# Dunedin City Council – Land Information Memorandum

## Property Address: 4 Wakatipu Street Ravensbourne

Prepared for: Thomas Martin Mercer Albert
Prepared on: 29-Jan-2026

### Property Details:

| | |
|---|---|
| **Property ID** | 5010406 |
| **Address** | 4 Wakatipu Street Ravensbourne |
| **Parcels** | LOT 2 DP 12128 |

### 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 29-Jan-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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# Contents


Dunedin City Council – Land Information Memorandum ..... 1
Property Address: 4 Wakatipu Street Ravensbourne ..... 1
Prepared for: Thomas Martin Mercer Albert ..... 1
Prepared on: 29-Jan-2026 ..... 1
Property Details: ..... 1
Disclaimer: ..... 1
s44A(2)(a) Information identifying any special feature or characteristics of the land ..... 4
District Plan Hazard Information ..... 4
Other Natural Hazard Information ..... 4
Flood Hazards ..... 4
Land Stability Hazards ..... 4
Coastal Hazards ..... 4
Seismic Hazards ..... 4
Other Natural Hazards ..... 4
Otago Regional Council Hazard Information ..... 4
Contaminated Site, Hazardous Substances and Dangerous Goods ..... 4
Contaminated Site Information ..... 4
Historic Dangerous Goods Licence(s) ..... 4
Hazardous Substances ..... 4
s44A(2)(b) Information on private and public stormwater and sewerage drains ..... 5
Drainage ..... 5
Foul Sewer and Waste Water ..... 5
Public Sewer Sheets ..... 5
Dunedin City Council Private Drainage plans incomplete ..... 5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land ..... 5
Water Supply ..... 5
s44A(2)(c) Information relating to any rates owing in relation to the land ..... 6
Rates Details ..... 6
Rates Assessment Details ..... 6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land ..... 7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and ..... 7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004 ..... 7
Building and Drainage Consents ..... 7
Building and Drainage Permits ..... 7
Building Notices ..... 7
Resource Consents ..... 7
Consent Notices ..... 8
Alcohol Licensing ..... 8
Health Licensing ..... 8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006 ..... 8

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use ..... 8
District Plan ..... 8
District Plan Map ..... 8
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation ..... 9
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 ..... 9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.. 9
Building Information ..... 9
Minimum Floor Levels ..... 9
Planning ..... 9
Resource Consents within 50m of 4 Wakatipu Street Ravensbourne ..... 9
3 Waters ..... 11
Information Regarding Watercourses ..... 11
Transport ..... 12
Glossary of Terms and Abbreviations ..... 13
Consent, Permit, Licence & Complaint types ..... 13
Terms used in Permits & Consents ..... 13
General terms ..... 14
Appendices ..... 15

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

## District Plan Hazard Information

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

## Other Natural Hazard Information

### Flood Hazards

No information.

### Land Stability Hazards

No information.

### Coastal Hazards

No information.

### Seismic Hazards

No information.

### Other Natural Hazards

No information.

## Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

**WARNING – Change in legislation and management of hazardous substances**

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

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

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

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# 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 **30th July 1998**.

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** | 2010406 |
| Address | 4 Wakatipu Street Ravensbourne |
| Valuation Number | 26710-06100 |
| **Latest Valuation Details** | |
| Capital Value | $420,000 |
| Land Value | $185,000 |
| Value of Improvements | $235,000 |
| Area (Hectares) | 0.065HA |
| Units of Use | 1 |
| **Current Rates** | |
| Current Rating Year Starting | 01-Jul-2025 |
| Dunedin City Council Rates | $3,374.48 |
| **Rates Outstanding for Year** | $1,687.24 |

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.

