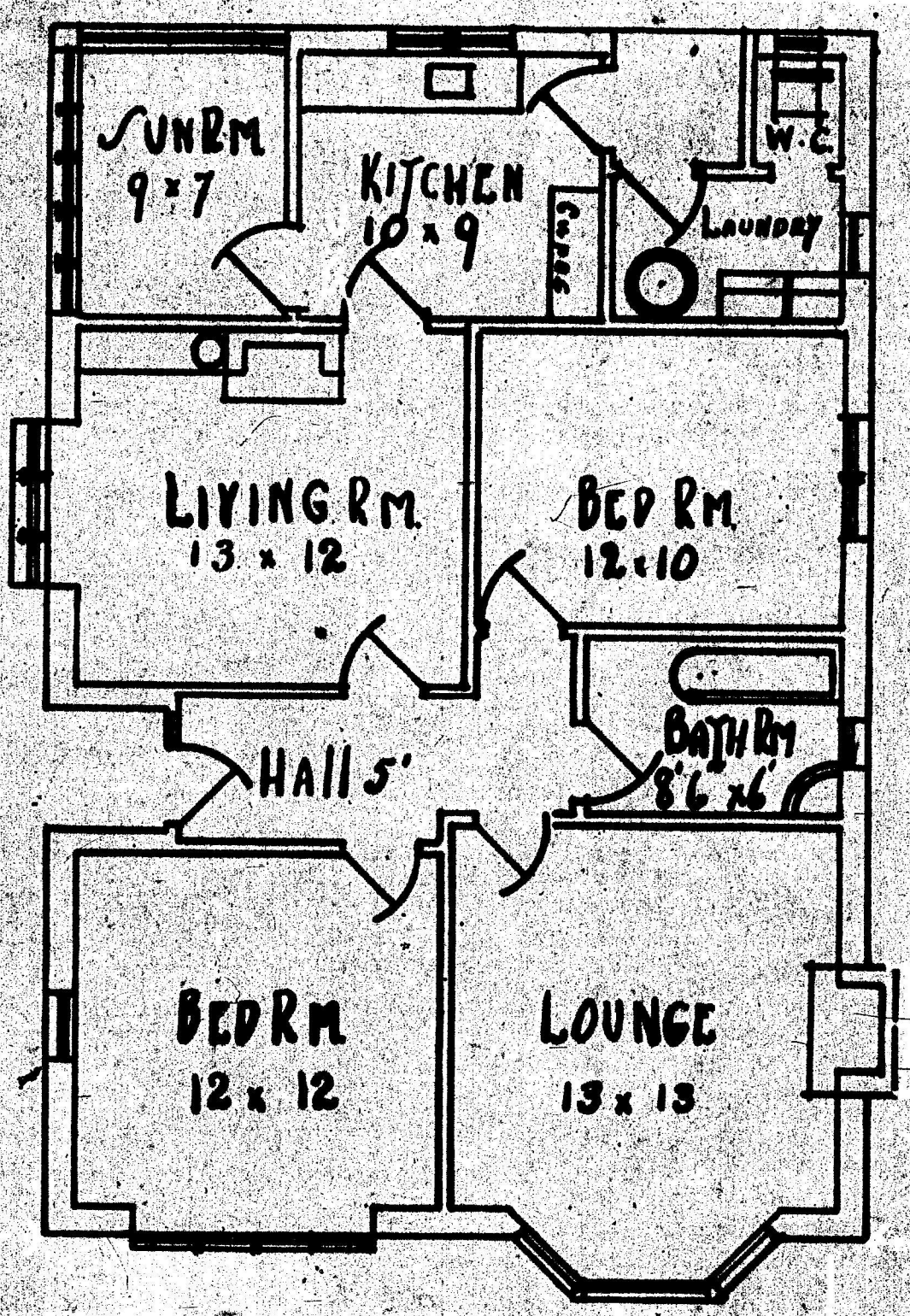
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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.

