

# BE REAL ESTATE

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

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:

<b>Property ID</b>	5100312
<b>Address</b>	56 Glenpark Avenue Dunedin
<b>Parcels</b>	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 shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

#### 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](http://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](http://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](http://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

<b>Rate Account</b>	2100527
<b>Address</b>	56 Glenpark Avenue Dunedin
<b>Valuation Number</b>	27070-00101
<b>Latest Valuation Details</b>	
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	-	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
Lapsed	-	

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	<b>Consent Issued</b>

#### 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	<b>Error</b>

#### 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](mailto: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](http://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](http://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

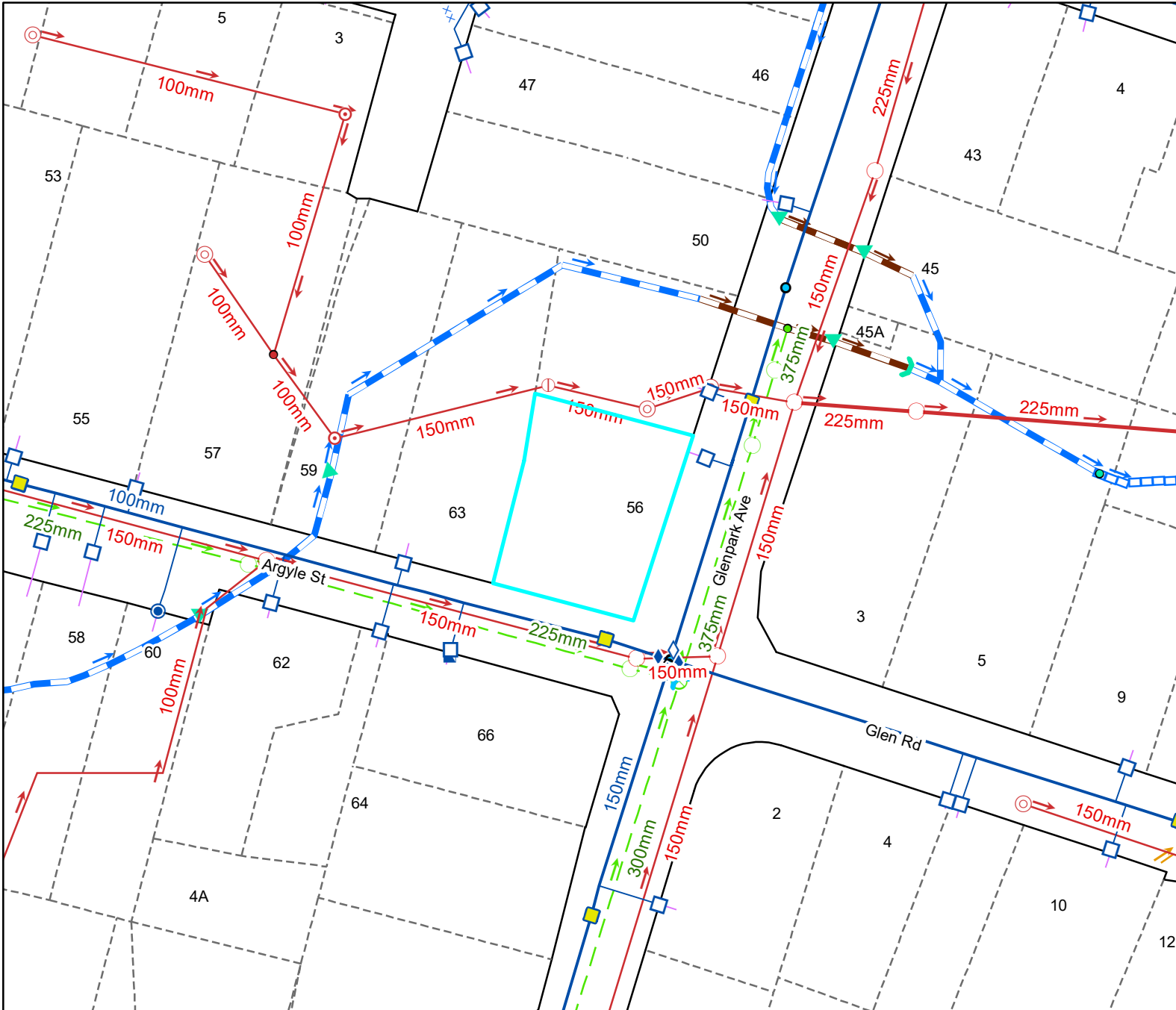
### General terms

RDMS Records and Document Management System

## Appendices







Legend

### Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

### Foul Sewerage

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

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

### Stormwater

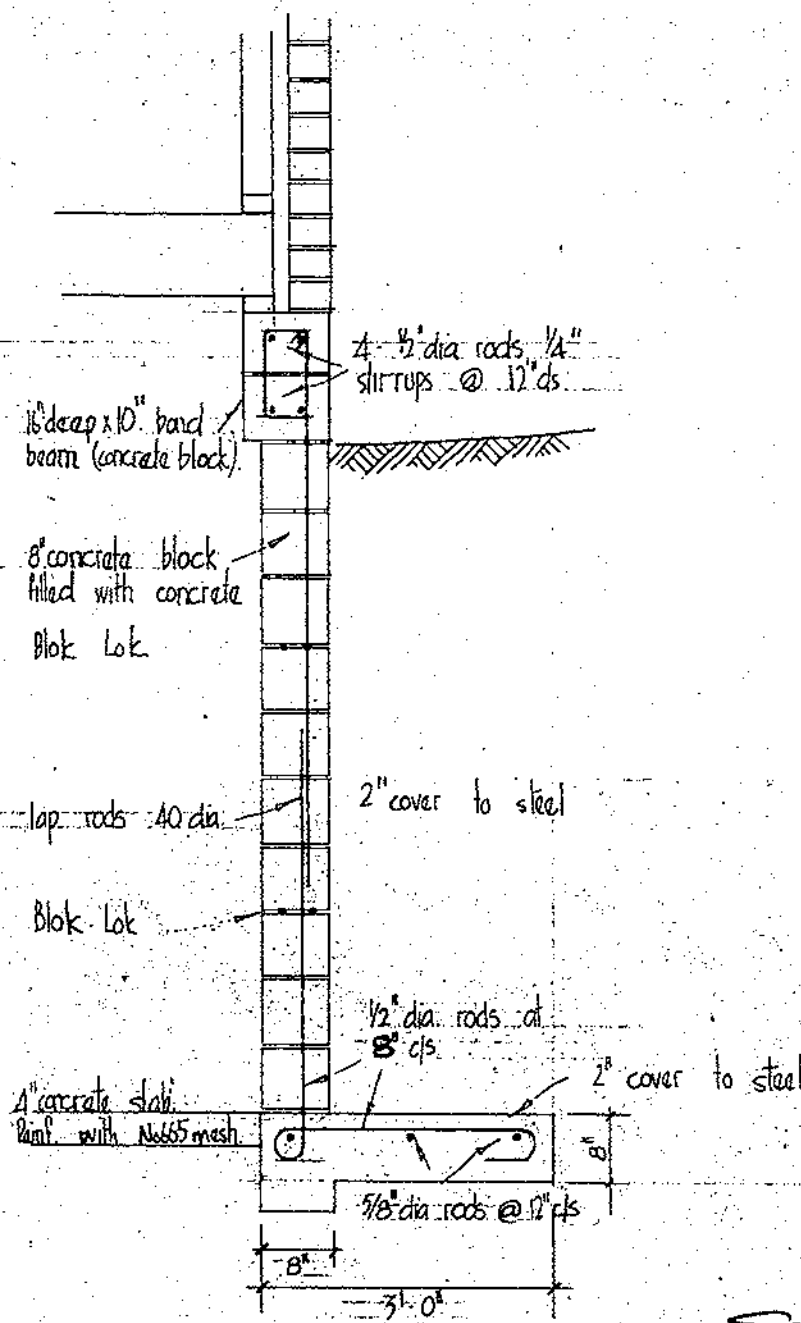
	SW Bubble-Up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet	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

