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Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

COUNCIL PROPERTY FILE



Dunedin City Council – Land Information Memorandum

Property Address: 56 Glenpark Avenue Dunedin

Prepared for: Vanya Marie Hammond

Prepared on: 03-Feb-2026

Property Details:

| | |
|--------------------|----------------------------|
| Property ID | 5100312 |
| Address | 56 Glenpark Avenue Dunedin |
| Parcels | LOT 1 DP 24222 |

Disclaimer:

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

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

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

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996.

The EPA no longer hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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.

Urban Stormwater Catchment

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

| | |
|---------------------------------|----------------------------|
| Rate Account | 2100527 |
| Address | 56 Glenpark Avenue Dunedin |
| Valuation Number | 27070-00101 |
| Latest Valuation Details | |
| Capital Value | \$590,000 |
| Land Value | \$200,000 |
| Value of Improvements | \$390,000 |
| Area (Hectares) | 0.0522HA |
| Units of Use | 1 |

Current Rates

Current Rating Year Starting 01-Jul-2025
Dunedin City Council Rates \$3,897.57

Rates Outstanding for Year \$1,948.79

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key: BC - Building Consent Issued
CCC - Code Compliance Certificate Issued
Archived - 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.
/CCC
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-1997-341830](#) Building Consent - Install Sliding Door

Lodgement Date 07-Nov-1997
Decision Granted
Decision Date 10-Nov-1997
Current Status **CCC Issued**
Previous Number ABA973590
(Applications before 2007)

Building and Drainage Permits

[H-1925-10407](#) AAB19250797

8022 - DEMOLISHED - Erect Shop (Burgess). The permit was lodged on 28-May-1925.

[H-1939-22439](#) AAB19390868

gazette 42 pg1722 - 33ft building line restriction also applies on Argyle St. The permit was lodged on 08-Jun-1939.

[H-1944-26282](#) AAB19440700

1559 - DEMOLISHED - Add to Shop (Swain). The permit was lodged on 14-Mar-1944.

[H-1973-77345](#) AAB19731585

7641 - DEMOLISH Dwelling (Wilson). The permit was lodged on 26-Jun-1973.

[H-1973-77346](#) AAB19731586

8440 - Erect Dwelling (Wilson). The permit was lodged on 19-Nov-1973.

[H-1913-127486](#) AAD19132038

A3140 - Drainage for 2 Houses, (Sainsbury). The permit was lodged on 22-Mar-1913.

[H-1913-127880](#) AAD19132445

A2645 - Council Foul Sewer A86, (Dunedin Drainage Board). The permit was lodged on 19-Mar-1913.

[H-1953-170553](#) AAD19530353

F2219 - Plumbing (Burgess). The permit was lodged on 20-Jul-1953.

[H-1953-170554](#) AAD19530354

F2286 - Drainage (Burgess). The permit was lodged on 12-Aug-1953.

[H-1973-201322](#) AAD19730586

J2950 - Plumbing and Drainage for New Dwelling (Wilson). The permit was lodged on 26-Nov-1973.

[H-1978-209389](#) AAD19780504

J9734 - Pipe Watercourse in 54 Glenpark Avenue Stormwater from 56 goes thru the Property & Connects into the Watercourse, (Wilson). The permit was lodged on 09-Oct-1978.

Building Notices

No Building Notices

Resource Consents

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

[RMA-1994-358115](#) - Resource Management Act (Historical Data)

| | |
|----------------|-----------------------------|
| Description | Subdivision of Lot 1 DP3332 |
| Lodgement Date | 12-Apr-1994 |
| Decision | Granted |
| Decision Date | 26-May-1994 |
| Current Status | Consent Issued |

Consent Stages

| | |
|-------------|------------------|
| Type | s223 Certificate |
| Issued Date | 26 August 1994 |

Further Details

| | |
|-------------|------------------|
| Type | s224 Certificate |
| Issued Date | 26 August 1994 |

Further Details

[RMA-1994-356471](#) - Resource Management Act (Historical Data)

| | |
|----------------|------------------------------|
| Description | Duplicate of RMA-1994-358115 |
| Lodgement Date | 12-Apr-1994 |
| Decision | Granted |
| Decision Date | 26-May-1994 |
| Current Status | Error |

Consent Stages

Type s223 Certificate
Issued Date 26 August 1994
Further Details

Type s224 Certificate
Issued Date 26 August 1994
Further Details

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)

- Glen Rd is a Collector road
- Glenpark Ave is a Collector road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 168063 – 09/01/2015 – Completed

Seepage Incident 133764 – 27/03/2014 - Completed

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 56 Glenpark Avenue Dunedin

[5023166 3 Glen Road Dunedin](#)

[LUC-2017-642](#) Land Use Consent land use consent to undertake earthworks on the site. The outcome was Granted on 19/01/2018.

[5023768 54 Glenpark Avenue Dunedin](#)

[RMA-1994-358115](#) Resource Management Act (Historical Data) Subdivision of Lot 1 DP3332 (Non-Notified - Non Complying). The outcome was Granted on 26/05/1994.

[5023772 57 Argyle Street Dunedin](#)

[LUC-2016-457](#) Land Use Consent maintenance work on a significant tree T157 - Copper Beech. The outcome was Granted on 17/10/2016.

[5023866 60 Argyle Street Dunedin](#)

[RMA-1991-353133](#) Resource Management Act (Historical Data) ER CARPORT Ownr:1 / App: KING (Non-Notified - Non Complying). The outcome was Granted on 28/05/1991.

[5107169 5 Glen Road Dunedin](#)

[LUC-2017-642](#) Land Use Consent land use consent to undertake earthworks on the site. The outcome was Granted on 19/01/2018.

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:

Non-compliant vehicle crossing – no stormwater run-off and not sealed for the first 5 metres.

To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. The stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Encroachment on road reserve – Licence to Occupy required for fence & vegetation.

On the property's frontage there are fence and vegetation/trees that are located within the road reserve. These may remain at the pleasure of Council however due to the size of the encroachment, a Licence to Occupy the road reserve is required, please refer to our website for further details on how to apply, fees and charges will apply. Council accepts this situation but accepts no liability. Any damaged caused and the 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 |
| ABA | Application Building Act 1991 |
| AMD | Amendment to a Building Consent |
| BC | Building Consent |
| BCC | Building Compliance Certificate - Sale and Supply of Alcohol Act |
| BCM | Building Complaint |
| CER | Certifier |
| COA | Certificate of Acceptance |
| DGL | Dangerous Goods Licensing |
| ENV | Health complaint |
| HTH | Health licence |
| LIQ | Alcohol licence |
| NTF | Notice to Fix |
| NTR | Notice to Rectify |
| PIM | Project Information Memorandum |
| POL | Planning Other Legislation |
| RMA | Resource Management Act - Resource consent |
| RMC | Resource consent complaint |
| WOF | Building Warrant of Fitness |