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# s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

## Building and Drainage Consents

The following consents are recorded for this property:

| | | |
|---|---|---|
| Status Key: | BC | - Building Consent Issued |
| | CCC | - Code Compliance Certificate Issued |
| | Archived /CCC Refused | - In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused. |
| | 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-2007-315808 Building Consent - Install Masport LE4000 Heater

| | |
|---|---|
| Lodgement Date | 02-May-2007 |
| Decision | Granted |
| Decision Date | 09-May-2007 |
| Current Status | **CCC Issued** |
| Previous Number *(Applications before 2007)* | |

## Building and Drainage Permits

H-1951-36902 AAB19510029
466 - Erect Lean to Glasshouse, (McDonald). The permit was lodged on 06-Apr-1951.
H-1957-48684 AAB19570005
775 - Erect Garage, (McDonald). The permit was lodged on 26-Jul-1957.
H-1980-87529 AAB19800024
9391 - Install Fifeshire Stove, (McDonald). The permit was lodged on 28-Apr-1980.
H-1968-191944 AAD19680006
H4347 - Boundary to Sewer, (McDonald). The permit was lodged on 21-Aug-1968.
H-1968-191945 AAD19680007
H4775 - Drains to House, No Plan (McDonald). The permit was lodged on 07-Nov-1968.

## Building Notices

No Building Notices

## Resource Consents

There are no resource consents for this property.

## Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

## Alcohol Licensing

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

## Health Licensing

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

# s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

# s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

## District Plan

**The information on district plan requirements is correct at the date this LIM is issued.** Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan as well as at all Dunedin City Council service centres and libraries.

**SECOND GENERATION DISTRICT PLAN INFORMATION**

**Zoning**

- General Residential 1 (refer Section 15, Residential)

**Scheduled Items**

- Nil

**Overlay Zones**

- Nil

**Mapped Areas**

- Archaeological Alert Layer

### 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.

#### Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels and for links to specific areas: https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance

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

### Planning

#### Resource Consents within 50m of 4 Wakatipu Street Ravensbourne

**5010403 287 Ravensbourne Road Ravensbourne**

LUC-2015-492 Land Use Consent establish a replacement retaining wall. The outcome was Granted on 10/11/2015.

**5010404 285 Ravensbourne Road Ravensbourne**

RMA-1996-359645 Resource Management Act (Historical Data) CONVERT SHOP INTO DWELLING (Non-Notified - Non Complying). This consent has since Lapsed.

**5010405 2 Wakatipu Street Ravensbourne**

POL-2022-19 Planning Other Legislation removal of a building line restriction. The outcome was Granted on 25/05/2022.

**5010411 58 Totara Street Ravensbourne**
LUC-2008-321 Land Use Consent authorise work carried out on-site since previous resource consent, plus allow for extension to house over existing deck at rear. The outcome was Granted on 15/07/2008.
RMA-2001-365312 Resource Management Act (Historical Data) TO EXTEND EXISTING RESIDENCE THROUGH REQUIRED YARD AND HEIGHT PLANE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 10/12/2001.

**5010627 279 Ravensbourne Road Ravensbourne**
LUC-2024-424 Land Use Consent Work in drip line of scheduled trees T941 - Rata, T942 - Pohutakawa, T943 - Southern Rata. The outcome was Granted on 28/11/2024.

**5120424 295 Ravensbourne Road Ravensbourne**
LUC-2013-397 Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 30/10/2013.
SUB-2013-69 Subdivision Consent boundary adjustment. The outcome was Granted on 30/10/2013.

**5120425 293 Ravensbourne Road Ravensbourne**
LUC-2013-397 Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 30/10/2013.
SUB-2013-69 Subdivision Consent boundary adjustment. The outcome was Granted on 30/10/2013.

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

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

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

**Heritage New Zealand Pouhere Taonga Act 2014**
The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the

history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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

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

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

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

## 3 Waters

### Information Regarding Watercourses

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

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

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

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

Environmental Health

A complaint was received by Environmental Health in 1994 regarding the position of a bird aviary on this property. It was forwarded to the Councils Enforcement Officer and file records indicate the aviary was moved shortly after. No further action by or involvement with Environmental Health was undertaken.