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

### General

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

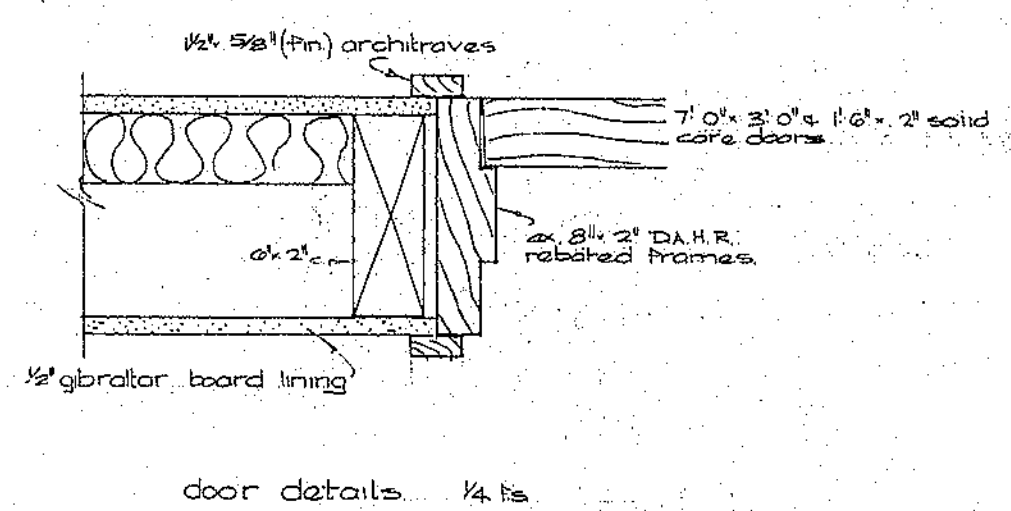
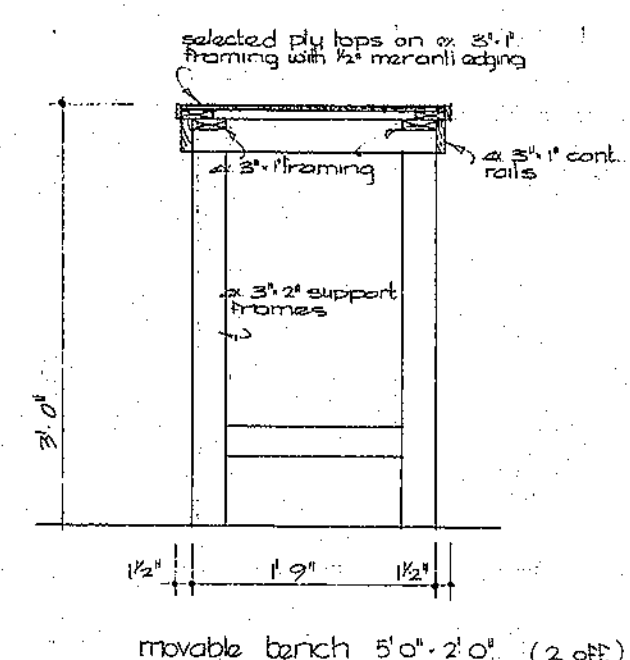
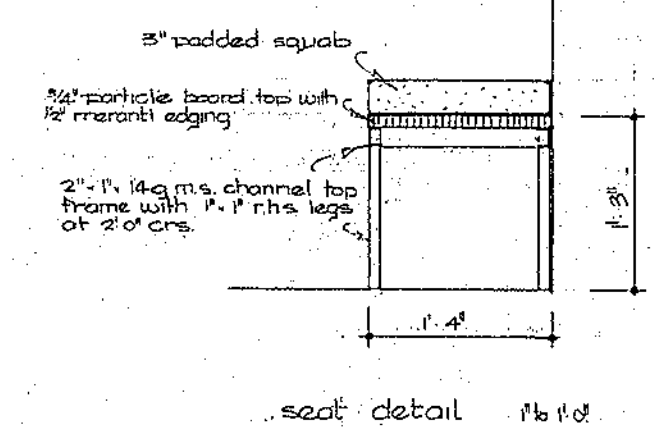
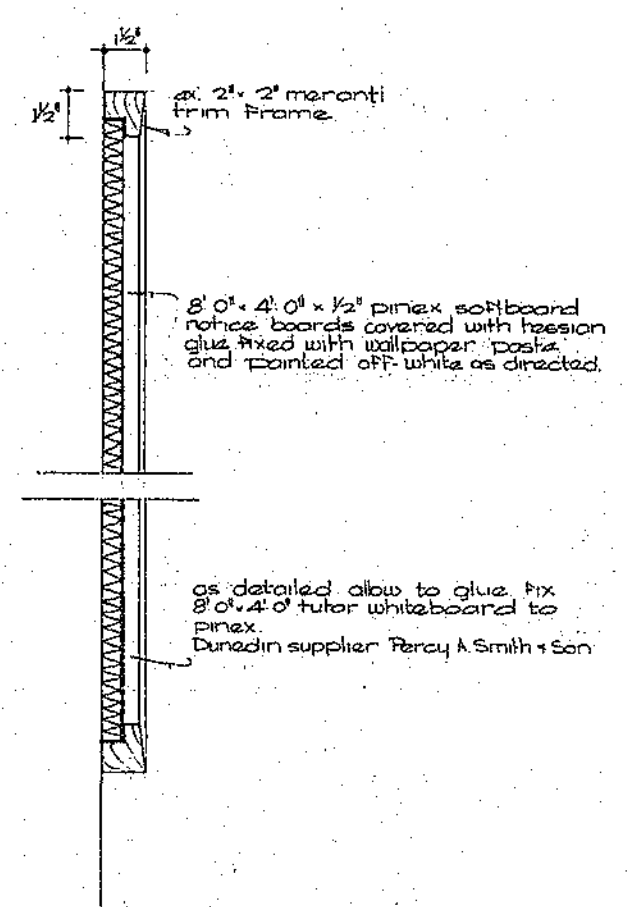