Terms used in Permits & Consents

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

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

General terms

RDMS Records and Document Management System

Appendices



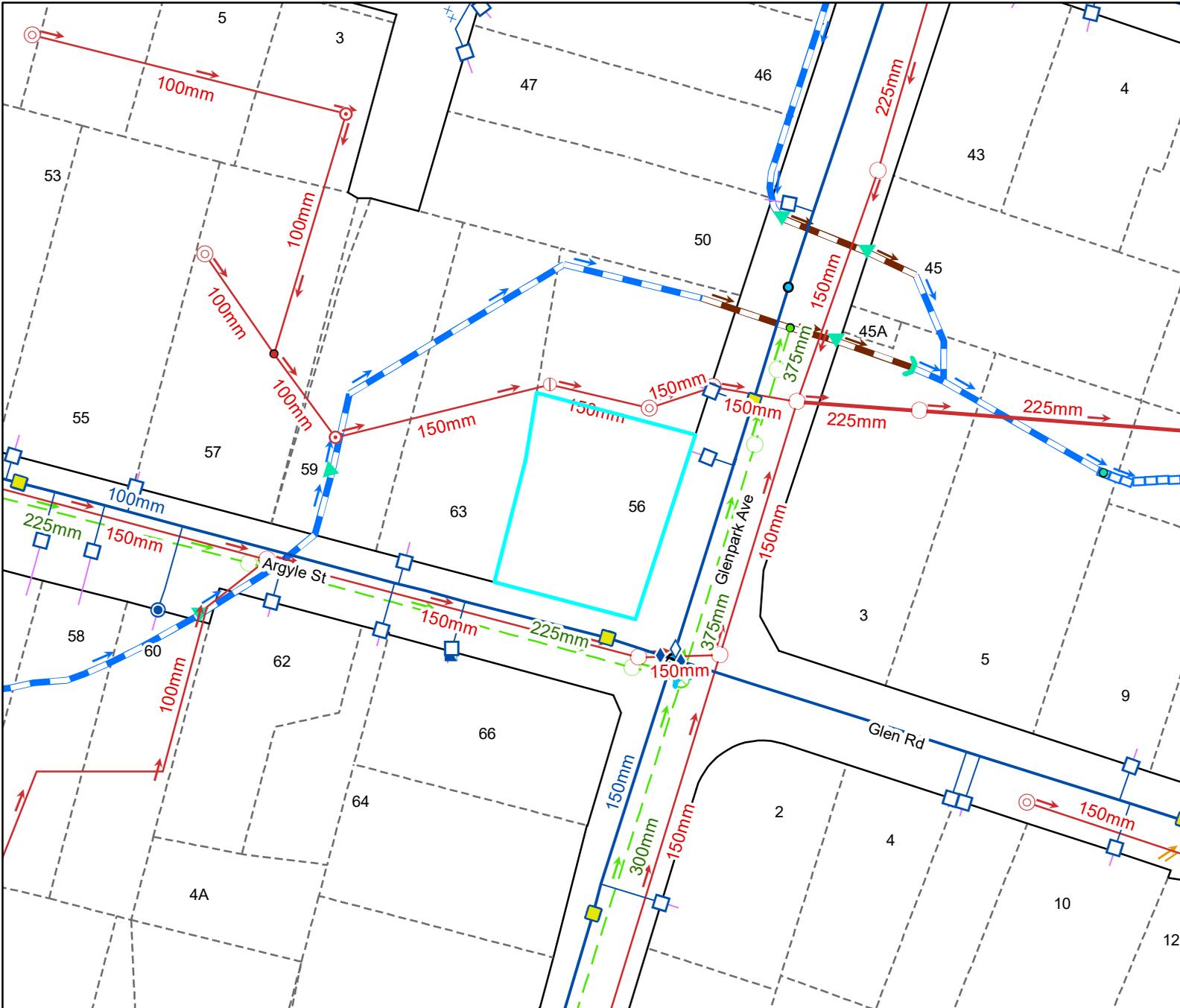
Photographic Map

Scale at A4:
 1:750
 28/01/2026
 8:01:11 PM



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

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Legend

| Water Supply | |
|--------------|--------------------------------|
| | Manifold Box |
| | Water Meter |
| | Toby |
| | Meter without manifold box |
| | Retic Flow Meter |
| | Combination Meter |
| | Manifold Box With Restrictor |
| | Water Valve - Zone |
| | Non Return Valve |
| | Water Valve - Gate |
| | Water Valve - Sluice |
| | Water Hydrant |
| | Water Backflow Preventor - RPZ |
| | Water Non-Return Valve |
| | Water Pump Station |
| | Water Bore |
| | Water Treatment Plant |
| | Water Storage Tank |
| | Supply Main |
| | Trunk Main |
| | Disused |
| | Reticulation |
| | 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 | | Cadastral | |
|---------|-----------------------------|-----------|--------------------------|
| | DCC Water & Waste Structure | | Parcel |
| | Hydro | | Road/Rail |
| | Railway Centreline | | 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

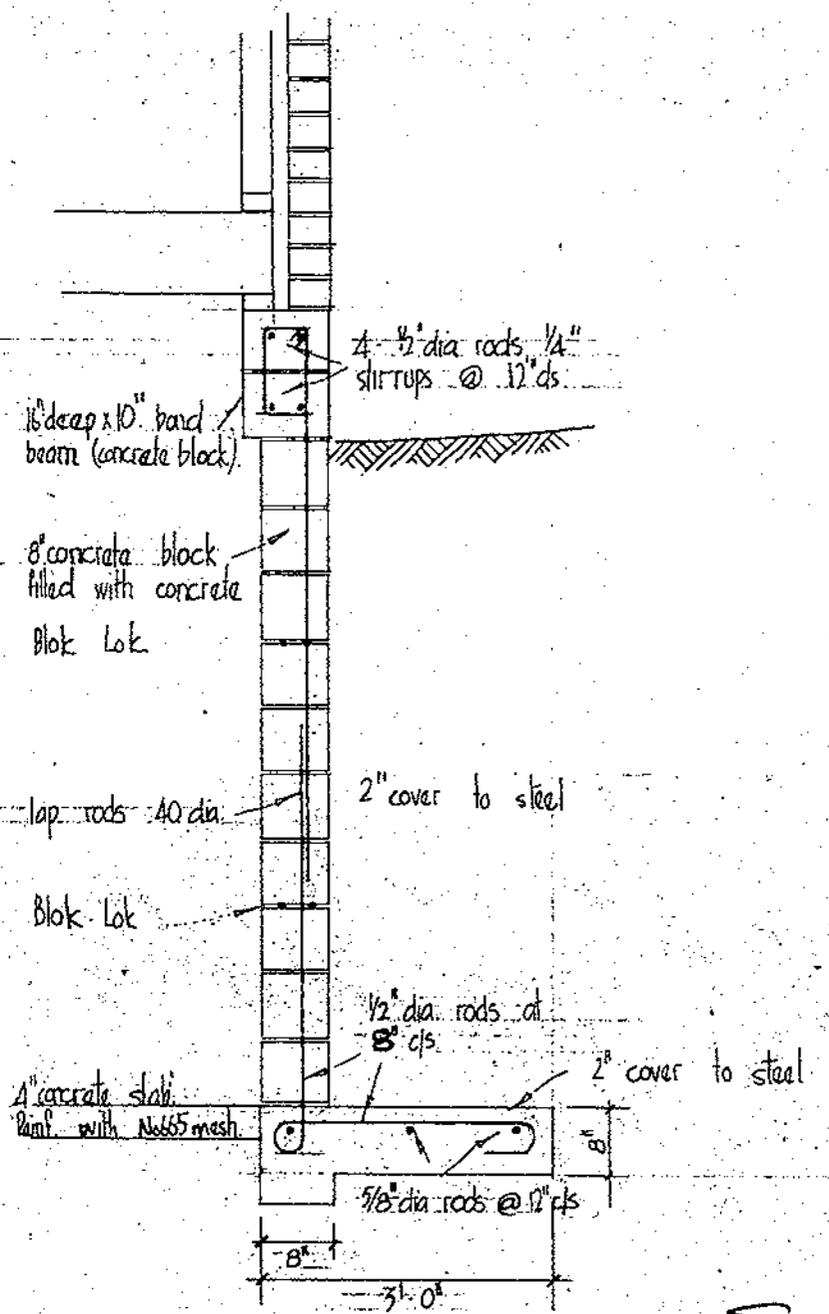
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
28/01/2026
8:01:17 PM