## Transport

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

**Non-compliant vehicle crossing – no stormwater run-off.**
It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerbd channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

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

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

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

# Glossary of Terms and Abbreviations

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

## Consent, Permit, Licence & Complaint types

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

## Terms used in Permits & Consents

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

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

## General terms

| | |
|---|---|
| RDMS | Records and Document Management System |

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# Appendices




# Photographic Map

Scale at A4:
1:750
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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.

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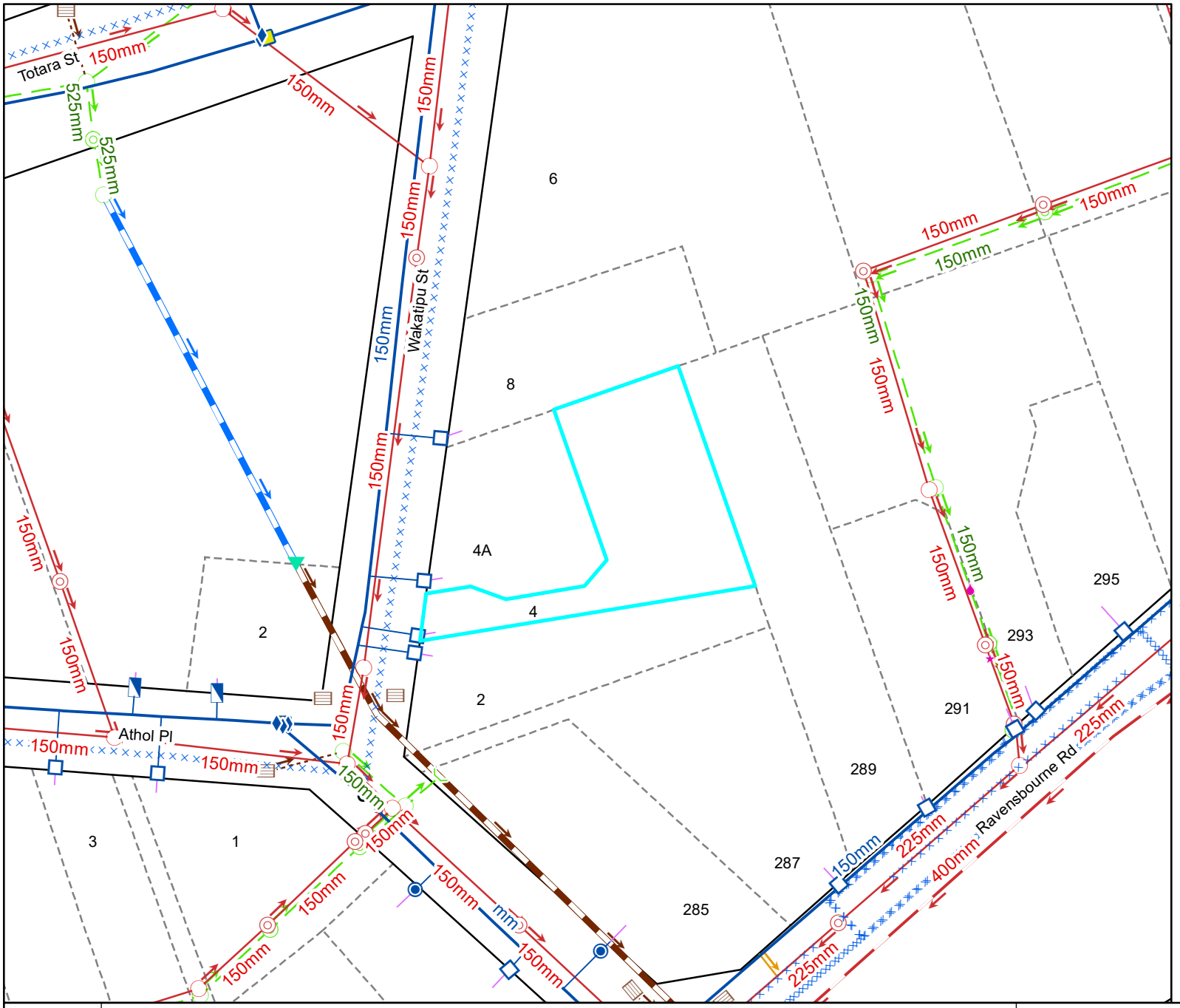


