

Dunedin City Council – Land Information Memorandum

Property Address: 185 Helensburgh Road Dunedin

Prepared for: Toems Limited

Prepared on: 17-Feb-2026

Property Details:

Property ID	5015672
Address	185 Helensburgh Road Dunedin
Parcels	LOT 8 DP 6582

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 17-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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **20th April 1994**.

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

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.

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	2015672
Address	185 Helensburgh Road Dunedin
Valuation Number	26850-31700

Latest Valuation Details

Capital Value	\$540,000
Land Value	\$265,000
Value of Improvements	\$275,000
Area (Hectares)	0.0506HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,712.95

Rates Outstanding for Year	\$1,442.04
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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

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

Building and Drainage Permits

[H-1952-39433](#) AAB19520310

12775 - Erect Dwelling (Corlett). The permit was lodged on 28-Apr-1952.

[H-1974-77934](#) AAB19740254

393 - Alter Bathroom and Basement (Patterson). The permit was lodged on 05-Nov-1974.

[H-1983-92922](#) AAB19830309

6058 - Alter Dwelling and Add Deck (Greer). The permit was lodged on 28-Nov-1983.

[H-1985-96942](#) AAB19850290

8773 - Erect Garage (Greer). The permit was lodged on 19-Nov-1984.

[H-1990-106235](#) AAB19900291

9795 - Install Siesta Multifuel Heater (Greer). The permit was lodged on 16-Aug-1990.

[H-1952-169401](#) AAD19520711

F411 - Plumbing for New Dwelling, No Plan (Corlett). The permit was lodged on 27-Jun-1952.

[H-1952-169402](#) AAD19520712

F660 - Drainage for New Dwelling (Corlett). The permit was lodged on 19-Aug-1952.

[H-1975-205174](#) AAD19750933

J4985 - Plumbing and Alter Drainage (Pattison). The permit was lodged on 12-May-1975.

[H-1992-235171](#) AAD19925296

M1553 - PERMIT - Plumbing Alterations, No Plan (Greer). The permit was lodged on 20-Feb-1992.

[H-1951-8698](#) AAD1951

E8698 - Stormwater Drain in Common (Corlett). The permit was lodged on 07-May-1951.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Helensburgh Rd is a Collector road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

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

Foul Sewer and Waste Water

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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 185 Helensburgh Road Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 185 HELENSBURGH ROAD DUNEDIN

813 LOT 1 Helensburgh Road Dunedin

RMA-2003-366376 Resource Management Act (Historical Data) ERECT BUS SHELTERS AT SIX DIFFERENT LOCATIONS (Non-Notified - Non Complying). The outcome was Granted on 20/03/2003.

5015667 179 Helensburgh Road Dunedin

LUC-2018-282 Land Use Consent land use consent to undertake earthworks that breach the maximum change in ground level threshold pertaining to retaining an excavation. The outcome was Granted on 22/06/2018.

RMA-2006-370198 Resource Management Act (Historical Data) ERECT TWO BEDROOMED COTTAGE NEXT TO AN EXISTING RESIDENTIAL DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/06/2006.

5015671 183 Helensburgh Road Dunedin

RMA-1995-351985 Resource Management Act (Historical Data) DWG ADDN DISP 486 Ownr:HART (Non-Notified - Non Complying). The outcome was Granted on 29/09/1986.

5015675 191 Helensburgh Road Dunedin

RMA-1986-351872 Resource Management Act (Historical Data) ERECT GARAGE Ownr:POLLOCK (Non-Notified - Non Complying). The outcome was Granted on 23/04/1986.

5015681 9 Centennial Avenue Dunedin

LUC-2014-247 Land Use Consent install church information signage. The outcome was Granted on 19/06/2014.

RMA-2004-368518 Resource Management Act (Historical Data) CREATE TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/09/2005.

RMA-2001-364525 Resource Management Act (Historical Data) ERECT SIGNS FOR PARISH CHURCHES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 25/05/2001.

5017228 194 Helensburgh Road Dunedin

RMA-2005-369671 Resource Management Act (Historical Data) LAND USE CONSENT TO CONSTRUCT A NEW GARAGE AND DECK (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/12/2005.

RMA-1998-362456 Resource Management Act (Historical Data) PROPOSED NEW DECK WHICH ENCROACHES ON MINIMUM REQD FRON T YARD Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/12/1998.

5044133 10 Mayfield Avenue Dunedin

RMA-1998-361692 Resource Management Act (Historical Data) MURAL ON CLUB WALL (Non-Notified - Non Complying). The outcome was Granted on 05/02/1998.

RMA-1989-354602 Resource Management Act (Historical Data) EXTEND BOWLING CLUB / App: WAKARI BOWLING CLUB BOX 10041 (Notified - Non Complying). The outcome was Granted on 06/07/1989.

5104198 10 Mayfield Avenue Dunedin

RMA-1998-361692 Resource Management Act (Historical Data) MURAL ON CLUB WALL (Non-Notified - Non Complying). The outcome was Granted on 05/02/1998.

RMA-1989-354602 Resource Management Act (Historical Data) EXTEND BOWLING CLUB / App: WAKARI BOWLING CLUB BOX 10041 (Notified - Non Complying). The outcome was Granted on 06/07/1989.

RMA-1992-355381 Resource Management Act (Historical Data) EXTEND HOURS LICENSED Ownr:WAKARI BOWLING CLUB / App: WEBB FARRY 79 STUART ST,DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 07/10/1992.

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.

Non-compliant vehicle crossing – no stormwater run-off, property lower than road.