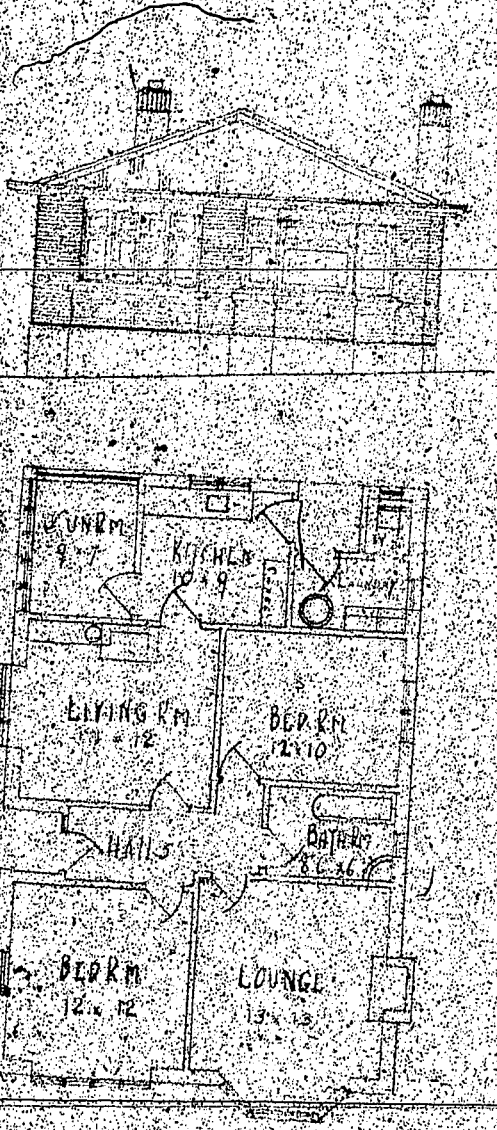
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.



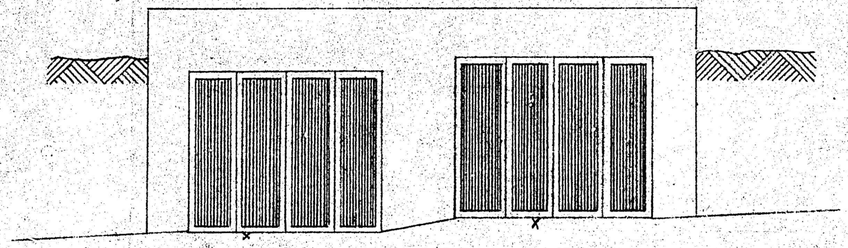


PROPOSED RESIDENCE for J. E. GRAHAM ESQ.

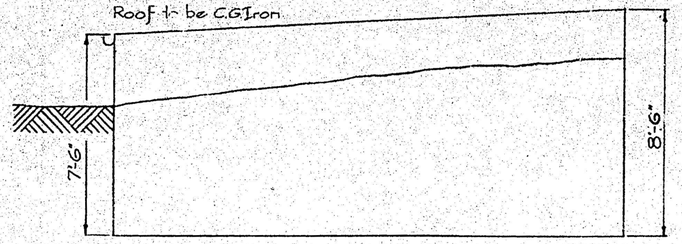
L Griffiths



PROPOSED RESIDENCE for
E. GRAHAM Esq.



Front Elevation



Side Elevation

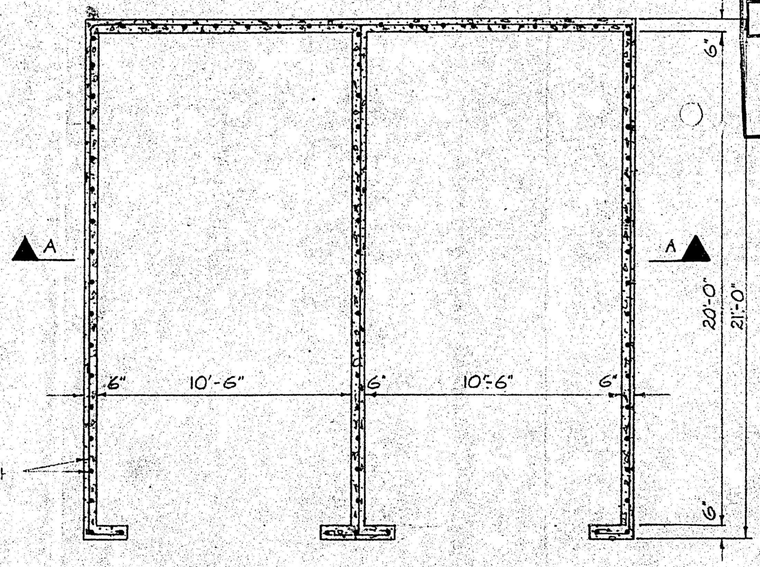
DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is Kerb & Channel 1ft 0in Above Path