# Legend

## 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
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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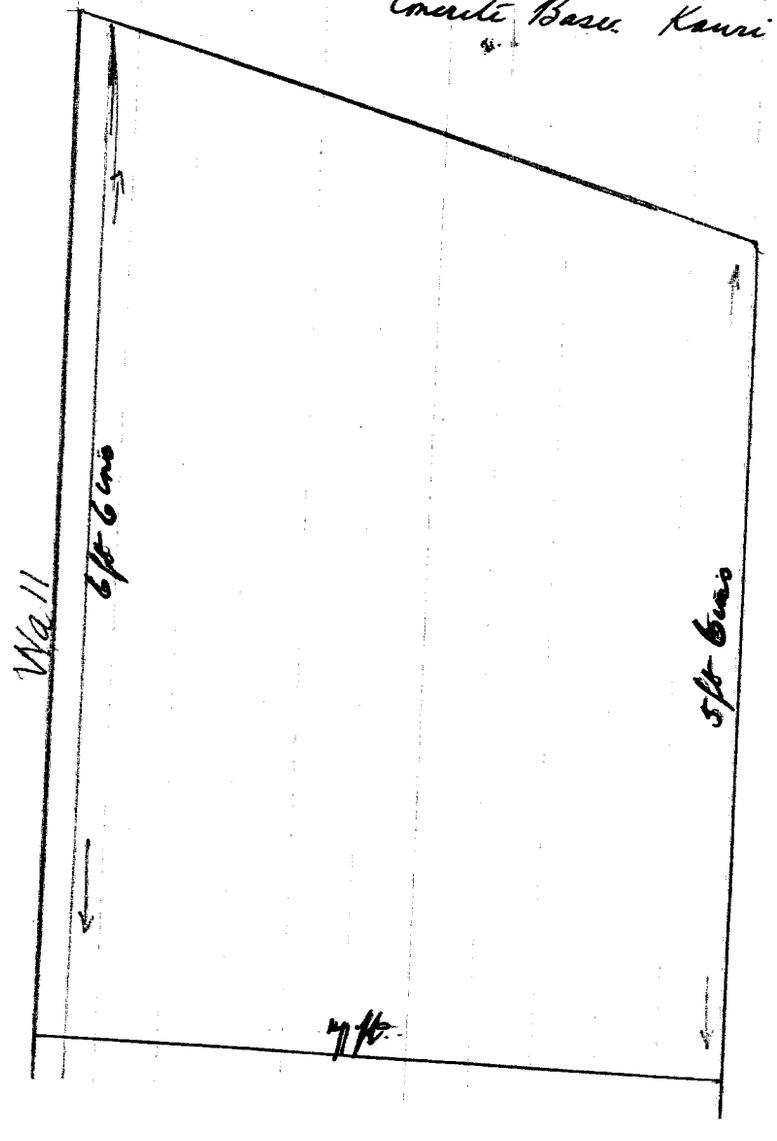
Glasshouse to be built against shed.
Length 15ft × 7ft. Width.
Concrete Base. Kauri Astragals & glass.