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

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

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

General terms

RDMS Records and Document Management System

Appendices



Photographic Map

Scale at A4:

1:750

11/02/2026
8:01:49 PM



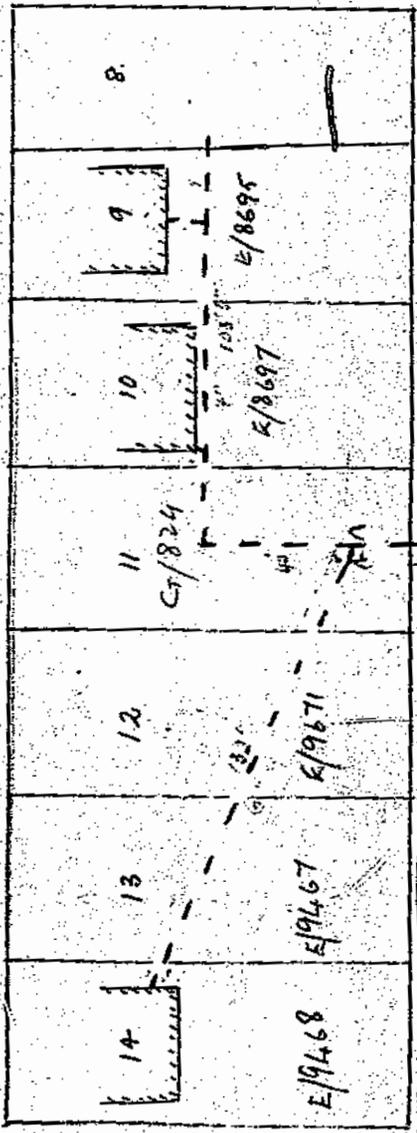
PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

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.

DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

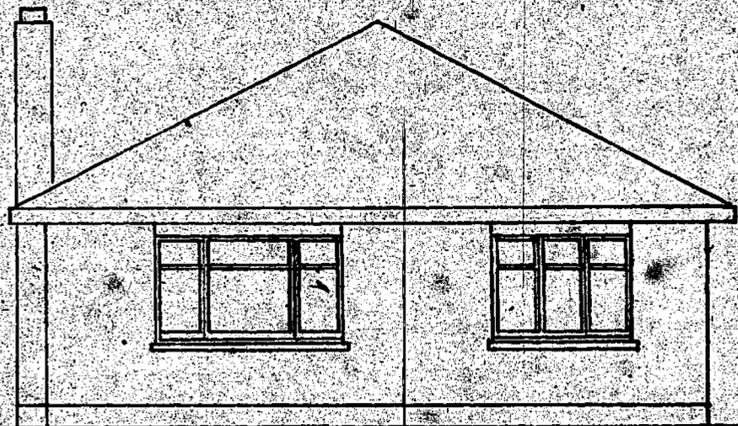
APPLICATION No. E/8698
 DATE 8.5.51

SCALE $\frac{1}{8}$ in. to a foot
 NEW SEWERAGE DRAINS: RED
 STORMWATER: DOTTED BLACK
 OLD DRAINS: FULL BLACK

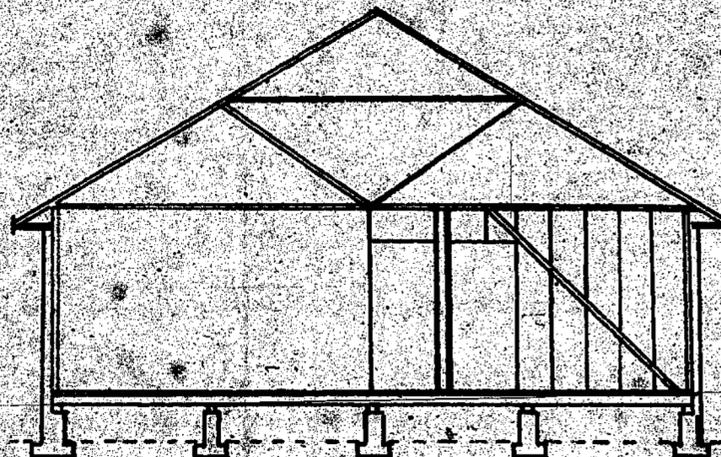


OK
[Signature]

Owner A. O. Corlett Block Abahani
 Street _____ Section _____
 Locality _____ Allotment Lots 8-14 Plan 6582
 Signature of Drainer O'Callaghan & Sons