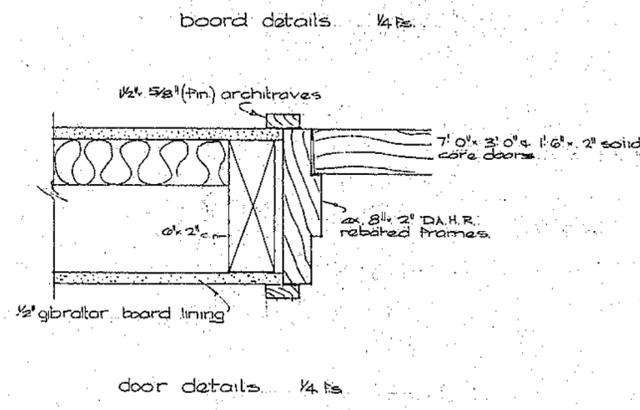
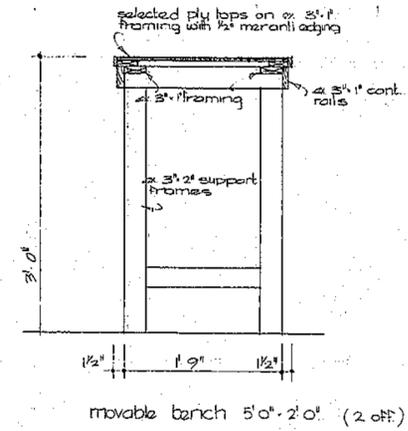
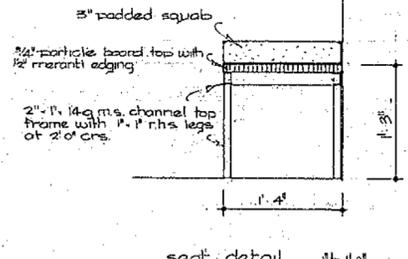
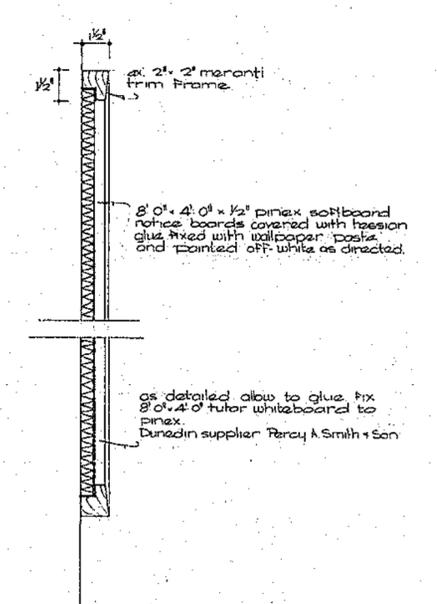
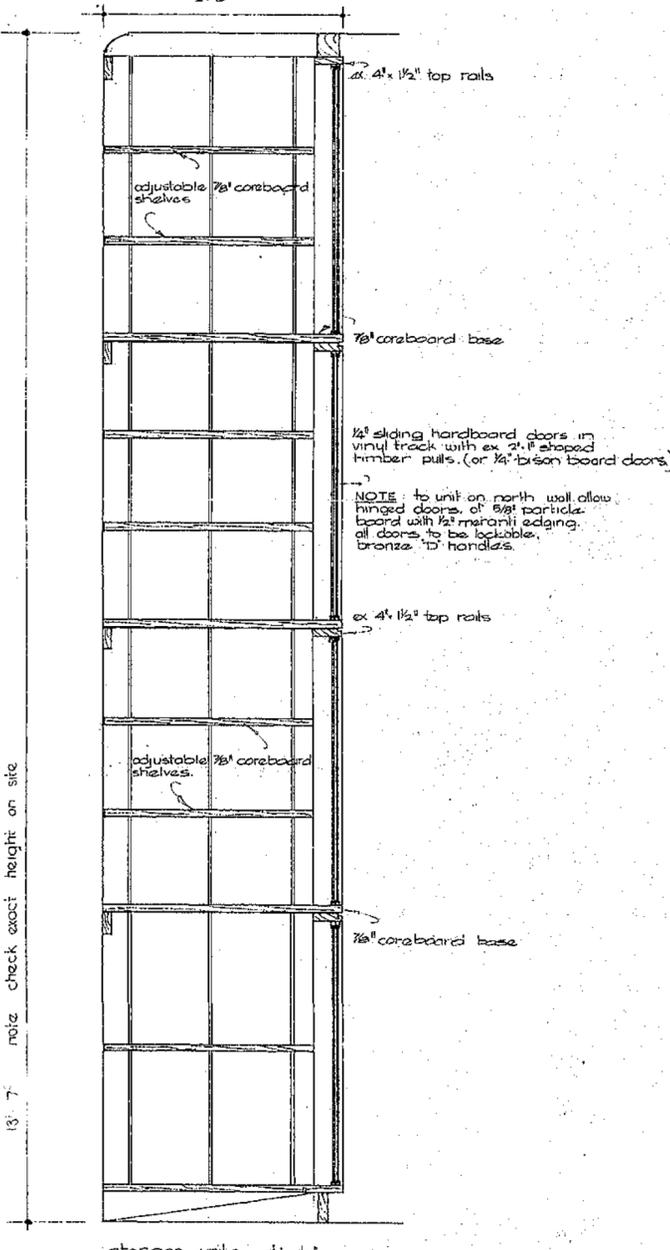
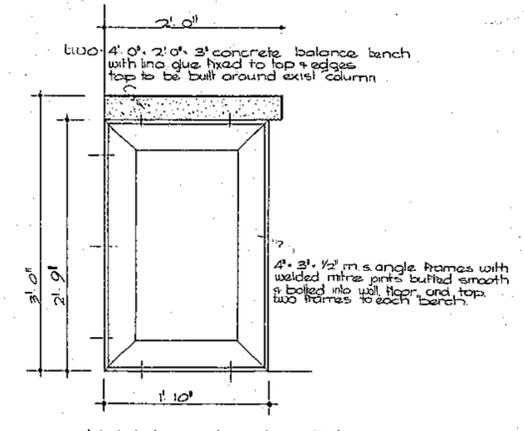
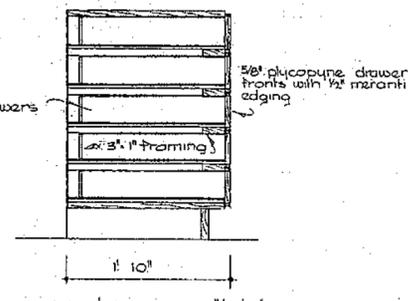
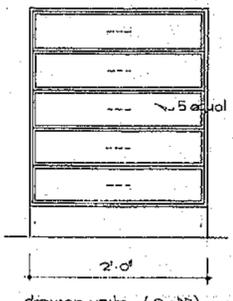
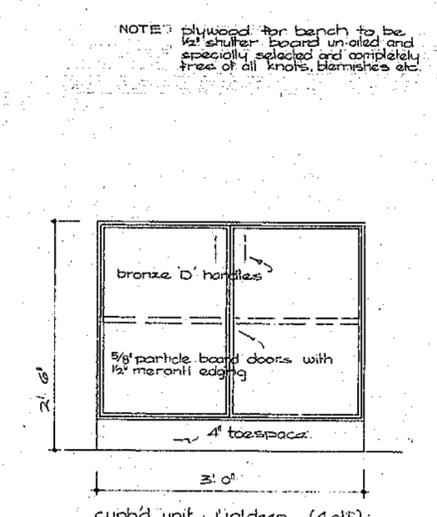
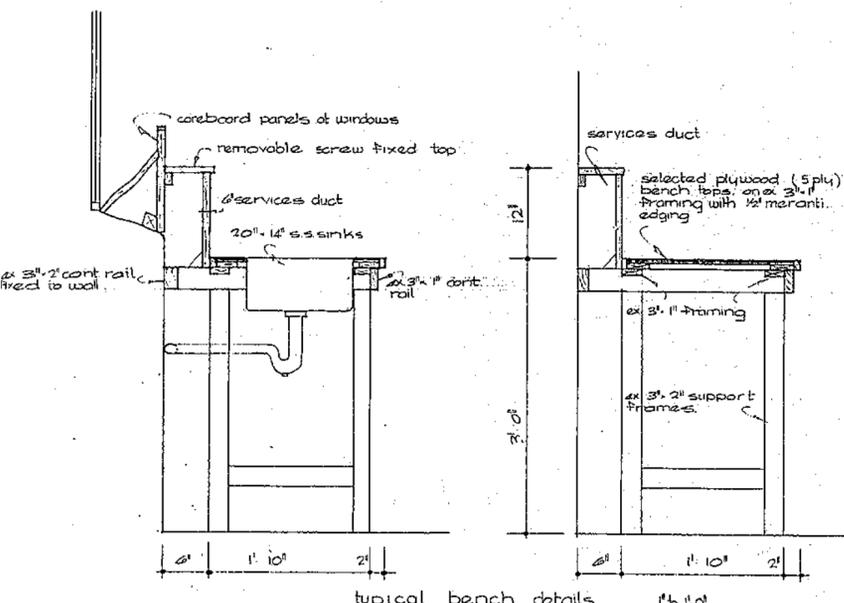
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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.