285 Main Road
Ravensbourne
6th April 1951

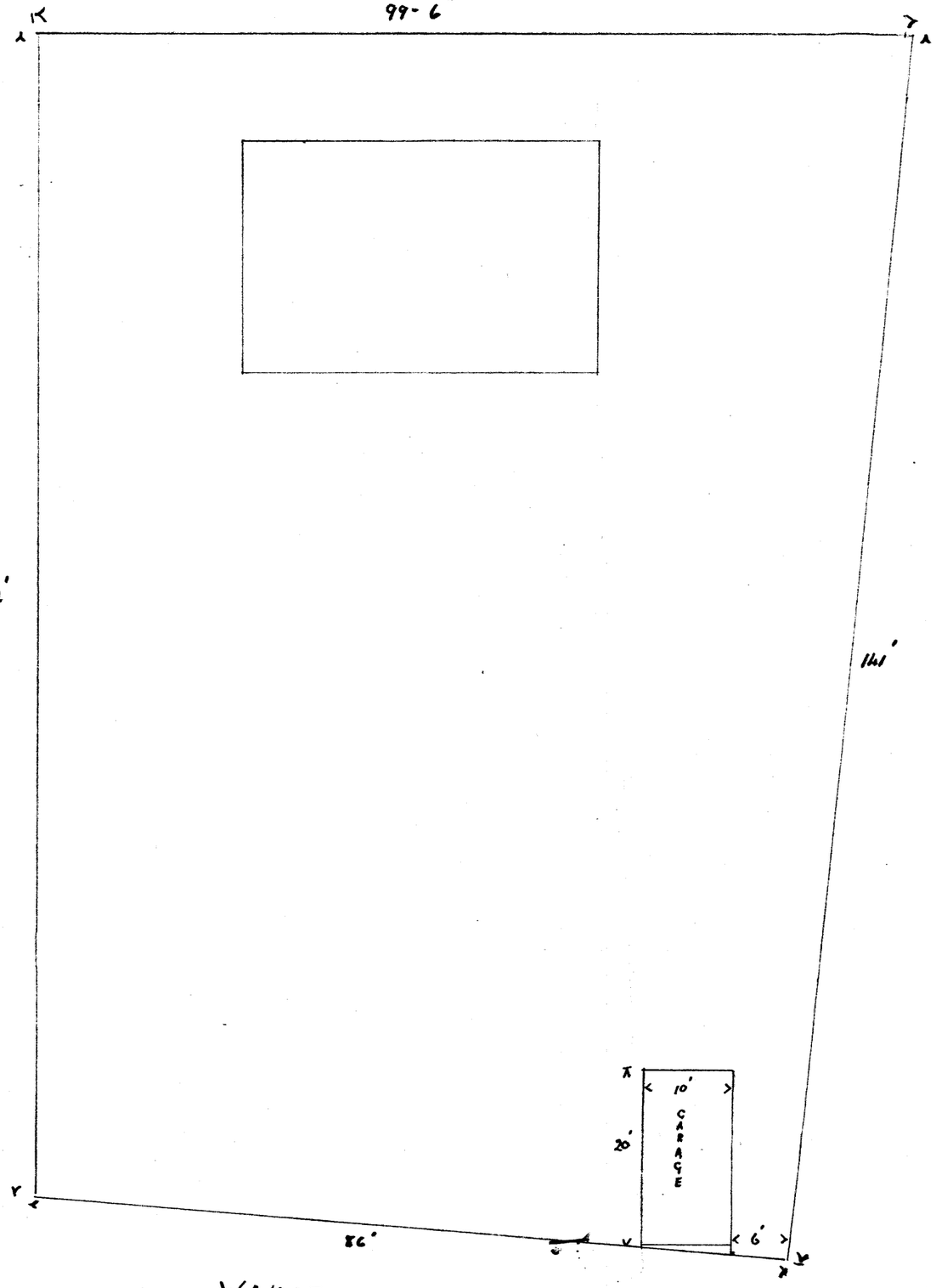
The Town Clerk
West Harbour Borough Council
Ravensbourne