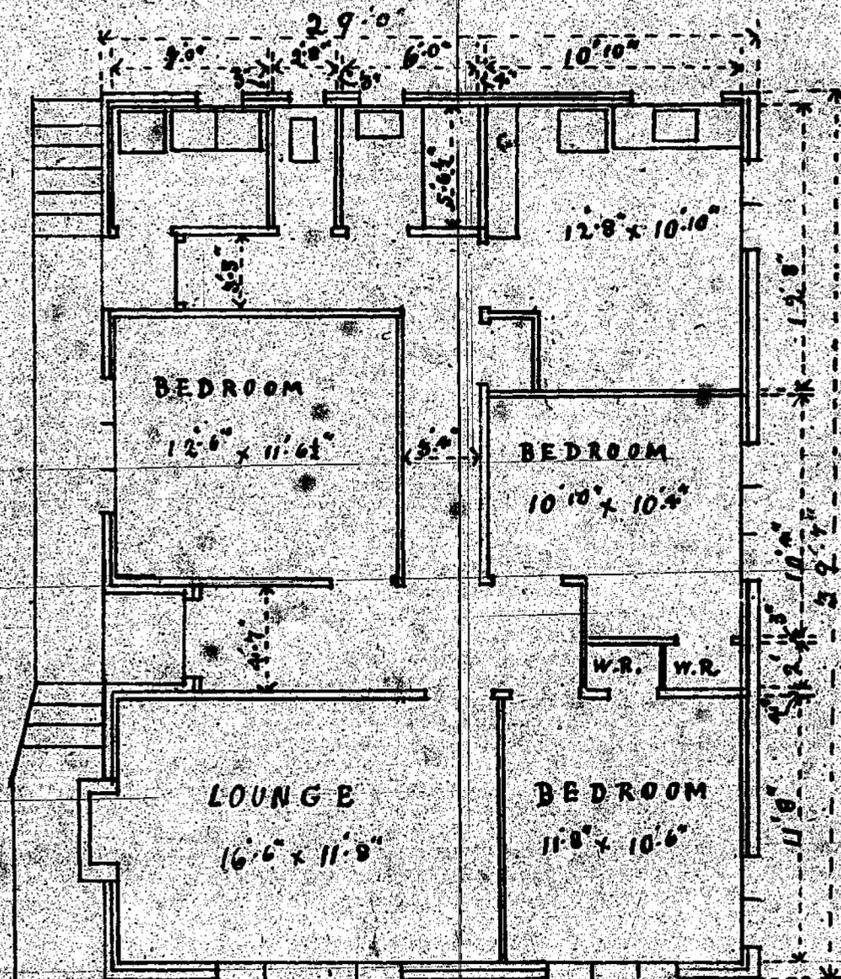


STREET ELEVATION

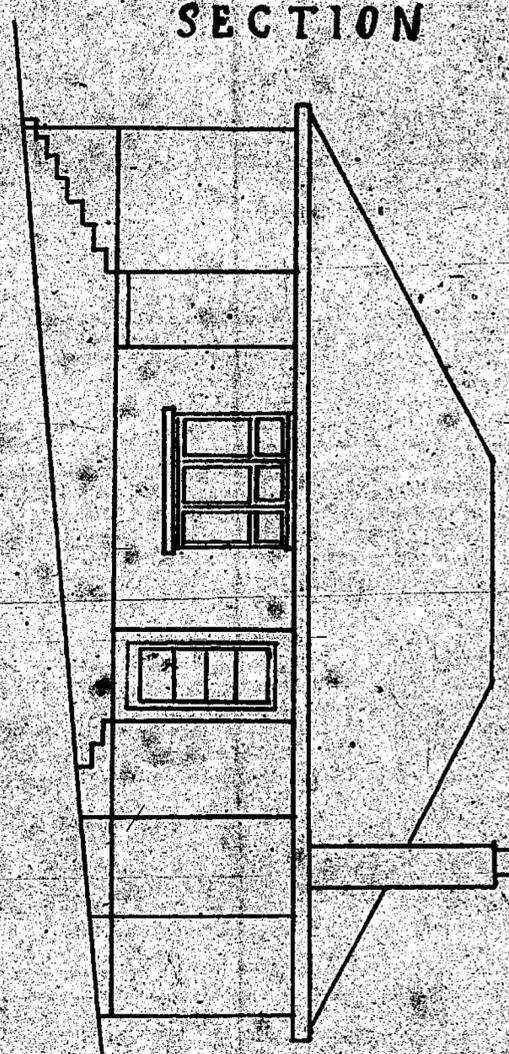


SECTION

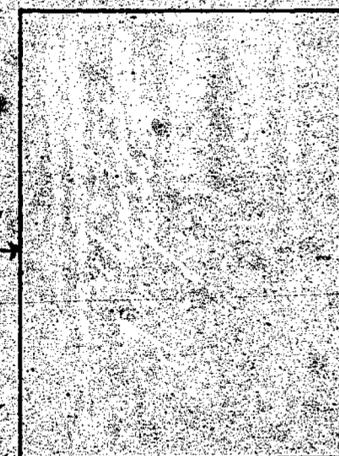
*P. Wallis Morgan in N.A. back of footpath level
3 c/s 52*



PLAN



LOT 8.



HELENSBURGH ROAD

RESIDENCE IN HELENSBURGH ROAD FOR H.O. CORLETT.