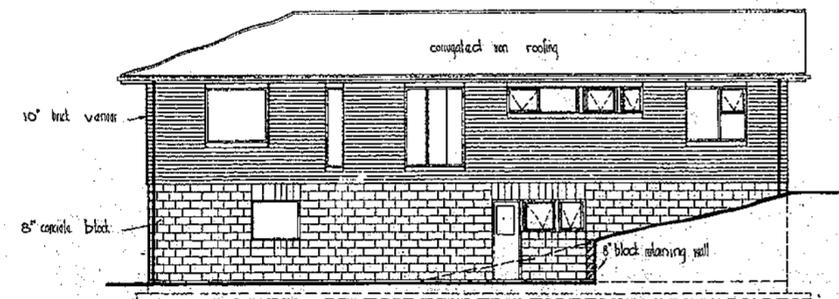
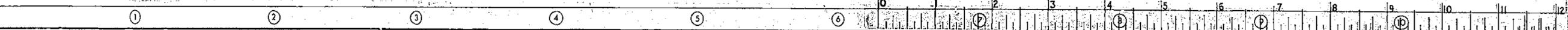
8440

CROSS SECTION THRO RETAINING WALL - A.W. WILSON RESIDENCE GLENPARK AVE. DUNEDIN
 Scale: 1/2" = 1'-0"

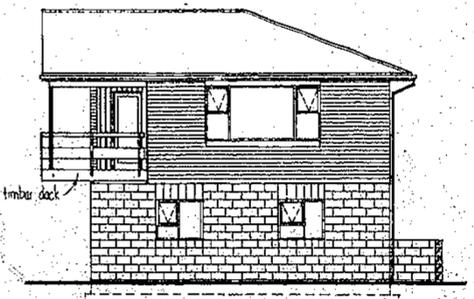


allow to verify all dimensions on site.

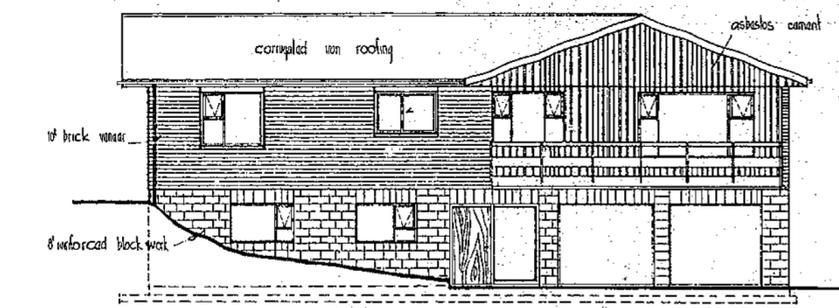
| | |
|---------|--------------|
| SCALE | as shown |
| DRAWN | W.D. |
| TRACED | |
| CHECKED | |
| DATE | October 1972 |



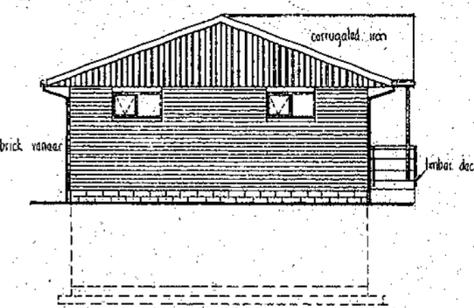
WEST ELEVATION



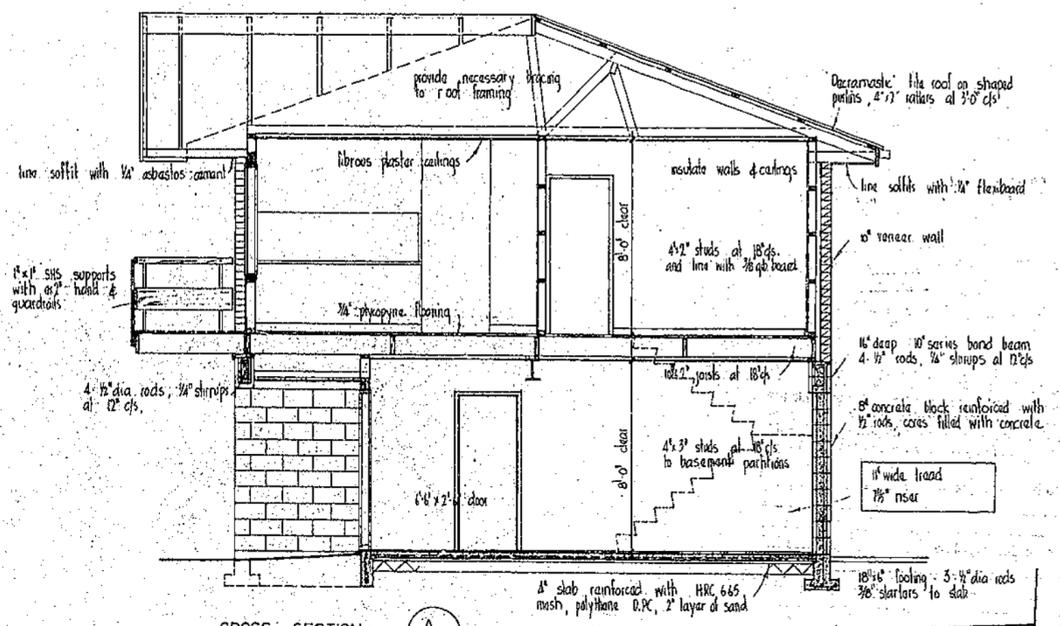
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