Dear Sir,

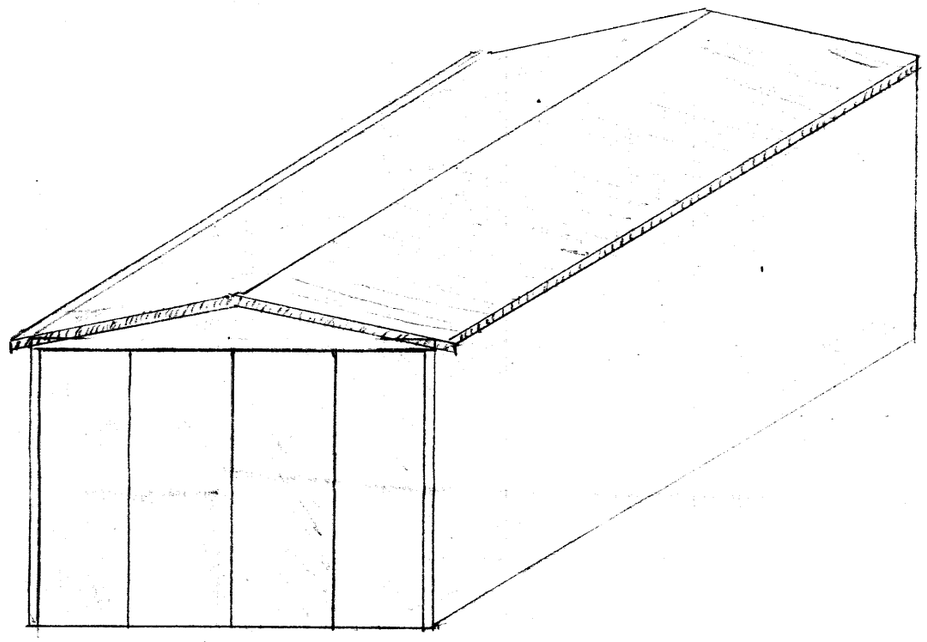
I herein apply for permission to build a leanto Glasshouse against the back of my shed measuring 15ft × 7ft. I have the astragals (Kauri) & the glass.

I intend to grow tomatoes for sale on my stop & intend to use the house for this purpose