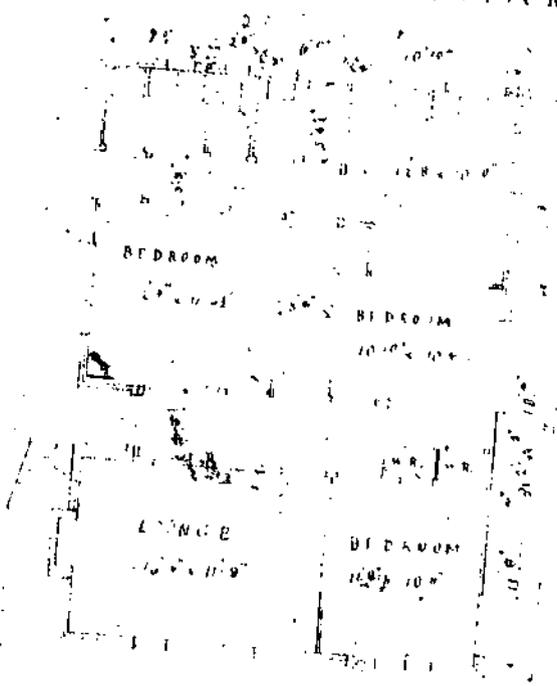
12775

1660

STREET ELEVATION

SECTION

LOTS



PLAN

Legend
 — Existing Drains
 - - - New Foot Drains
 - - - New Stormwater Drains

HELENSBURGH ROAD

RESIDENCE IN HELENSBURGH ROAD FOR H. O. OLLETT

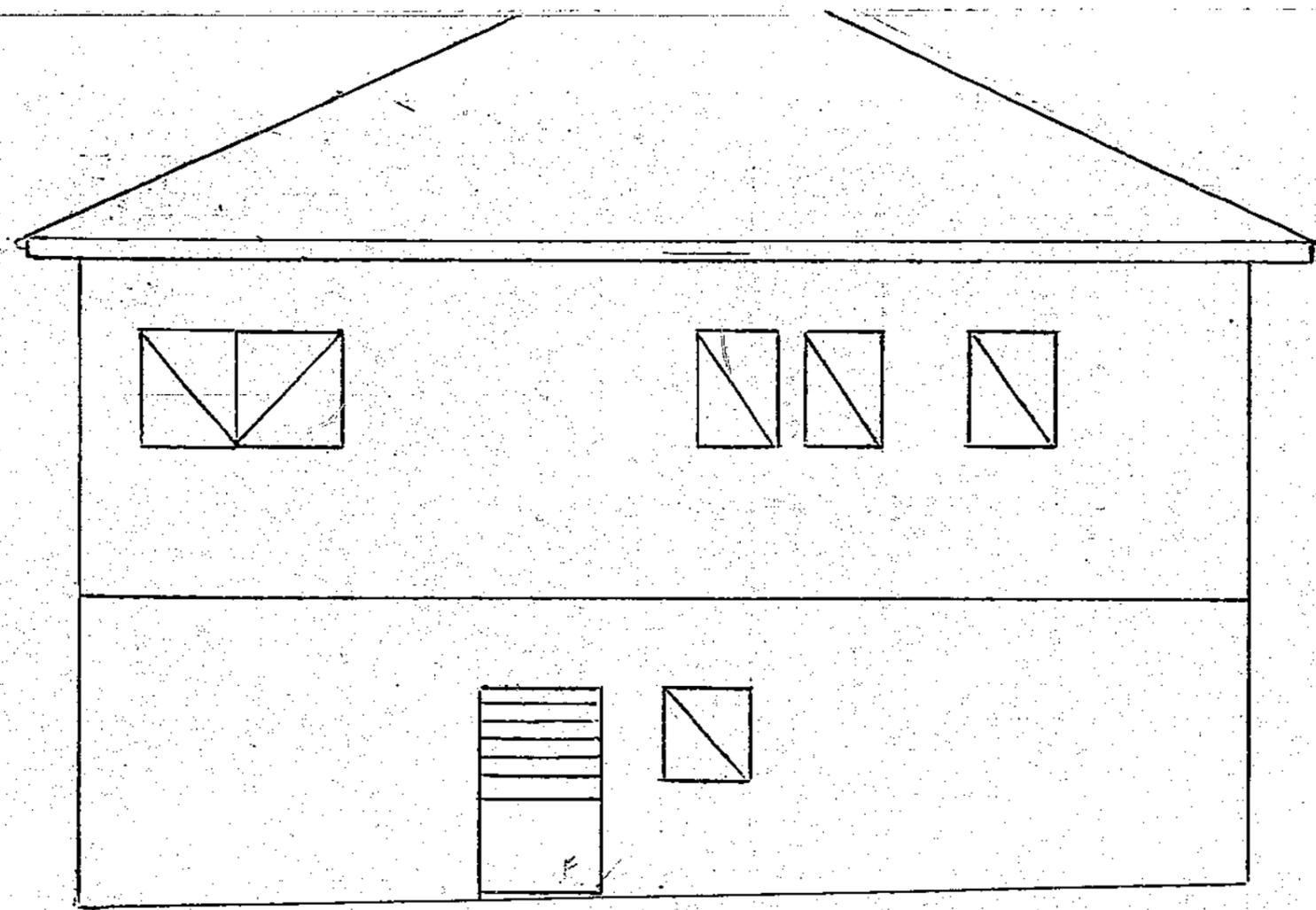
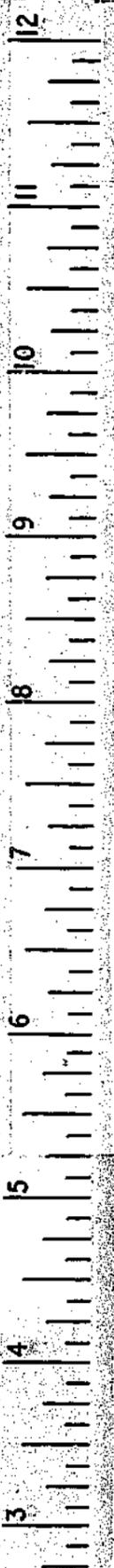
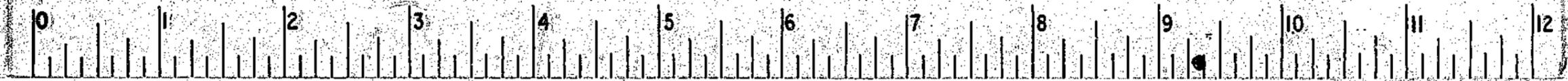
PROPOSED ALTERATIONS TO RESIDENCE FOR