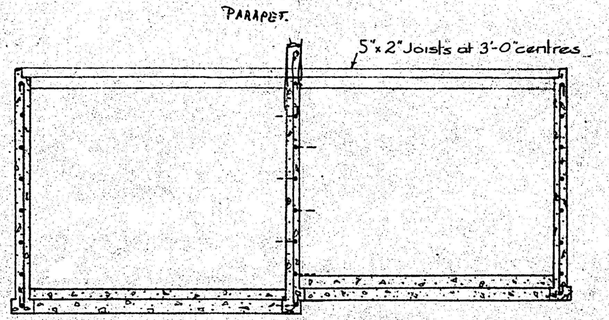
Arrangements made for Crossing are Kerb & Path £10-0-0
for City Engineer Date 17 May 62
NOTE :—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

DUNEDIN DRAINAGE & SEWERAGE BOARD
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively

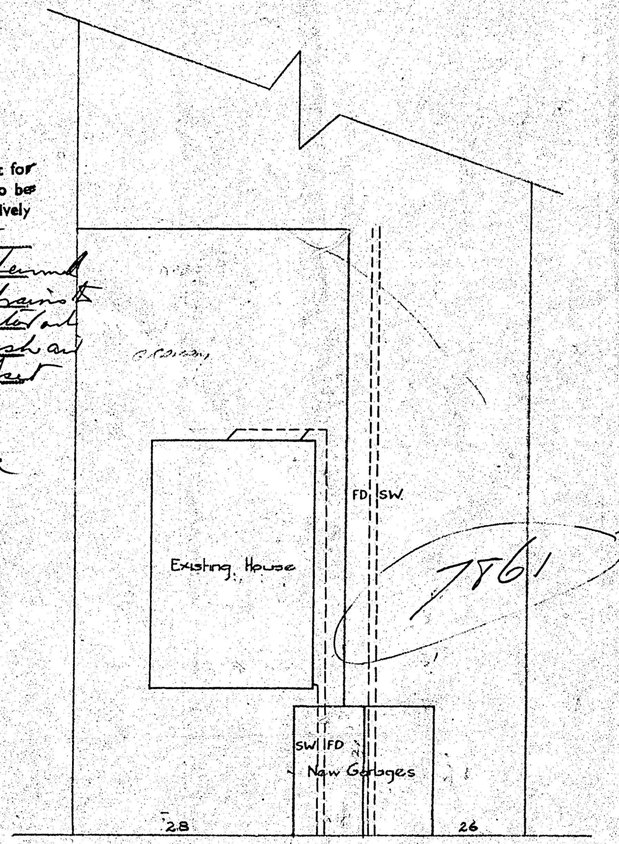
Stormwater to be discharged to existing Stormwater drains of Street Channel
~~Foul sewage to be discharged to~~ Existing drains to be opened up, checked by Inspector and surrounded with Concrete. Fresh air inlet on Boundary Traps to be offset clear of garage
18/5/62
A.E. Rose



Plan
Scale: ½" = 1'-0"



Section A-A



Site Plan
Scale: ⅛" = 1'-0"