Yours Sincerely
A Maldonald




CONCRETE BASE AND FLOOR
FRAMING 4" RIMU
WALLS POILITE
ROOF C. IRON



PROPOSED GARAGE FOR MR McDONALD RAVENSBOURNE

DUNEDIN DRAINAGE AND SEWERAGE BOARD

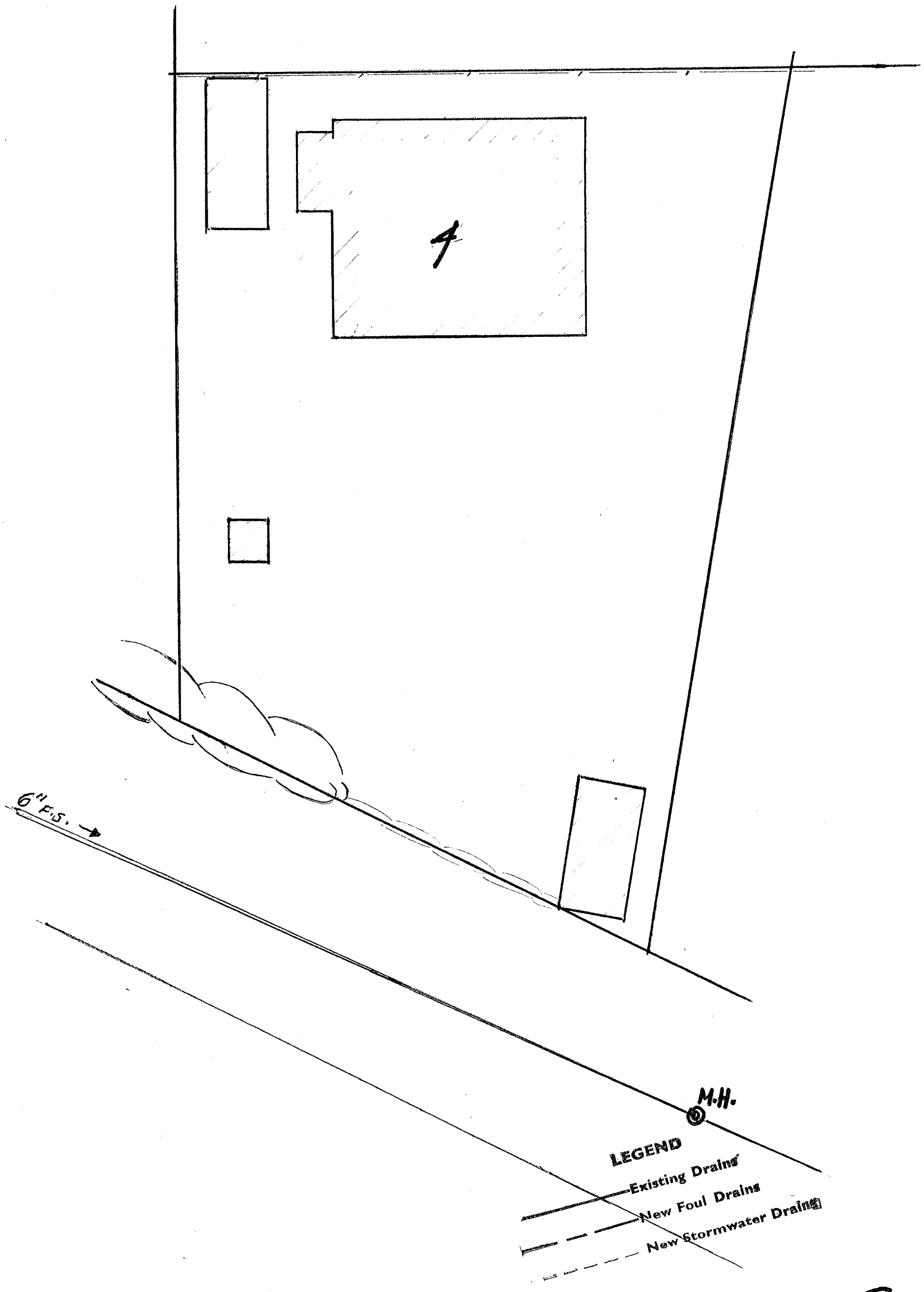
# House Connection Plan

APPLICATION No. H 4347

DATE H.M.

SCALE (TO BE SHOWN) 1/16 In. to a foot

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



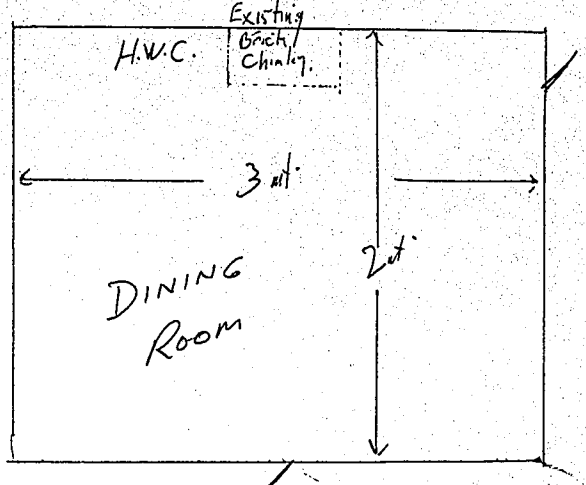

Owner McDonald Street & Locality 4 Wakatipu Street

Block Section D.P. 1. Allotment Pt 43

Signature of Drainer

Binding Margin to be left Blank

Binding Margin to be left Blank




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

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON THE WORKS
AND PRODUCED AT THE REQUEST
OF BUILDING INSPECTOR.
DATE 28.4.80
CITY ENGINEER

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

11/4/80
Signed
for City Planning Officer

9391

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

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3594,
Email: dcc@dcc.govt.nz
www.CityofDunedin.com