MR + MRS PROPOSED ALTERATIONS TO RESIDENCE

FOR MR + MRS J PATTISON

185 HELENSBURGH RD

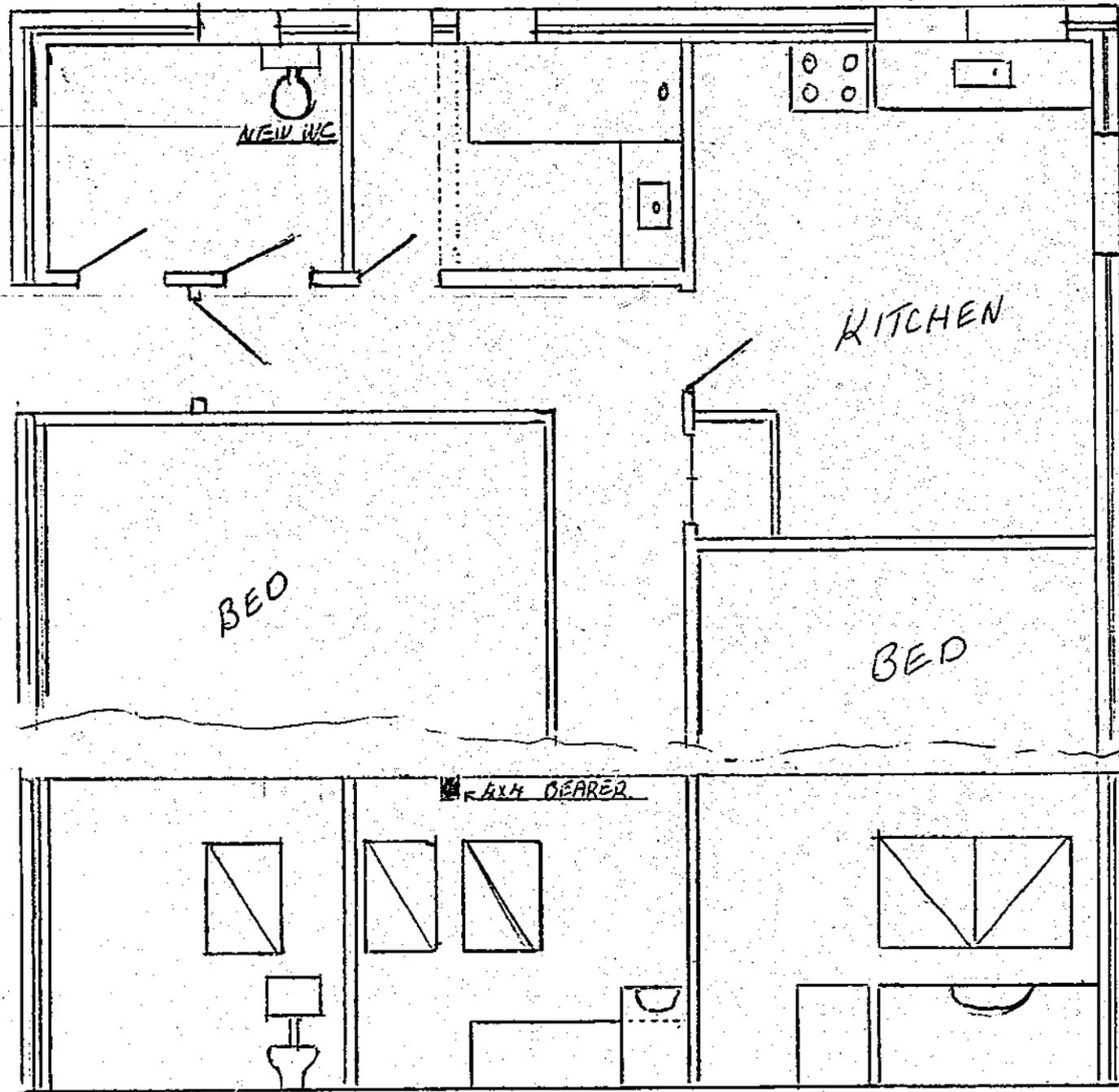
393



SCALE 1/4" TO 1'

393

SCALE 1/4" TO 1'