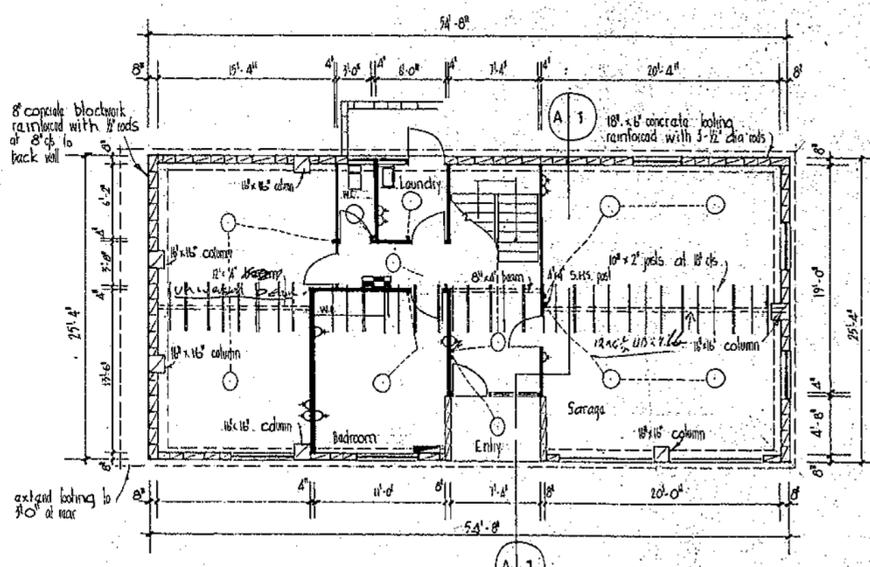
CROSS SECTION Scale: 1/4" = 1'-0"

REFERENCE: GENERAL

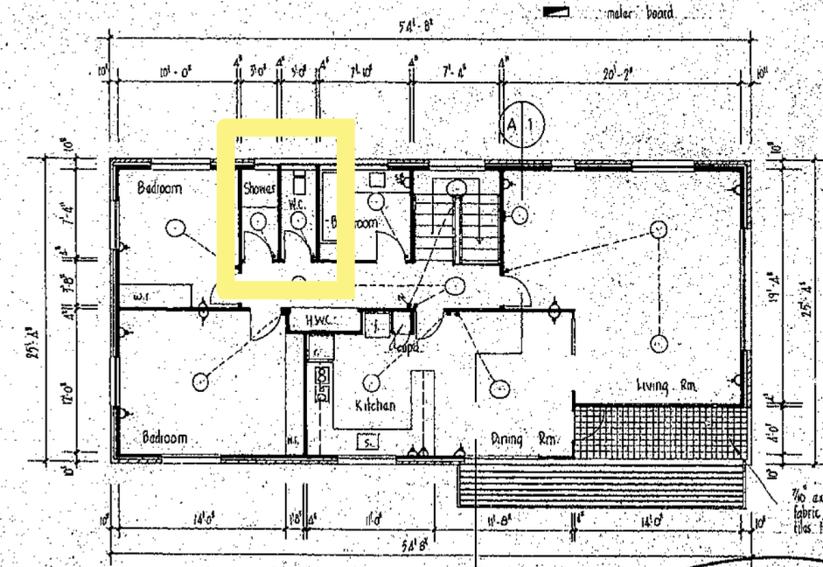
- power point (s.p. shaving point)
- switch 2-way
- light fitting
- terminal van
- G.T. gully trap
- 4" dia foul sewer
- 4" dia stormwater
- dp 2 1/2" dia downpipe
- bx back van 1 1/2" dia
- switch board
- maler board

Legal Description

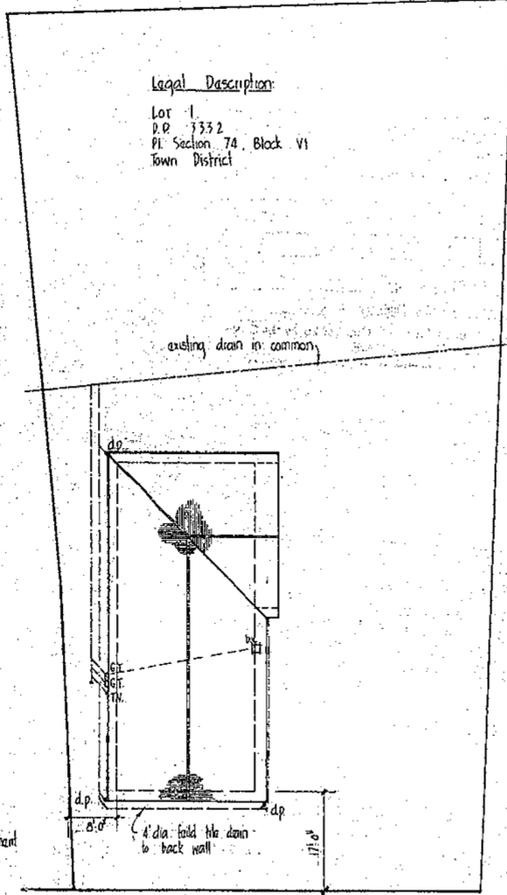
Lot 1
P.P. 7332
P.L. Section 74, Block V1
Town District



BASEMENT PLAN Scale: 1/8" = 1'-0"



FLOOR PLAN Scale: 1/8" = 1'-0"



SITE AND DRAINAGE PLAN Scale: 1/8" = 1'-0"

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

8440

NOTE: ALL DIMENSIONS SHALL BE CHECKED BEFORE COMMENCING CONSTRUCTION.

RESIDENCE FOR MR A.W. WILSON AT GLENPARK AVE. DUNEDIN

| | |
|-------------|-----------|
| SCALE: | As shown |
| DRAWN BY: | T. Wilson |
| CHECKED BY: | |
| DATE: | 1972 |

PLANS, SECTION, & ELEVATIONS

| | |
|------------|---|
| FILE: | |
| SHEET: | |
| IN SET OF: | 1 |

CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made in the details shown hereon, and contained in the specification attached hereto, and subject to
an old shed being removed on completion of building
 Signed: *[Signature]*
 for City Planning Officer

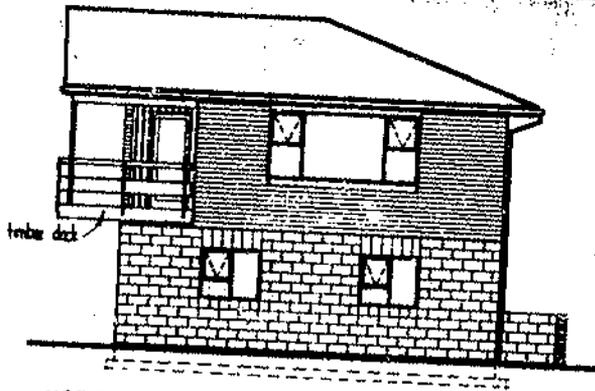
DUNEDIN DRAINAGE & SEWERAGE BOARD
 A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.
 Stormwater to be discharged to
 Pool sewage to be discharged to
[Signature]