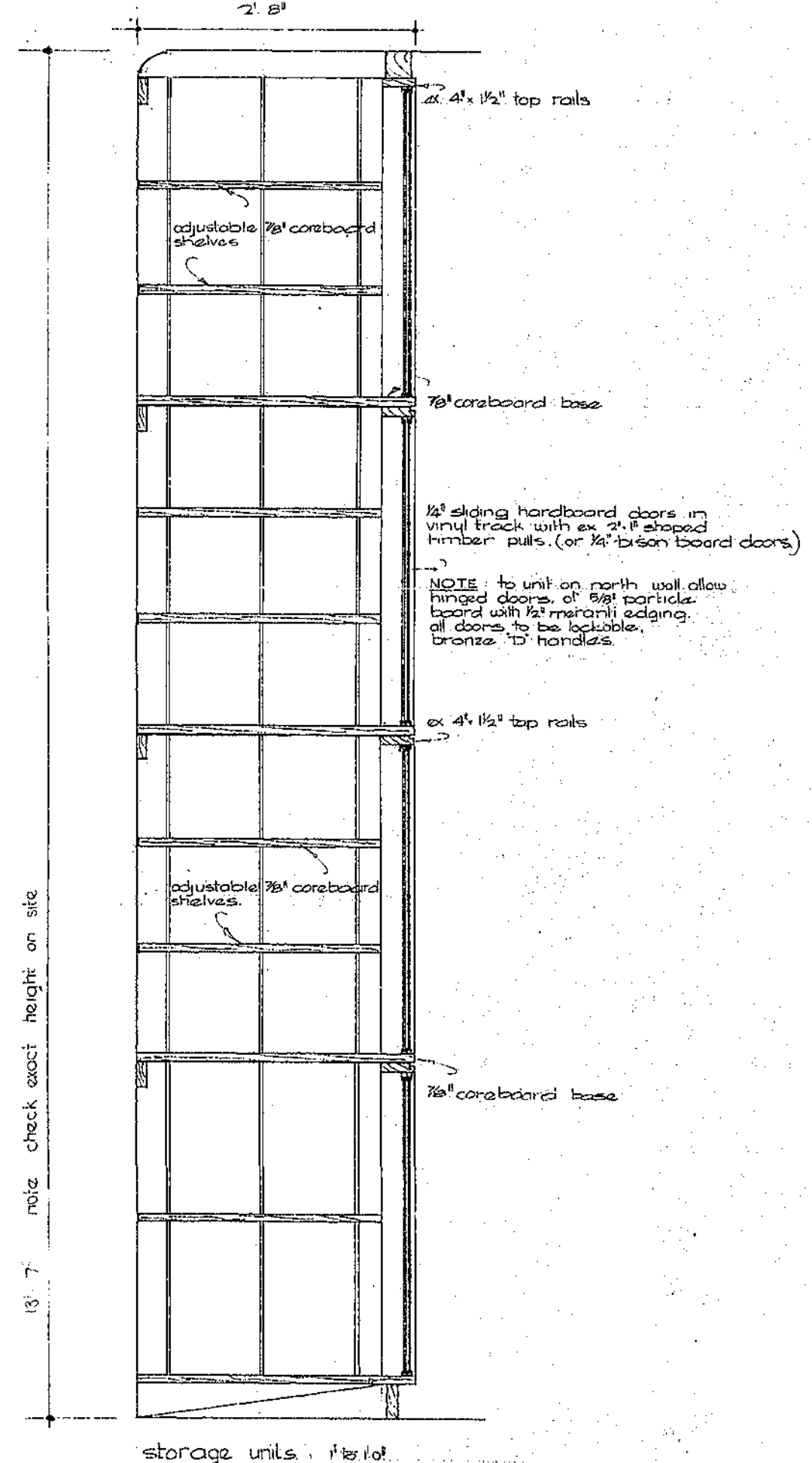
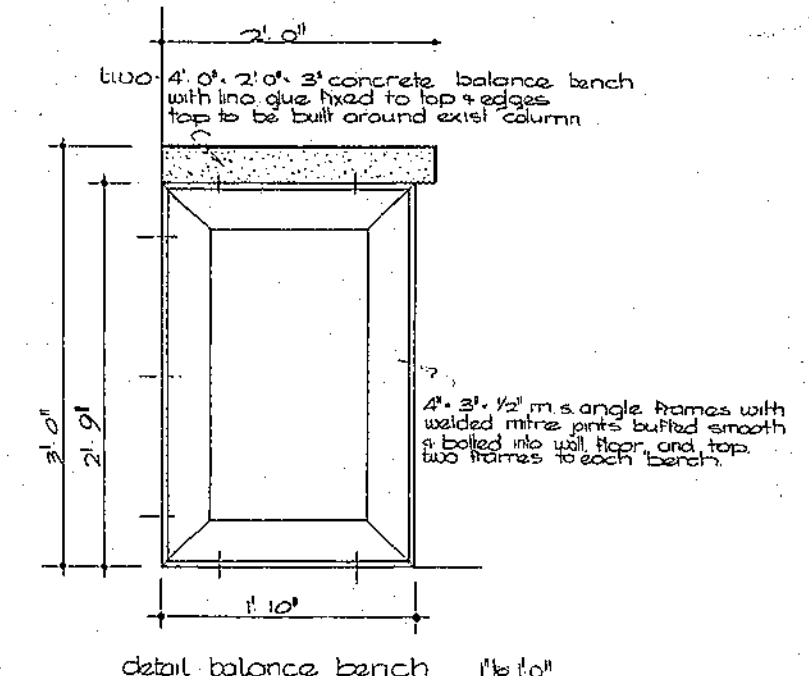
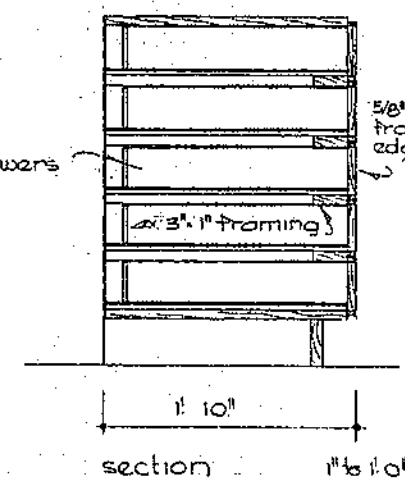
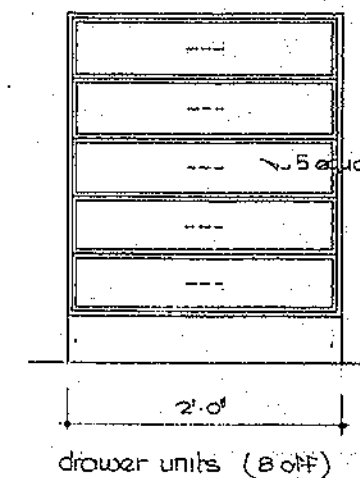
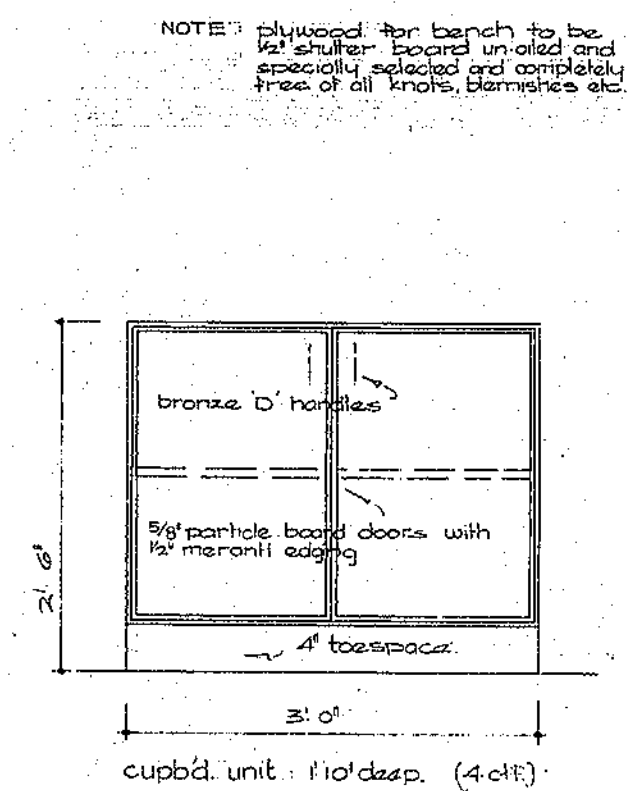
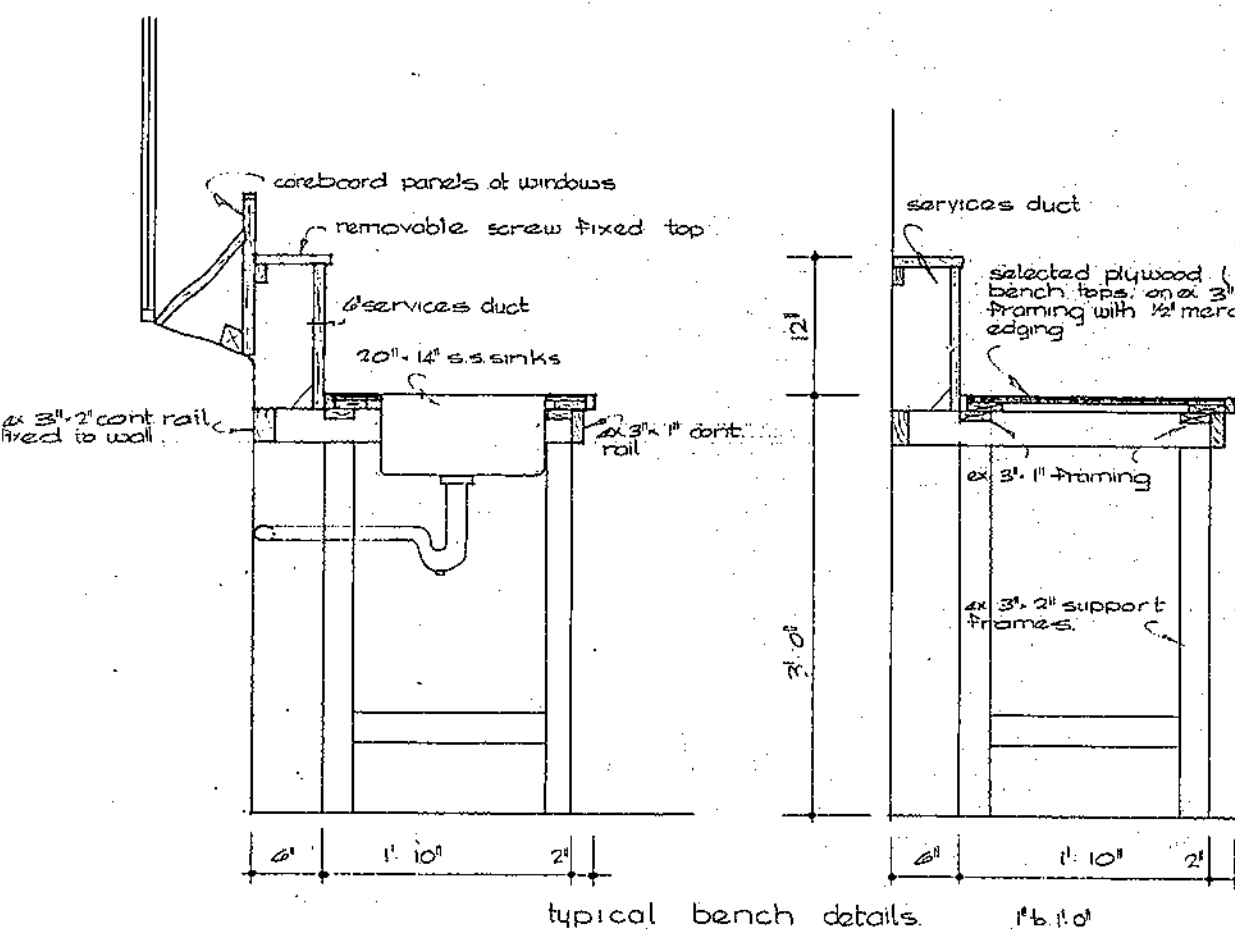
Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