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

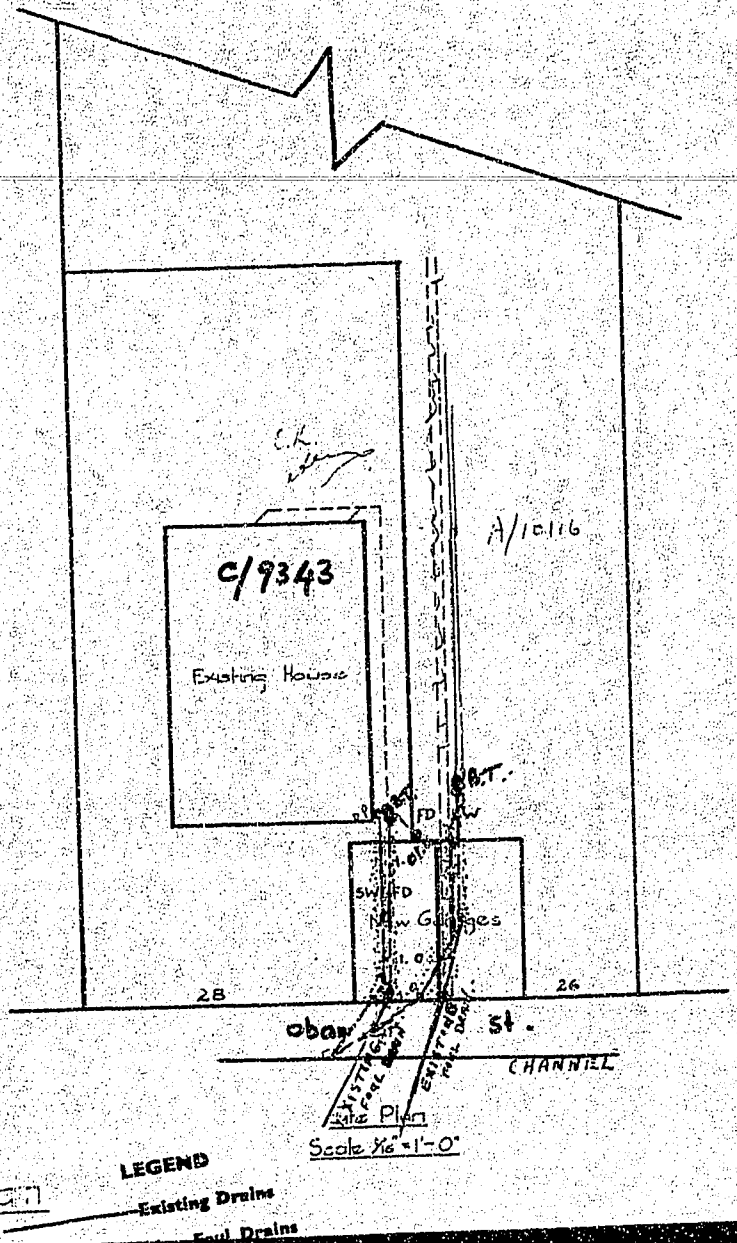
7861

Proposed Garages for Messrs R G Coutts & J Graham

26 & 28 Oban Street Roslyn

R G Coutts for self
J Graham

y5818
alls



Site Plan
Scale 1/16" = 1'-0"

LEGEND
Existing Drains
Foul Drains

ERECT a 6x6 CHRISTIE SHED
FOR MR E GRAHAM
28 Oban ST Dunedin

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

7/3/77.
Signed ..... for City Planning Officer
R.1.

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 12.3.77
R E Cumming CITY ENGINEER

DUNEDIN DRAINAGE & SEWERAGE BOARD
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.
Stormwater to be discharged to EXISTING STORMWATER FACILITIES
~~Foul sewage to be discharged to~~
~~Trade Waste~~
A.H. Williamson 9/3/77

14.63 m
1.22m
6x6 shed
1.22m
10.97m
3.66m
1.83m
9.14m
Oban ST
4630.

CODE COMPLIANCE CERTIFICATE No.: 93/2659

Section 43(3), Building Act 1991

ISSUED BY DUNEDIN CITY COUNCIL

BUILDING CONSENT No.: 93/2659

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

PROJECT		PROJECT LOCATION
All	☒	Street Number: 28 OBAN ST DUNEDIN
Stage No. of an intended stages of:		
New or relocated building	☐	
Alteration	☐	
Intended use(s) (in detail): HEATER		**LEGAL DESCRIPTION**
Intended Life: Indefinite, but not less than 50 years	☐	Property Number: 184743
Specified as 5 years		Valuation Roll Number: 2696044700
Demolition	☐	Lot: 1, PT 2 DP: 4235
		Section: Block:
		Survey District: LINDEN

This is:

☒ A final code compliance certificate 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 certificate, in accordance with the attached details, are: $ 0.00

Receipt No.:

Signed for and on behalf of the Council:

Name: [signature]

Position: _____ Date: 27/07/93

BUILDING CONSENT No.: 93/2659

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY DUNEDIN CITY COUNCIL

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

APPLICANT

Name:
MISS J CARGO
Mailing Address:

28 OBAN ST
DUNEDIN

PROJECT LOCATION

Street Address:

28 OBAN ST
DUNEDIN

LEGAL DESCRIPTION

Property Number: 184743

Valuation Roll Number: 2696044700

Lot: 1, PT 2 DP: 4235

Section: Block:

Survey District: LINDEN

COUNCIL CHARGES

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: $ 0.00

ALL FEES ARE G.S.T. INCLUSIVE

PROJECT

All ☐

Stage No. of an intended stages of:

New Building ☐

Alteration ☐

Intended Use(s) (in detail):

HEATER

Intended Life:

Indefinite, but not less than 50 years ☐

Specified as 5 years

Demolition ☐

Estimated Value: $ 2,000.00

Signed for and on behalf of the Council:

Name: J A Dewar

Position:

Date: 5/7/93

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. /"

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

INSTALLATION OF MASPORT PROVINCIAL MKIV INSULATED WITH KAOWOOL
FOR MISS T CARGO 28 DSB ST.

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR
DATE 28.6.93
BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
Installation of Wetback Heater

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

Work shall comply with the Building Regulations 1992 Clause G 12 ~ B2

Officer ..... Date 28/6/93

4m

B/2659