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

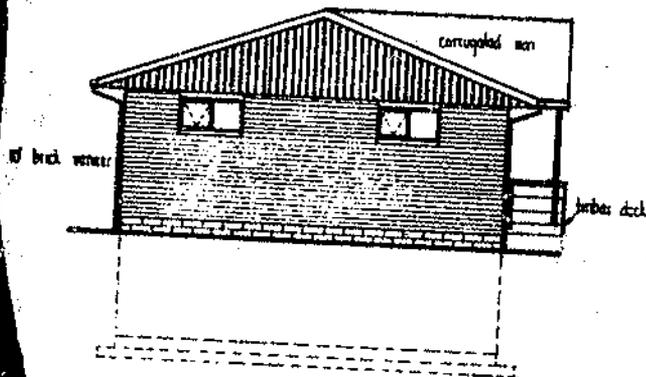
| Historical Entrance | Vehicular Entrance | Garage |
|---------------------|--------------------|--------|
| 10' | 10' | 10' |

 is 9' above level of sea
 Payments made for Crossing are \$40.50 for 13'-0"
 for City Engineer Date 15.11.72
 1972 - This Certificate is not valid unless Certified to by the Officer authorized in this behalf.

DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON THE REQUEST
 OF BUILDING INSPECTOR.
 DATE 19.11.72
[Signature] CITY ENGINEER



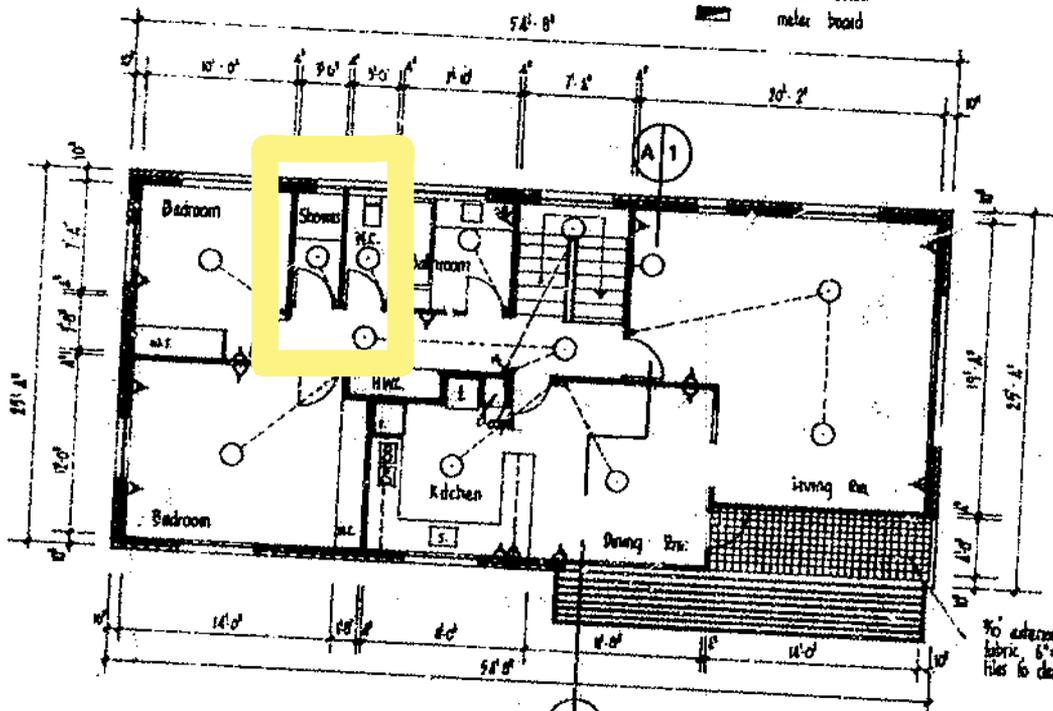
NORTH ELEVATION



SOUTH ELEVATION

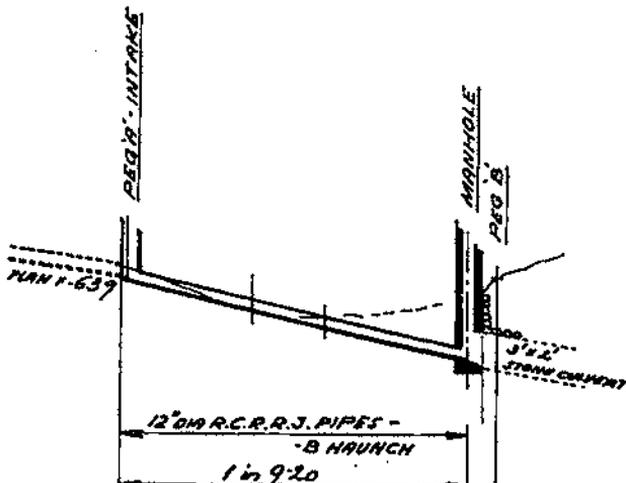
REFERENCE : GENERAL

- power point (s.p. shaving point).
- switch 2-way
- light fitting
- terminal vent
- gully trap
- 4" dia local sewer
- 4" dia stormwater
- 20" dia downpipe
- back vent 1 1/2" dia.
- switch board
- meter board



FLOOR PLAN
Scale 1/4" = 1'-0"

1/2" exterior plywood, bitumastic fabric, 6"x6"x1/2" asbestos cement tiles to deck over garage



H.A.D. 330.00

| | | | |
|-----------------|--------|-----------|--------|
| DEPTH TO INVERT | 7'-5" | 6'-5 1/2" | |
| INVERT LEVEL | 322.50 | 323.00 | |
| PEG LEVEL | 330.97 | 329.47 | |
| GROUND LEVEL | 330.02 | 326.54 | 326.68 |
| DISTANCE | 0' | 26'-0" | 30'-0" |

DUNCAN DRAINAGE AND SEWERAGE BOARD

GLENPARK AVE.
 PIPING NAT. WATERCOURSE
 LOT 1, D.P. 3332

SCALE HORIZ. 20' to 1"

VERT. 10' to 1"

DRAWN BY [Signature]