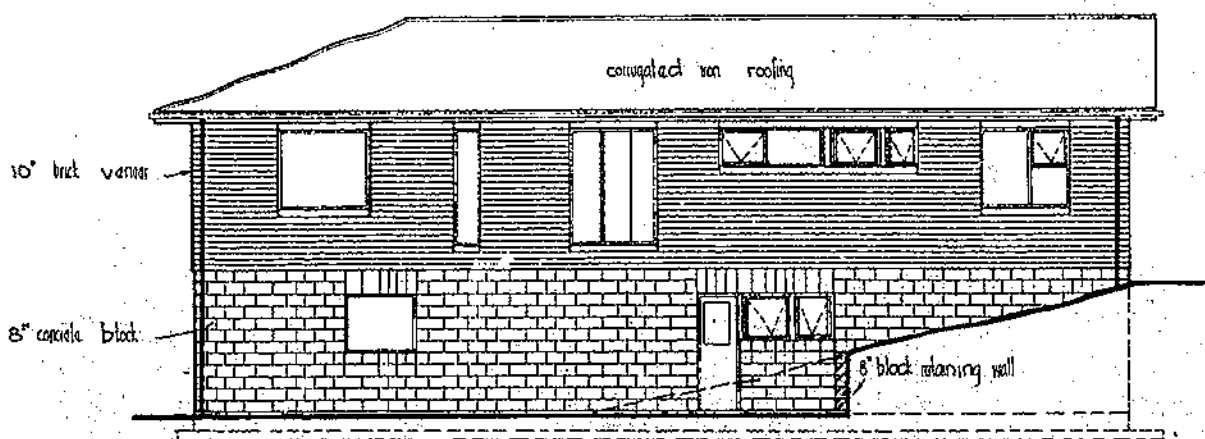
8440

CROSS SECTION THRO RETAINING WALL - A.W. WILSON RESIDENCE GLENPARK  
 Scale :  $\frac{1}{2}" = 1'-0"$   
 AVE. DUNEDIN

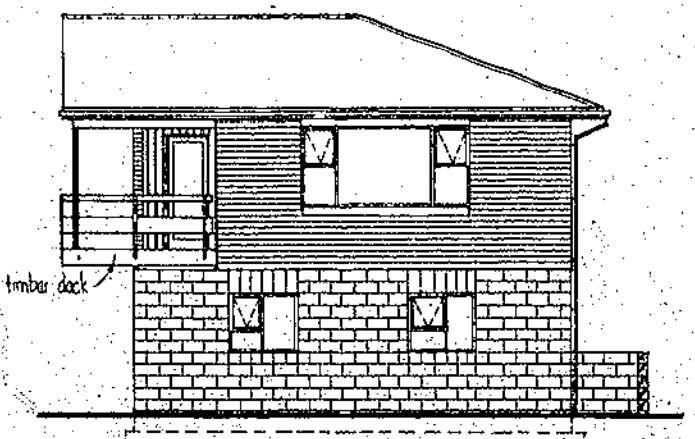




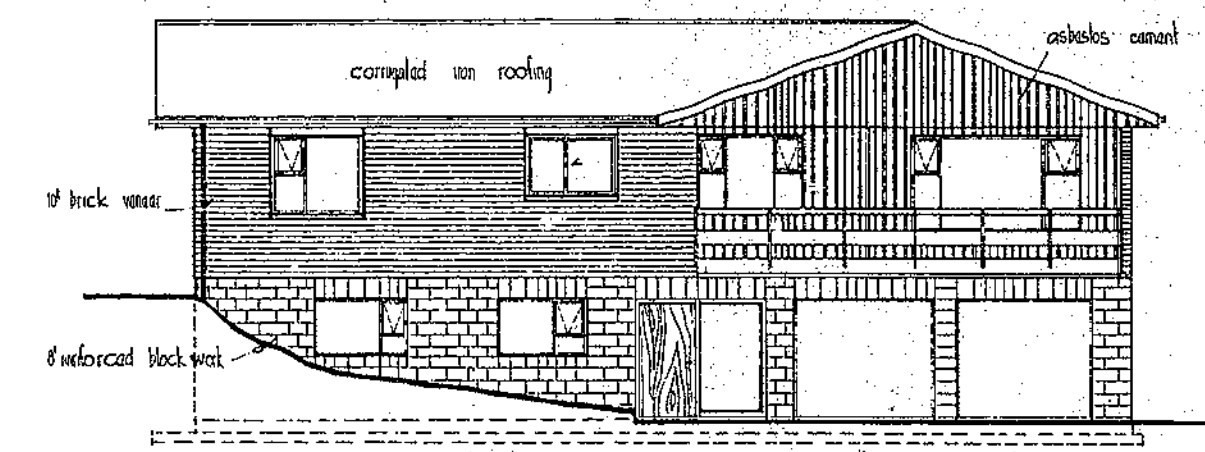




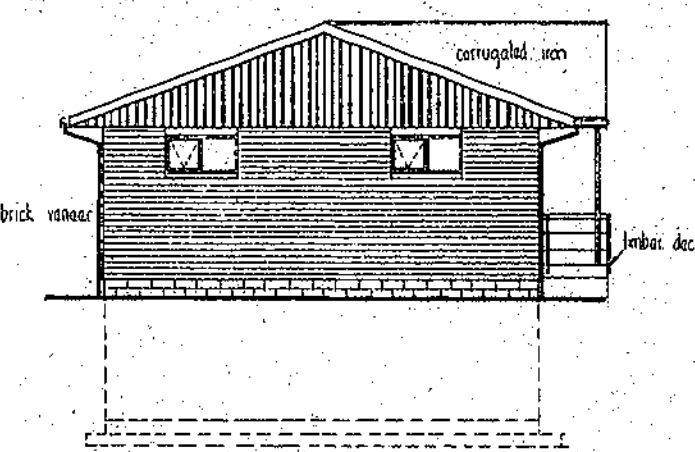
WEST ELEVATION



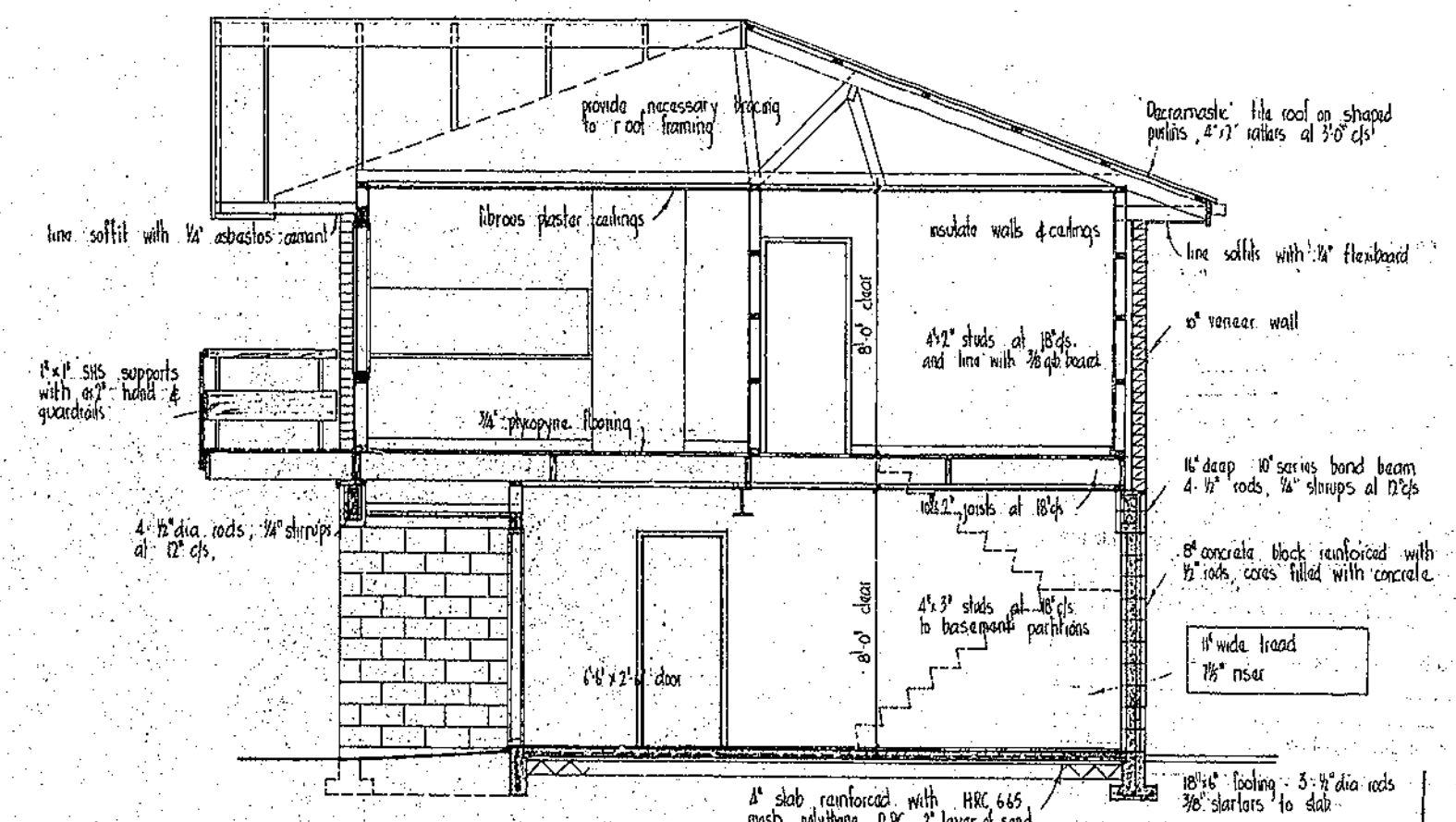
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