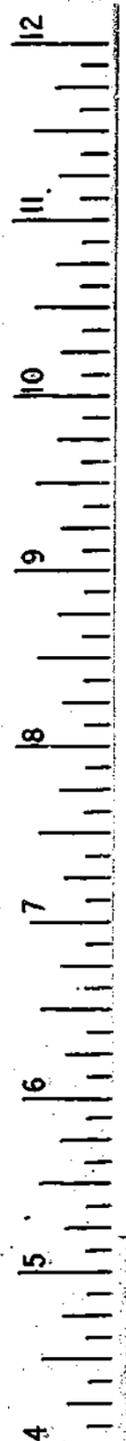


393

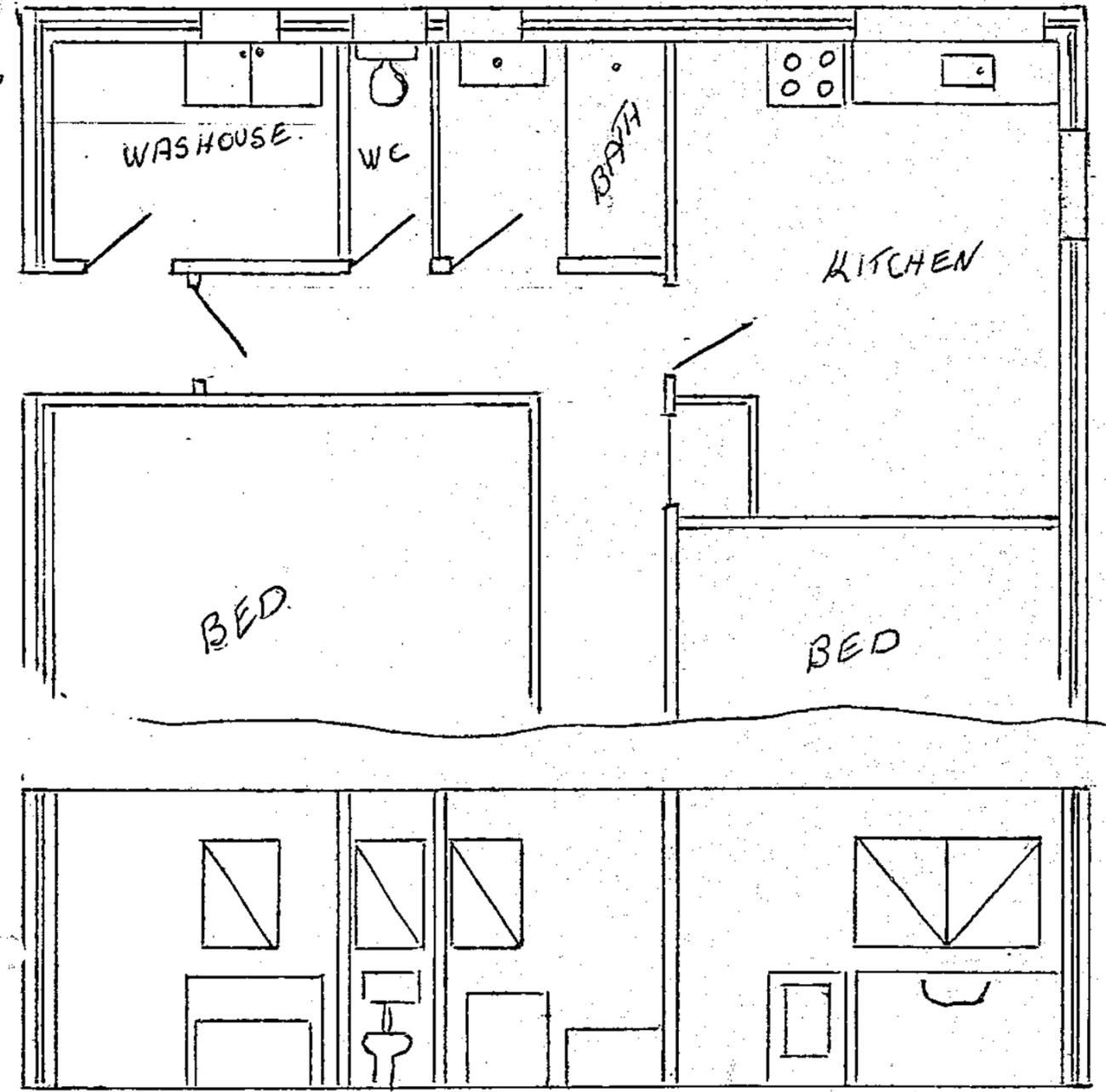
A DIVISION OF R.E. STEVENS & CO LTD

VICES

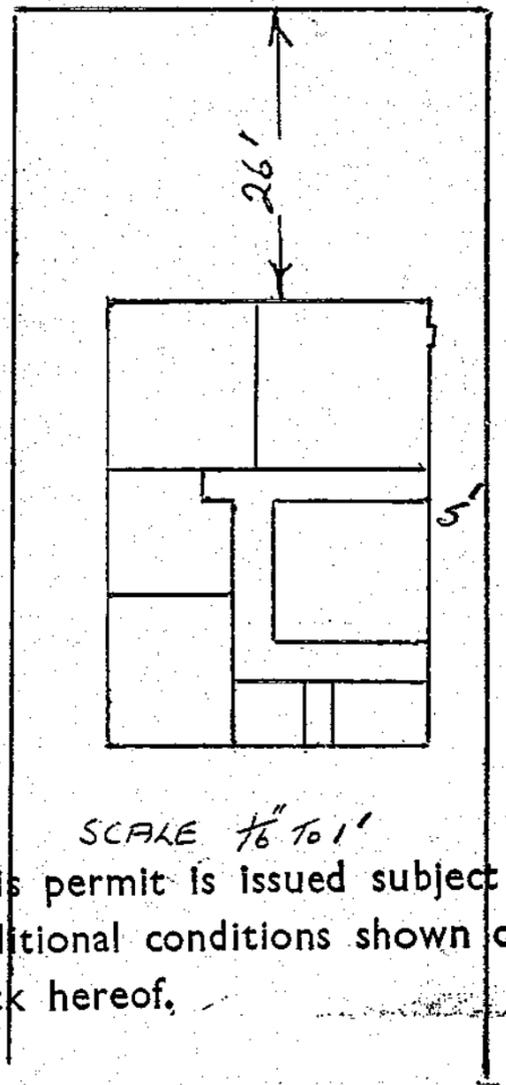
A DIVISION OF R.E. STEVENS & CO LTD



SCALE 1/4" = 1'



185 HELENSBURGH Rd.



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

393

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 5.11.74
CITY ENGINEER

CITY PLANNING DEPARTMENT
Present 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

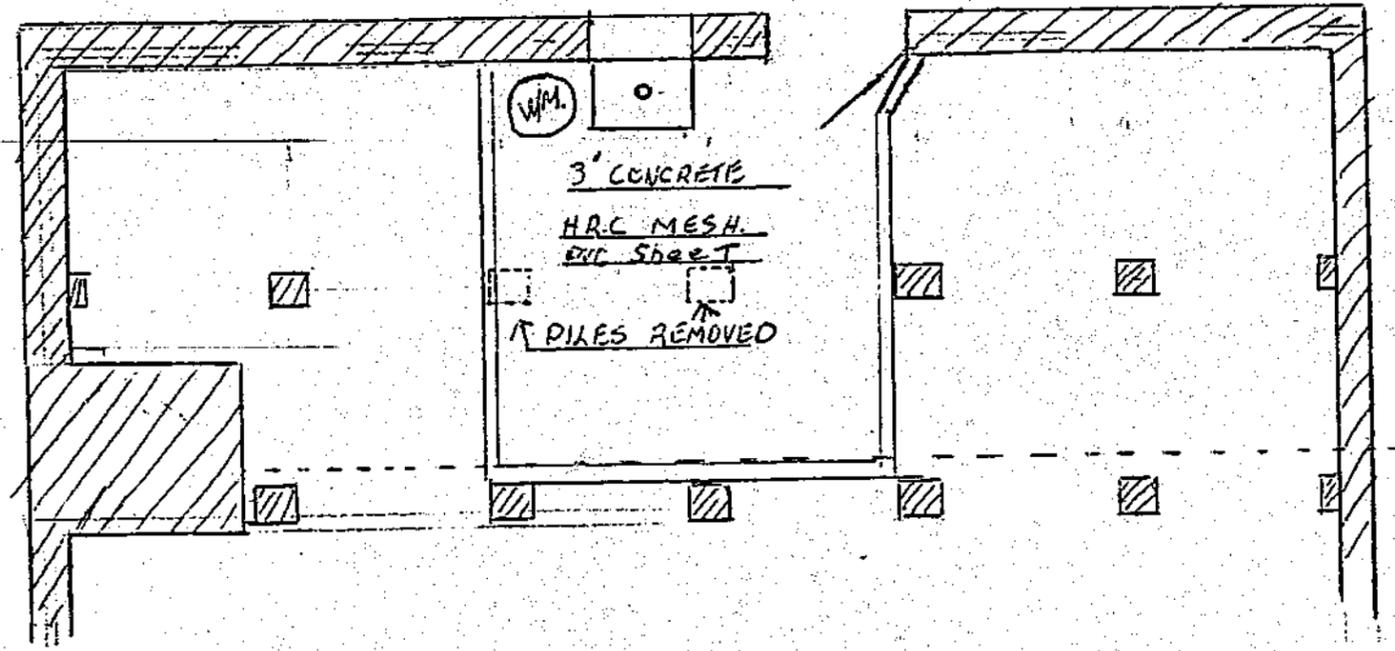
Signed *Robert J. Powell*
for City Planning Officer