# CODE COMPLIANCE CERTIFICATE

DCCBCA F4 07 v1.0

Section 95, Building Act 2004

| CCC NO: | ABA-2007-315808 | Telephone No: | 03 477 4000 |
|---|---|---|---|

| APPLICANT | PROJECT |
|---|---|
| M L Wood<br>4 Wakatipu Street<br>Ravensbourne<br>Dunedin 9002 | **Work Type:**<br>Additions & Alterations<br><br>**Intended Use/Description of Work:**<br>Install Masport LE4000 Heater |
| **PROJECT LOCATION** | |
| 4 Wakatipu Street Ravensbourne | **Intended Life:**<br>Indefinite, not less than 50 years. |
| **LEGAL DESCRIPTION** | |
| **Legal Description:** LOT 2 DP 12128<br>**Valuation Roll No:** 26710-06100<br>**Building Name:** N/A | **This CCC also applies to the following Amended Consents:** |

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:**

Name: .....

Position: AUTHORISED OFFICER

Date: 8 February 2008

**DOMESTIC SMOKE ALARM**

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

Installation shall be in accordance with AS / NZS 2918:2001 with particular reference to the need for Siesmic restraint.

**DUNEDIN CITY COUNCIL**

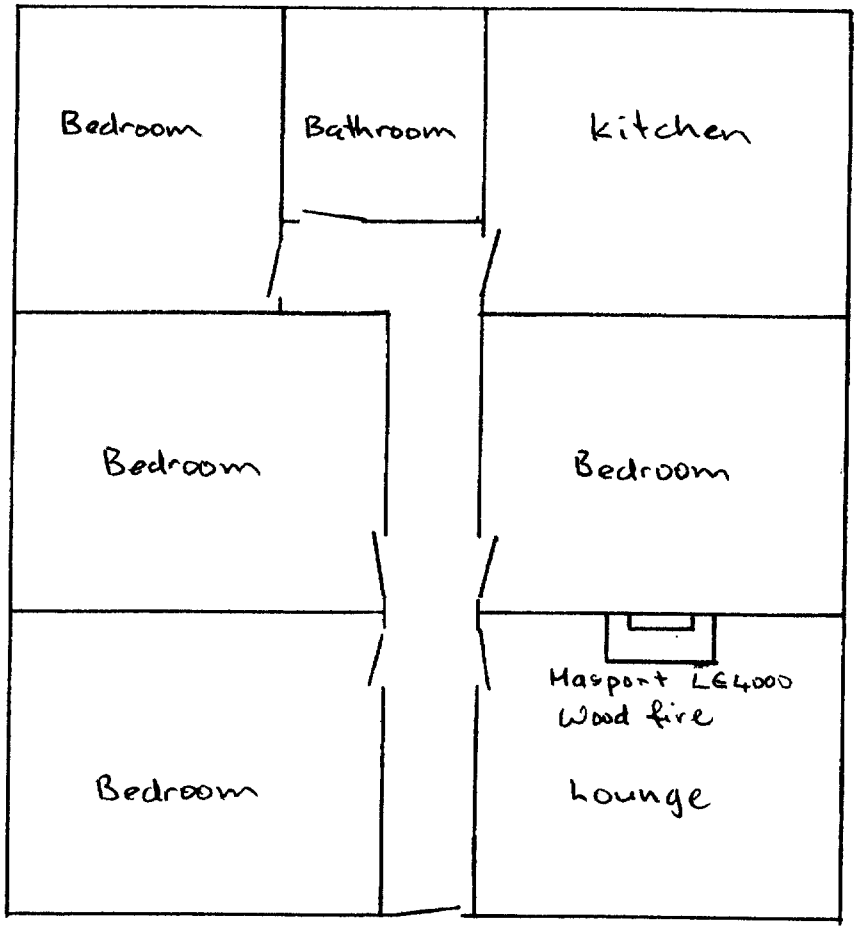
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building — Date

Drainage — Date 9·5·07

Health — Date

NOTE




← 4 Wakatipu Street

DUNEDIN CITY COUNCIL
APPROVED

7 315808