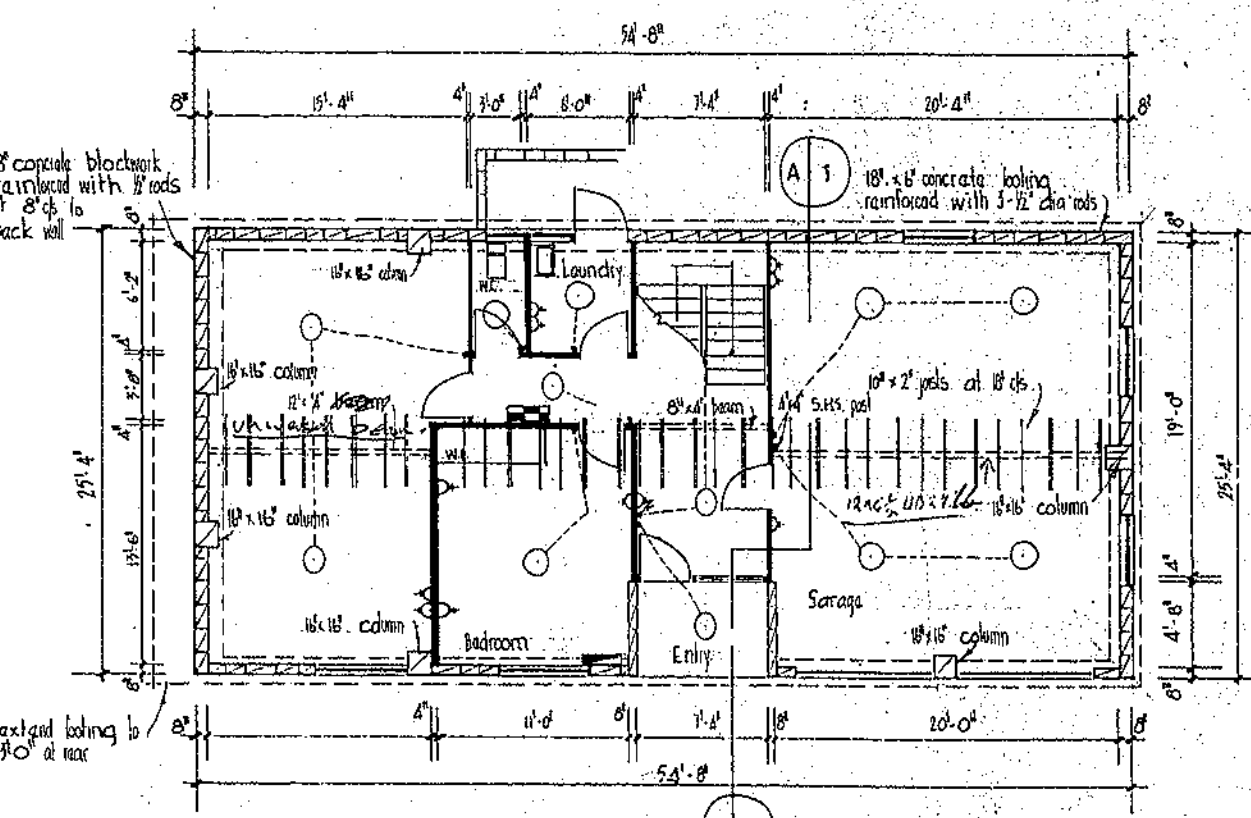
CROSS SECTION  
Scale: 1/8" = 1'-0"

REFERENCE: GENERAL

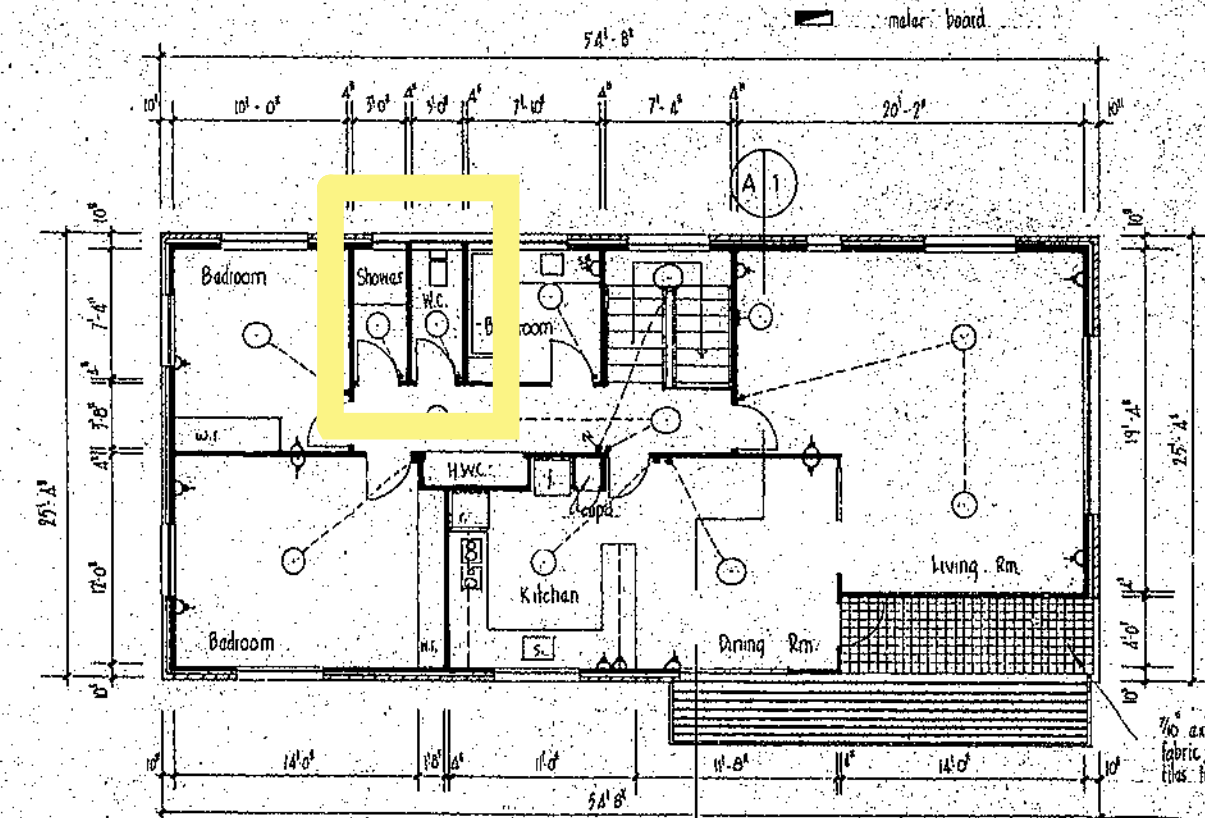
- power point (s.p. shaving point)
- switch 2-way
- light fitting
- terminal van
- G.T. gully trap
- 4" dia foul sewer
- 4" dia stormwater
- dp 2 1/2" dia downpipe
- bw back van 1 1/2" dia
- switch board
- meter board