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 Drainor, respectively and shall comply fully with the Board's By-laws and the D. & S. Regs., 1959.
Stormwater to be discharged to

Foul sewage to be discharged to *the sea*
Trade Waste

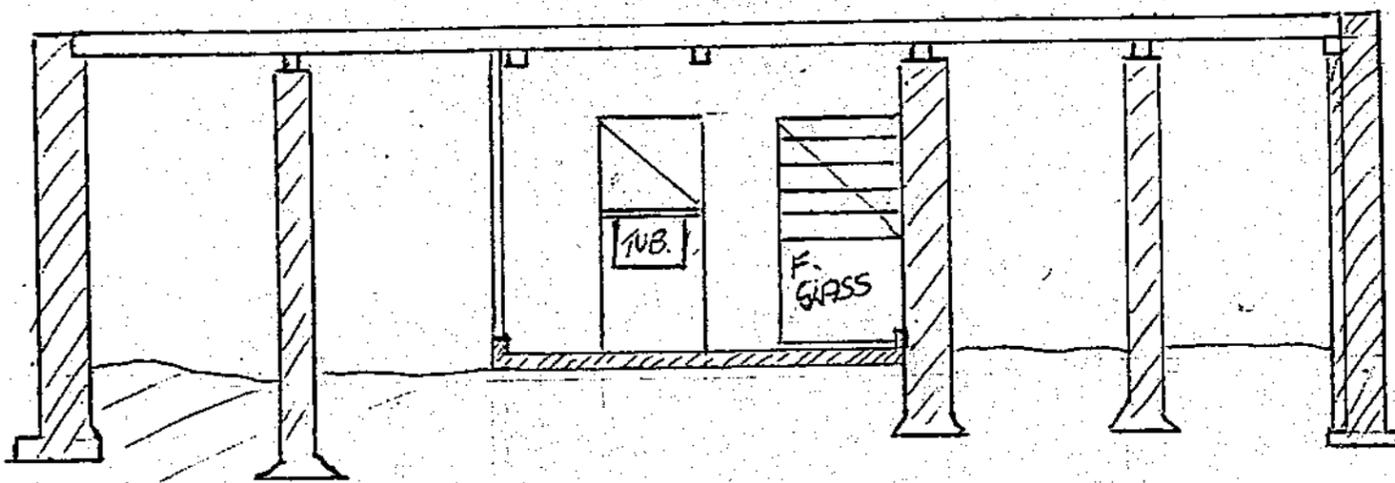
20/10/74
R.E. Stevens

SCALE 1/4" = 1'



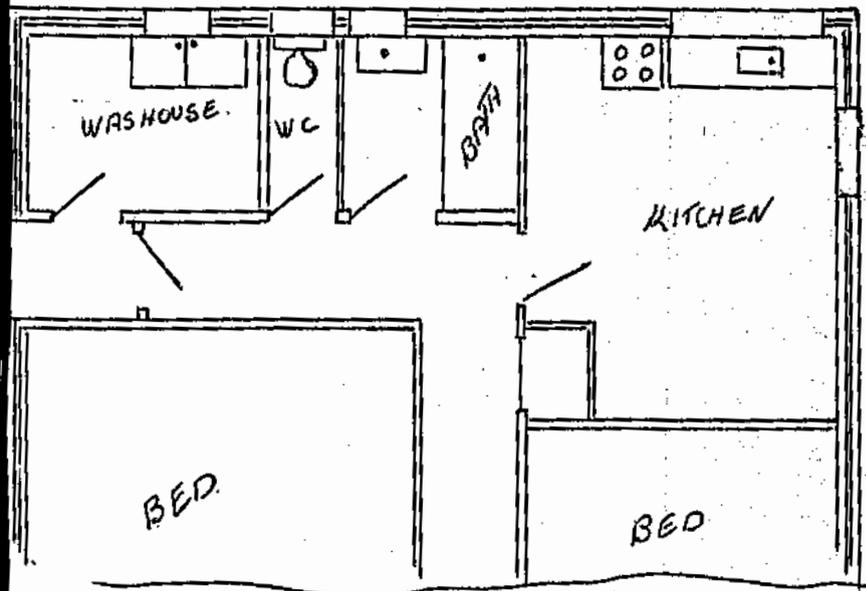
4x3 STEEL CHANNEL BOLTED TO
4x3 BEARERS TO REPLACE PILES
6" UPSTAND ON CONCRETE FLOOR
TO BOLT 3x2 FRAMING + LININGS
+ TO BE ABOVE SOIL LINE