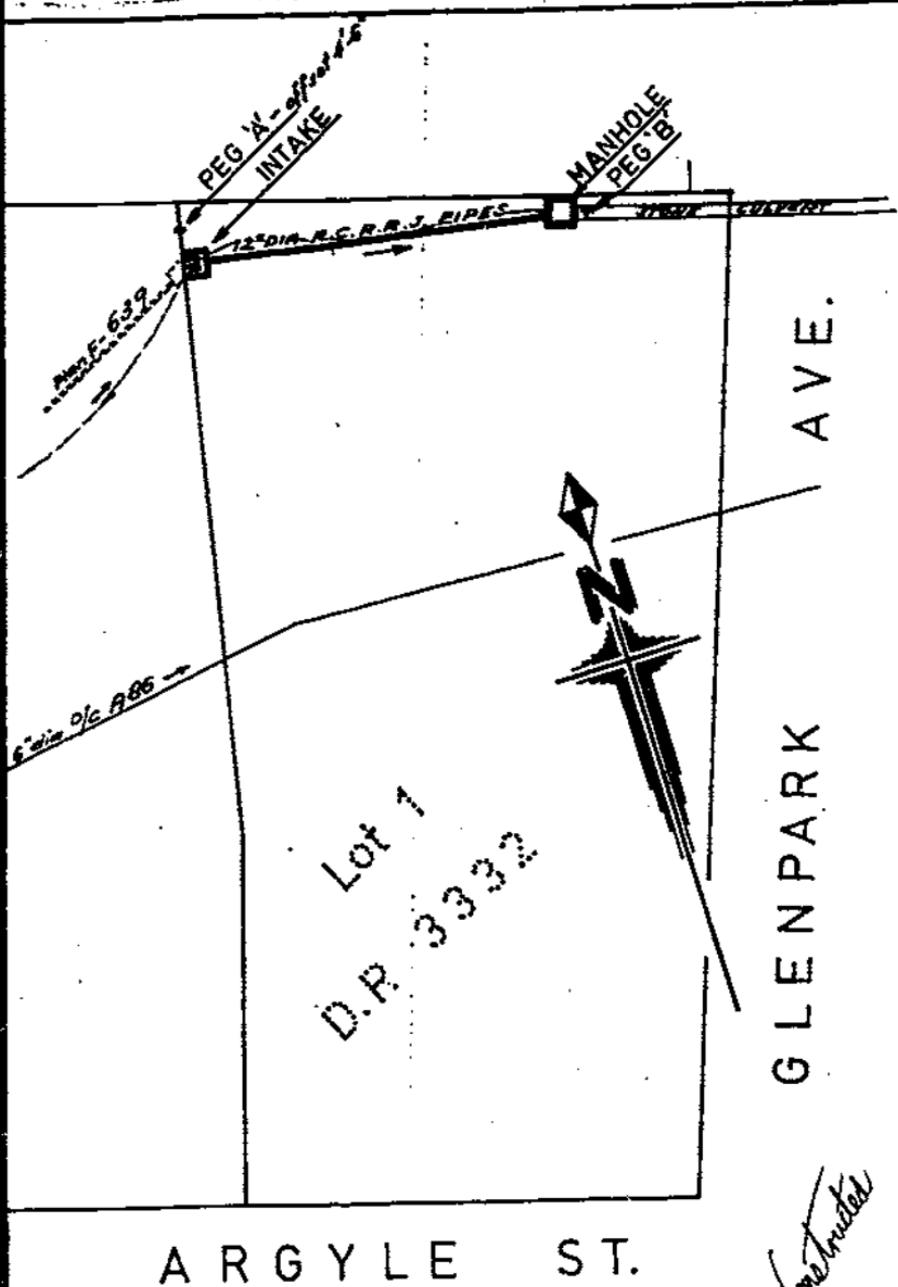
CHECKED BY [Signature]

APPROVED BY [Signature]

DATE 2 DEC. 1975.

F-536
 DRAINAGE ENGINEER

DRAWN BY [Signature]



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON BOX 5045. DUNEDIN, NEW ZEALAND TELEPHONE (03) 477-4000 FACSIMILE: (03) 474-3594

| | | | | | |
|---------------|----------|---------|------------|---------------|---------|
| Telephone No: | 477-4000 | CCC No: | ABA 973590 | Reference No: | 5100312 |
|---------------|----------|---------|------------|---------------|---------|

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

| PROJECT LOCATION | PROJECT |
|---|--|
| <p>Name and Mailing Address:</p> <p>HAMMOND, VANYA MARIE C/O ELLISONS ALUMINIUM LTD P O BOX 1287 DUNEDIN 9015</p> | <p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p> |
| LEGAL DESCRIPTION | <p>Intended Use(s) in detail:</p> <p>INSTALL SLIDING DOOR</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p> |
| <p>Property Number: 2100527 Valuation Roll No: 27070 00101</p> <p>Street Address: 56 GLENPARK AVENUE, DUNEDIN 9001</p> <p>Legal Description: LOT 1 DP 24222</p> | |

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 16/12/1997

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:

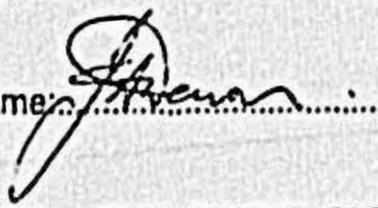


DUNEDIN CITY COUNCIL

50 THE OCTAGON BOX 5045 DUNEDIN NEW ZEALAND TELEPHONE (03) 477-4000 FACSIMILE (03) 474-3594

| | | | | | |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 477-4000 | Consent No: | ABA 973590 | Reference No: | 5100312 |
|---------------|----------|-------------|------------|---------------|---------|

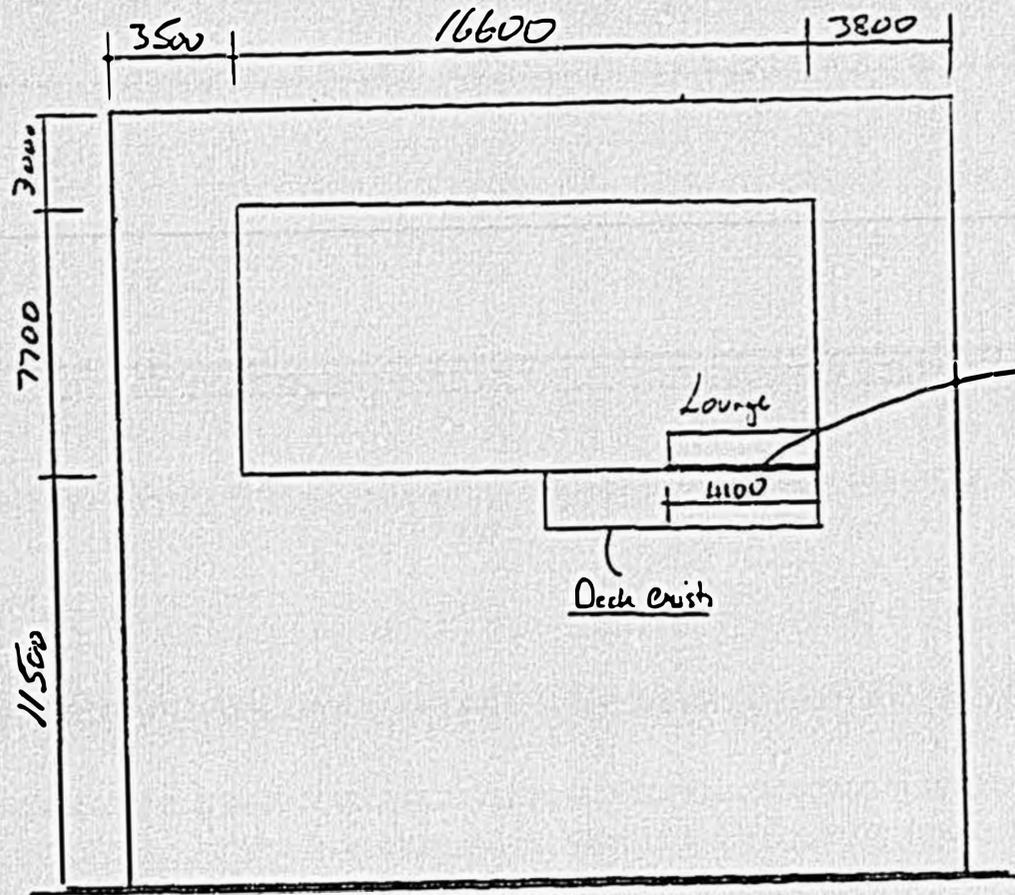
(Insert a cross in each applicable box. Attach relevant documents).