Legal Description

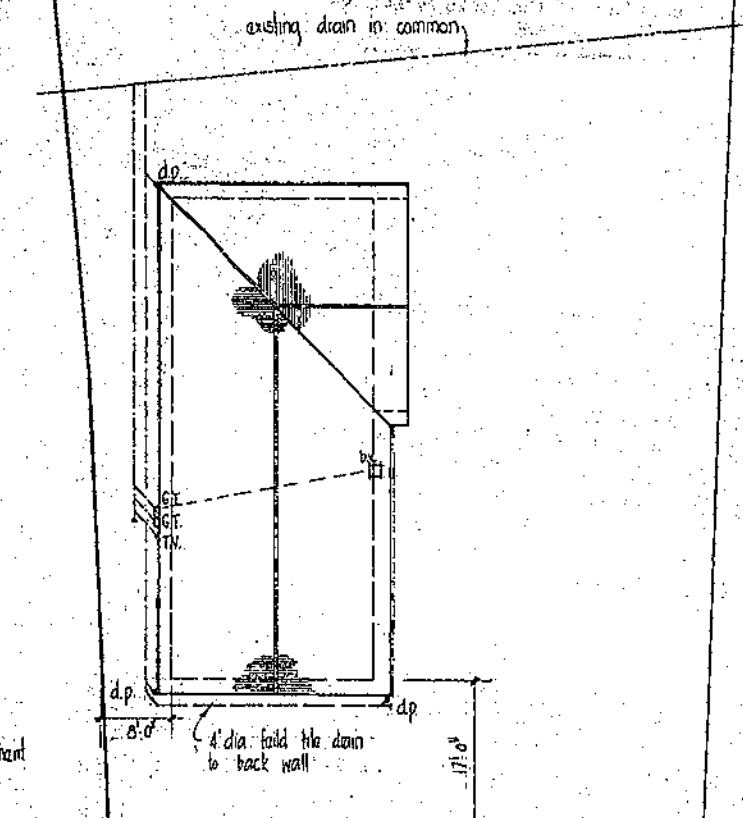
Lot 1  
D.P. 1332  
P.L. Section 74, Block VI  
Town District



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

DESIGNED BY	AS SHOWN
DRAWN BY	CONTRACT NO.
CHECKED BY	DATE

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 subject to the specification attached hereto.

*on old sheet 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 Registered 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 *[Signature]*

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 —

Vehicle Entrance	Garage
Gate	Fence

Is 9" above level of street

Payments made for Crossing are \$40.50 for 13'-6"

for City Engineer Date 15.11.71

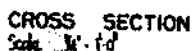
NOTE: This Certificate is not valid unless Certified to by the Officer authorized in this behalf.

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

DATE 19.11.72

*[Signature]* CITY ENGINEER

27/11/74



**A**  
**1**

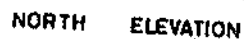


- ☒ Existing Drains
- ☒ New Foul Drains
- ☒ Stormwater Drains





ARGYLE ST

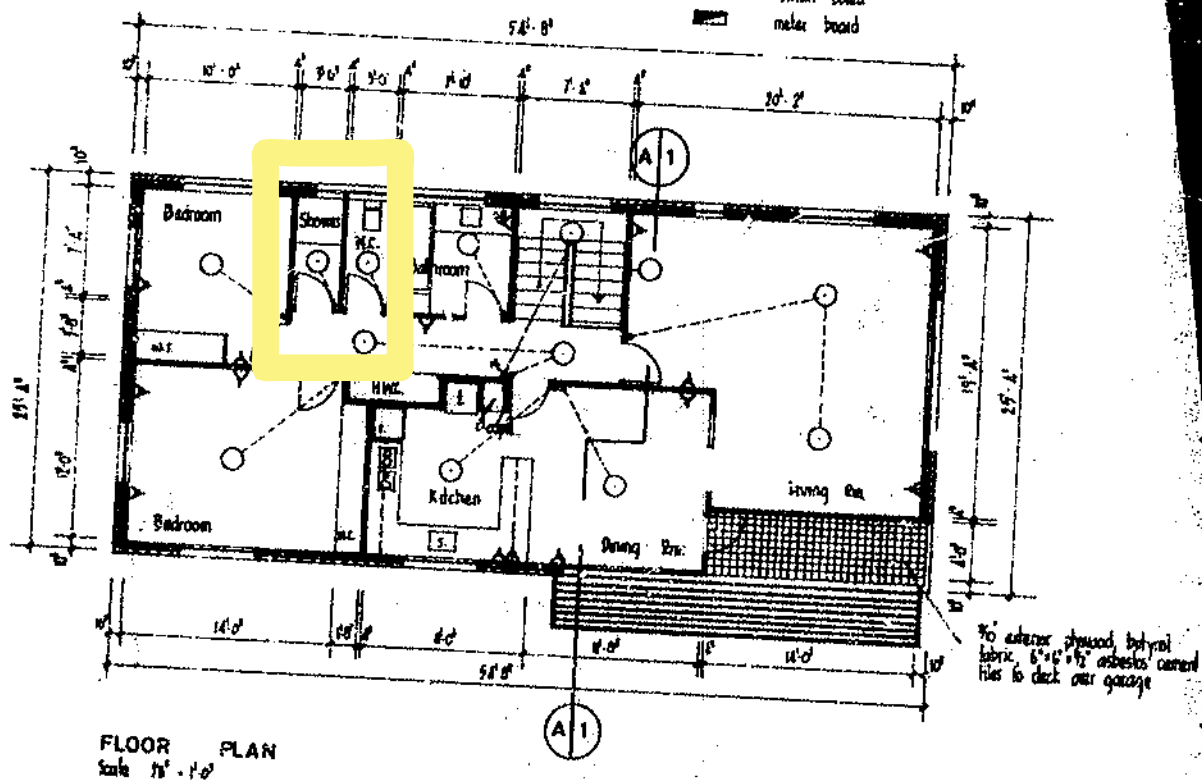
SITE AND DRAINAGE PLAN

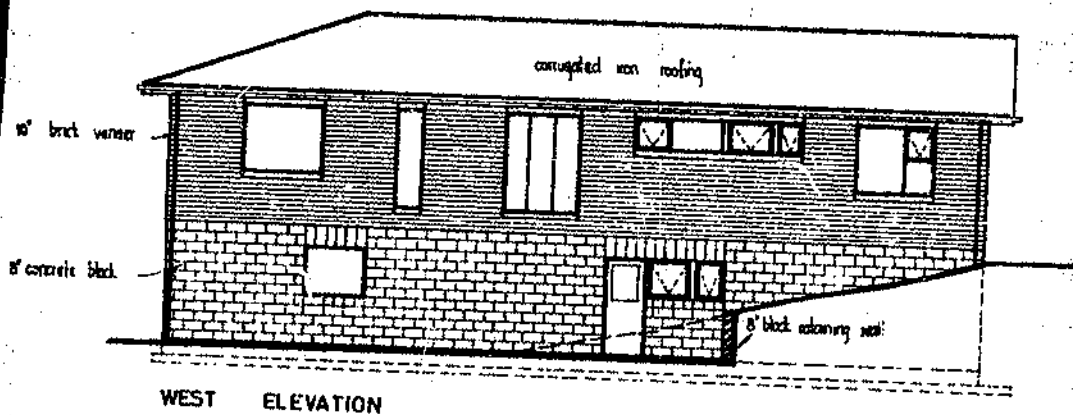




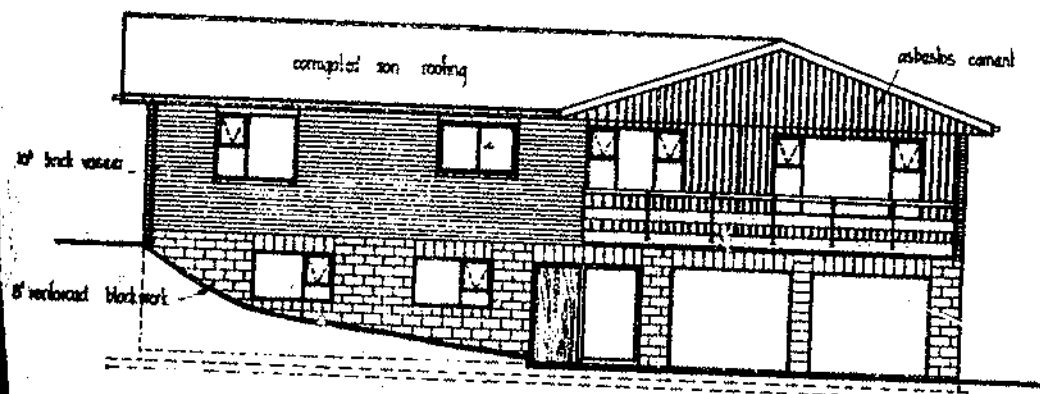
REFERENCE : GENERAL

- |   |                                   |
|---|-----------------------------------|
|    | power point (s.p. showing point). |
| -----   | switch 2-way                      |
|   | light fitting                     |
| TV  | terminal vent                     |
| G.T.  | gallery trap                      |
| -----   | 1" dia. foul sewer                |
| -----   | 1" dia. stormwater                |
| slp.  | 22" dia. downpipe                 |
| br.   | back vent 1 1/2" dia.             |
|  | switch board                      |
|  | meter board                       |

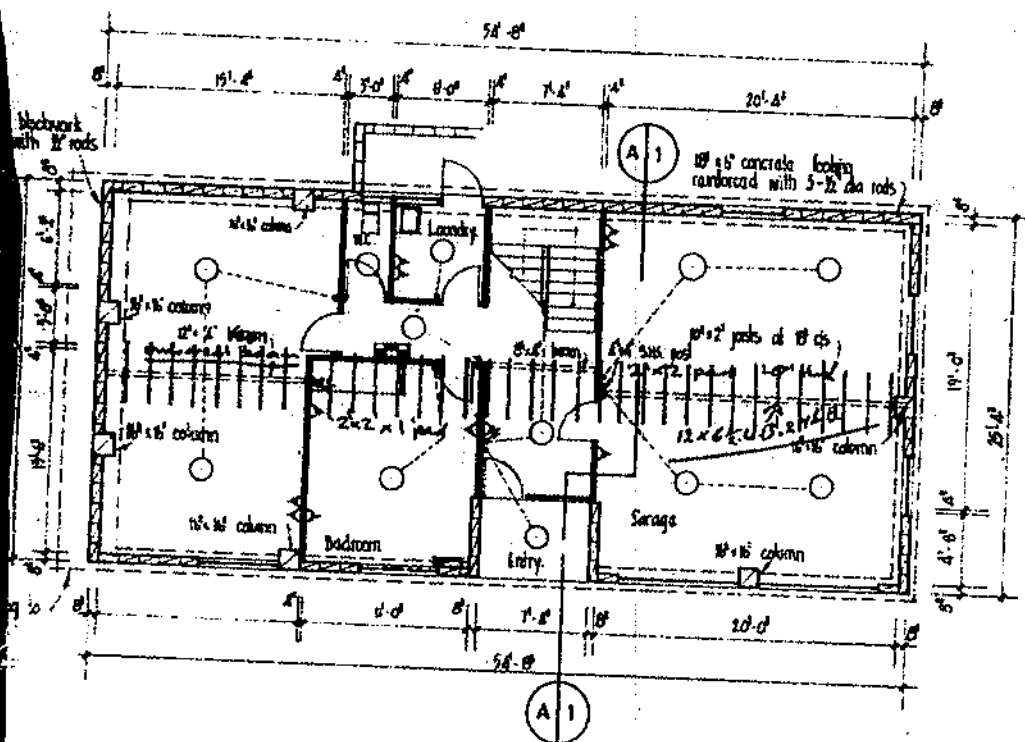




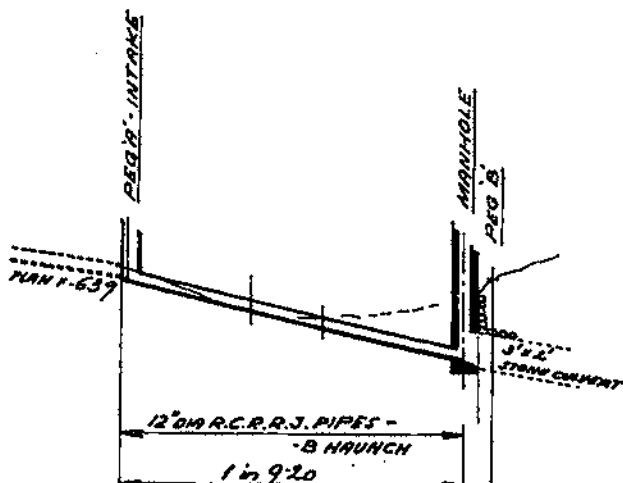
WEST ELEVATION



EAST ELEVATION



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



H.A.D. 330.00

DEPTH TO INVERT	11.5'	6.5'
INVERT LEVEL	349.45	343.00
PEG LEVEL	330.97	349.47
GROUND LEVEL	330.02	346.58
DISTANCE	0'	30.5'

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]

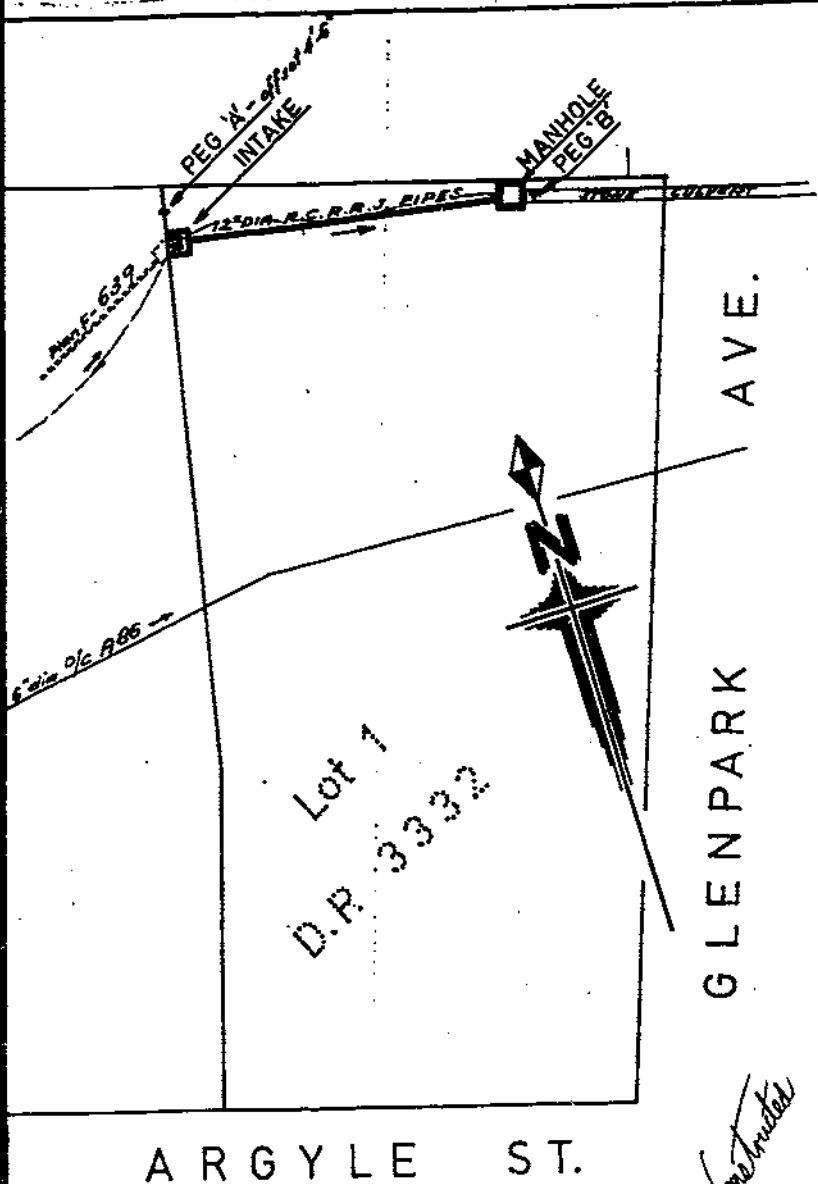
APPROVED BY [Signature]

DATE 2 DEC. 1975.