| APPLICANT | PROJECT |
|---|---|
| Name: HAMMOND, VANYA MARIE | All <input checked="" type="checkbox"/> |
| Mailing Address: C/O ELLISONS ALUMINIUM LTD, P O BOX 1287, DUNEDIN 9015 | Stage No of an intended stages |
| PROJECT LOCATION | New Building <input type="checkbox"/> |
| Street Address: 56 GLENPARK AVENUE, DUNEDIN 9001 | Alteration <input checked="" type="checkbox"/> |
| LEGAL DESCRIPTION | Intended Use(s) in detail: INSTALL SLIDING DOOR |
| Property Number: 5100312 | Intended Life: |
| Valuation Roll No: 27070 00101 | Indefinite, not less than 50 years <input checked="" type="checkbox"/> |
| Legal Description: LOT 1 DP 24222 | Specified as years |
| | Demolition <input type="checkbox"/> |
| | Estimated Value: \$2150 |
| COUNCIL CHARGES | Signed for and on behalf of the Council: |
| The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: | Name:  |
| Total: \$ | Position: AUTHORISED OFFICER |
| ALL FEES ARE GST INCLUSIVE | Date: 10/11/1997 |

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....."

ELLISON'S ARCHITECTURE LIMITED
 CIVIL ENGINEERS & ARCHITECTS
 10, DUNEDIN ROAD, DUNEDIN
 TELEPHONE 474-1011
 FAX (03) 474-1333



Glenpath Ave

Site Plan

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 *Paul Walker* Date 7-11-97
 Drainage Date
 Health Date

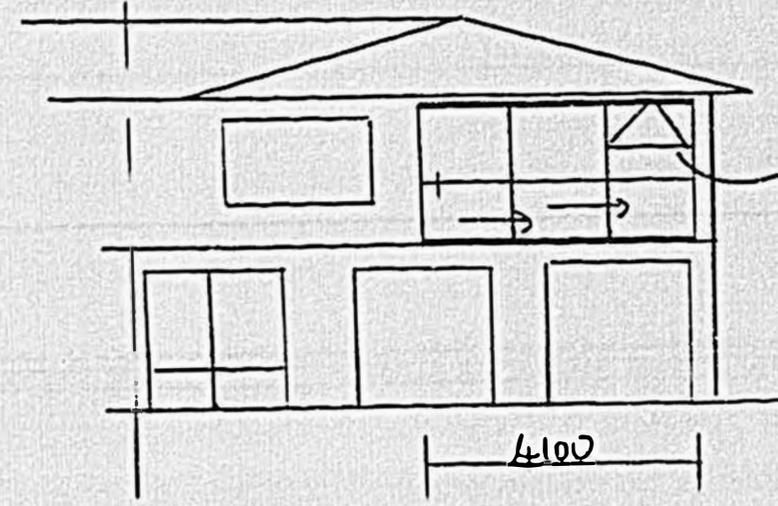
97/3590

Plans to Install Sliding door for

M. & M. Hammond

56 Glenpath Ave ✓

Dunedin



Front Elevation

Job Details

- ✓ Install new sliding door into Porch entry
- ✓ No structural work required

[Signature] 6/11/97

TO: CONSENT APPLICATIONS SUBCOMMITTEE -
26 MAY 1994

FROM: STAFF SURVEYOR - P R MARSHALL

DATE: 18 MAY 1994

SUBJECT: SUBDIVISION: 56 GLENPARK AVENUE, DUNEDIN - A94158

REFERENCE: Application received 12 April 1994 from Paterson Pitts Partners Limited (N B Pitts)

INTRODUCTION

This is a 1 into 2 subdivision in the Residential A a zone of the Dunedin District Scheme. A similar subdivision was consented to in June 1989 subject to five conditions. The planning situation has not changed since 1989 in respect to this subdivision and so it is only necessary to comment of the five conditions as follows:

Condition 1 relates to street widening. This is a designation in the District Plan and so Conditional 1 needs to be reimposed. However, the 1989 condition gave a part reserve contribution credit as payment for the road widening. Road widening and reserve are two separate issues, as set out in the attached Schedule.

Condition 2 required the balance of the reserve contribution. This is now modified in accordance with Condition 5.

Condition 3 required an engineer's report on the suitability of Lot 2 for building. A building consent has now been issued for Lot 2.

Condition 4 related to drains and the required building platform. The foul drain in common has been relocated.

*approved
approval 26/5/94
P.R. Marshall.*

Condition 5 cancelled the building line restriction and this is reimposed in the attached Schedule.

For completeness, the subdivision complies with the normal subdivisional standards but not the average area of 500m² for front sites. However, if the road widening had not be required, compliance with the average area would have been achieved. Ordinance 98 provides for a two front lot subdivision to be reduced to 375m² each and Ordinance 87.4 states that the minimum lot size does not apply where road widening has reduced the area of a site.

PROPOSED REGIONAL POLICY STATEMENT

No relevant provisions.

DRAINAGE

Have no other specific requirements.

ROADING

Have no other specific requirements.

WATER

Have no other specific requirements.

PUBLIC SERVICE CONTRIBUTION

Not applicable in this part of the city.

RESERVES CONTRIBUTION

As noted above.

RECOMMENDATION

It is recommended pursuant to Section 105 of the Resource Management Act 1991 that consent be given subject to the condition in the attached Schedule.

P. R. Marshall

P R Marshall

STAFF SURVEYOR

SCHEDULE FOR REPORT A94158

Resource Consent (Subdivision Consent) is granted to a controlled activity to subdivide Lot 1, DP3332, Block VI Town Survey District, by the land held in CT 205/86 for the reasons that the subdivision complied with the relevant District Plan provisions and conditions can be imposed to mitigate any adverse effects on the environment.

Pursuant to Sections 108 and 220 of the Resource Management Act 1991, consent is subject to the following conditions:

1. The consent holder may in accordance with Section 127 (1) of the Resource Management Act 1991, apply to the Dunedin City Council for the change or cancellation of any conditions of this consent;
 - a) within a period of three months from the date of this consent;
 - or
 - b) at anytime on the grounds that a change of circumstances has caused the condition or conditions to become inappropriate or unnecessary.
2. That on the deposit of the Survey Plan, Lot ~~2~~³ shall vest as road and the Survey Plan endorsed accordingly. Council shall pay \$450.00 as compensation for Lot 3.
3. That the building line is wholly cancelled and the Survey Plan shall be endorsed accordingly.
4. That the easements noted on the plan are approved and they shall be duly granted or reserved.
5. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall pay to Council a reserve contribution of \$750.00 plus GST, this being 7.5% of the value of Lot 2.
(\$10 000)

✓
paid 25/8.

END OF CONDITIONS

4
DP 6291



2
DP 3332

Argyle Street

Resource consent is given to this subdivision
under Section 105 of the Resource Management Act 1991
SUBJECT TO the conditions contained in my letter

dated 199 Our Reference A

For Principal Administration Officer
Dunedin City Council

Proposed Subdivision of Lot 1
DP 3332 Blk VI Town S.D

CT 205/86 AW & DNH Wilson

PATERSON PITTS PARTNERS LTD
SURVEYING CONSULTANTS
DUNEDIN

SCALE: 1:300

DATE: 8-4-94

DRAWN:

APPROVED:

4112