F-536

DRAINAGE ENGINEER





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

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:

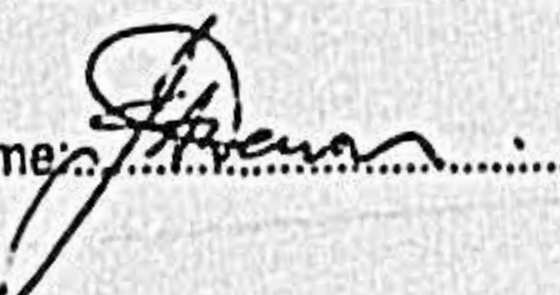


**DUNEDIN CITY COUNCIL**

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

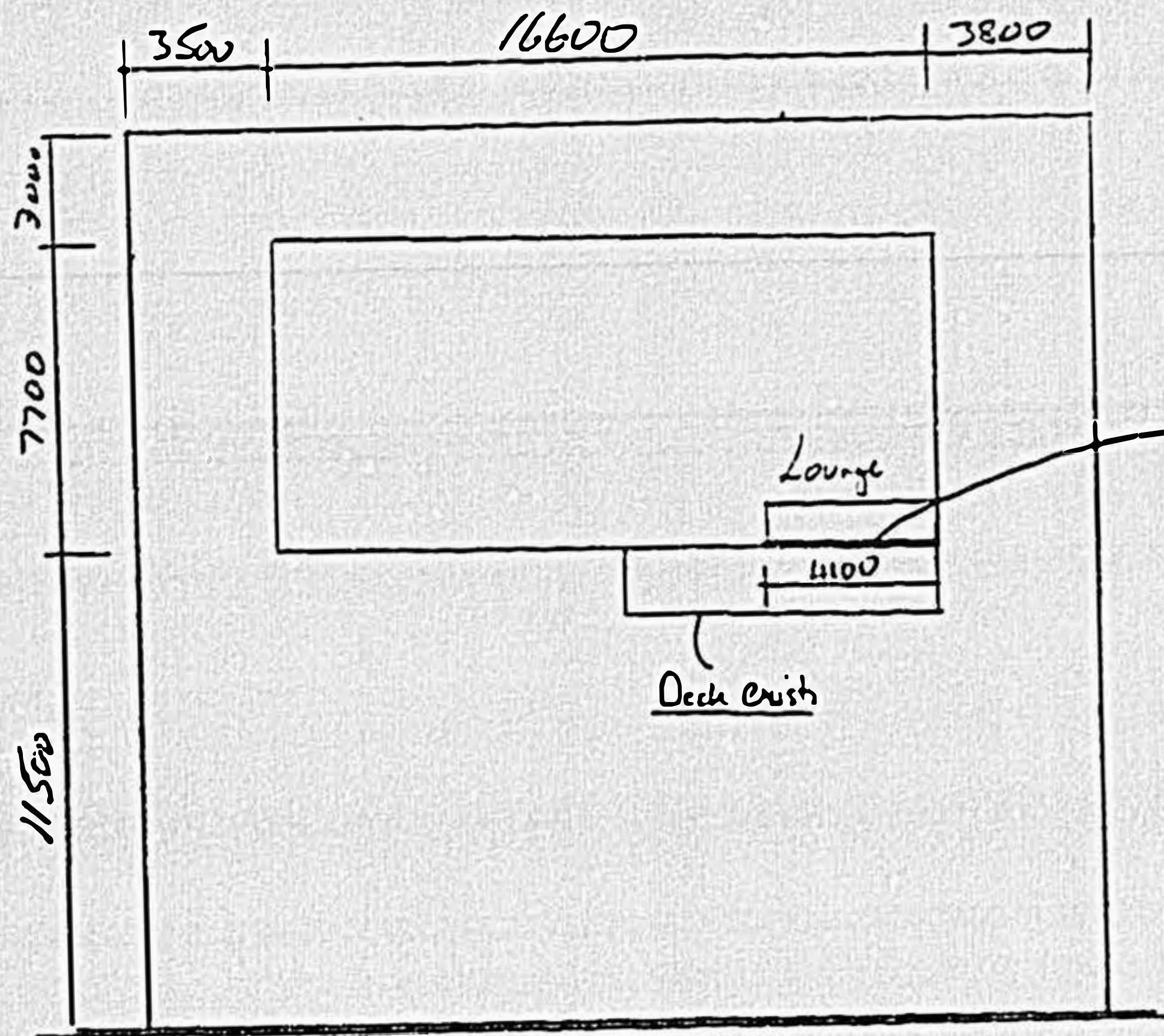
APPLICANT	PROJECT
Name: HAMMOND, VANYA MARIE	All <input checked="" type="checkbox"/>
Mailing Address: C/O ELLISONS ALUMINIUM LTD, P O BOX 1287, DUNEDIN 9001	Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/>
Street Address: 56 GLENPARK AVENUE, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	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
<b>COUNCIL CHARGES</b>	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 ARCHITECTS LIMITED  
 CIVIL ENGINEERS & ARCHITECTS  
 10, DONALD STREET  
 DUNEDIN 9014  
 PHONE (03) 474-1011  
 FAX (03) 474-1333



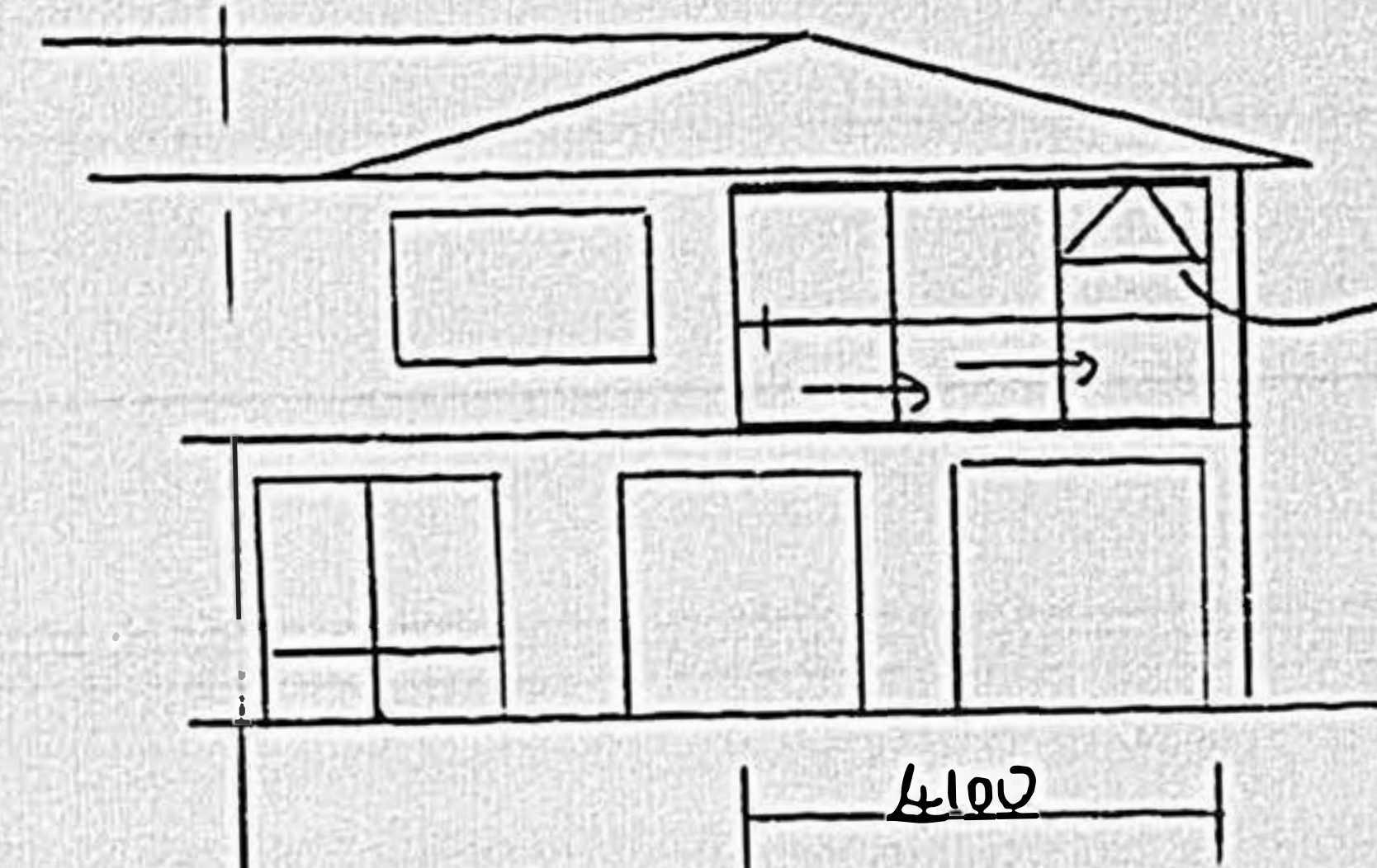
Glenpath Ave

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 Hume* Date 7-11-97  
 Drainage Date  
 Health Date

NOTE

97/3590



INSTALL DOOR  
 In Porch entry

Front Elevation

Job Details

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

Plans to Install Sliding door for

M. M. Hammond

56 Glenpath Ave ✓

Dunedin

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 ~~1~~ 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 500m<sup>2</sup> 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 375m<sup>2</sup> 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 <sup>3</sup>~~2~~ 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



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