SUBSOIL DRAIN. LINE



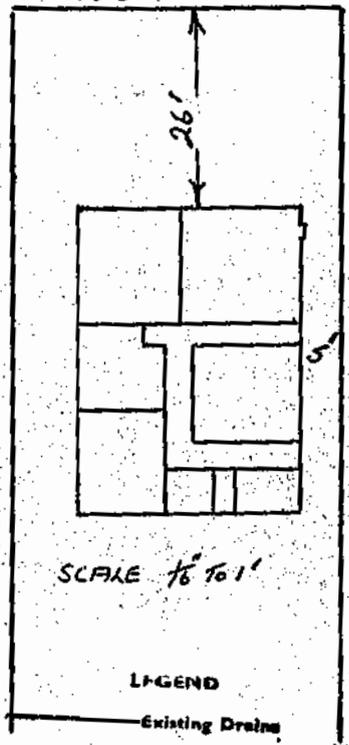
393

SCALE $\frac{1}{4}"=1'$



J/H 985. a.m. 12/5/75

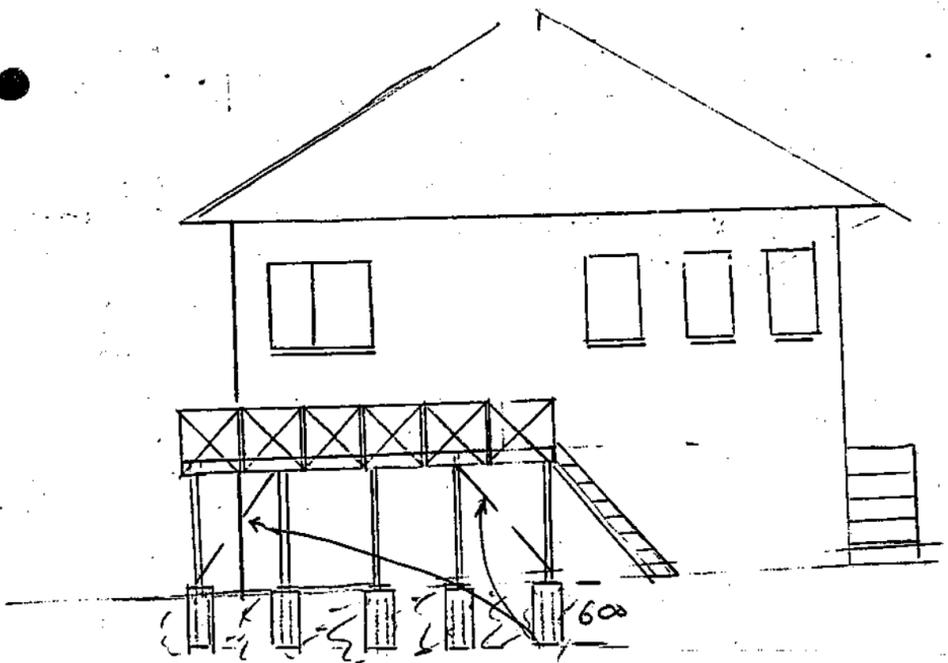
185 HELENSBURGH RD.



SCALE $\frac{1}{8}"=1'$

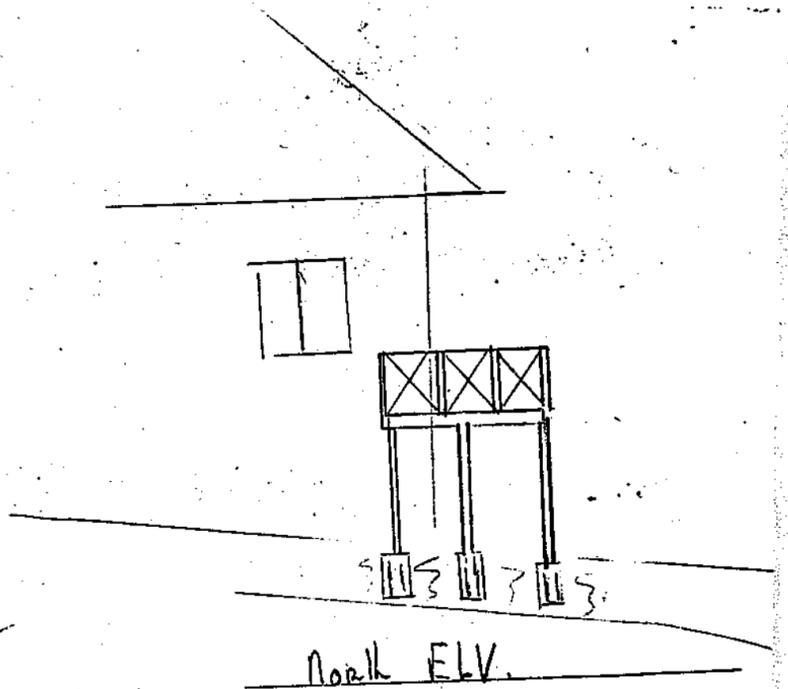
LEGEND

- Existing Drains
- - - New Foul Drains
- · - · New Stormwater Drains

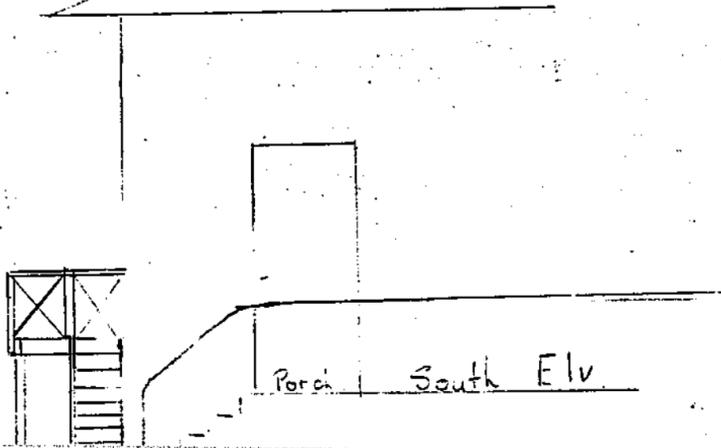


Front ELV

2/100x75 braces
fixed to posts
with 1/2 in galv
bolts

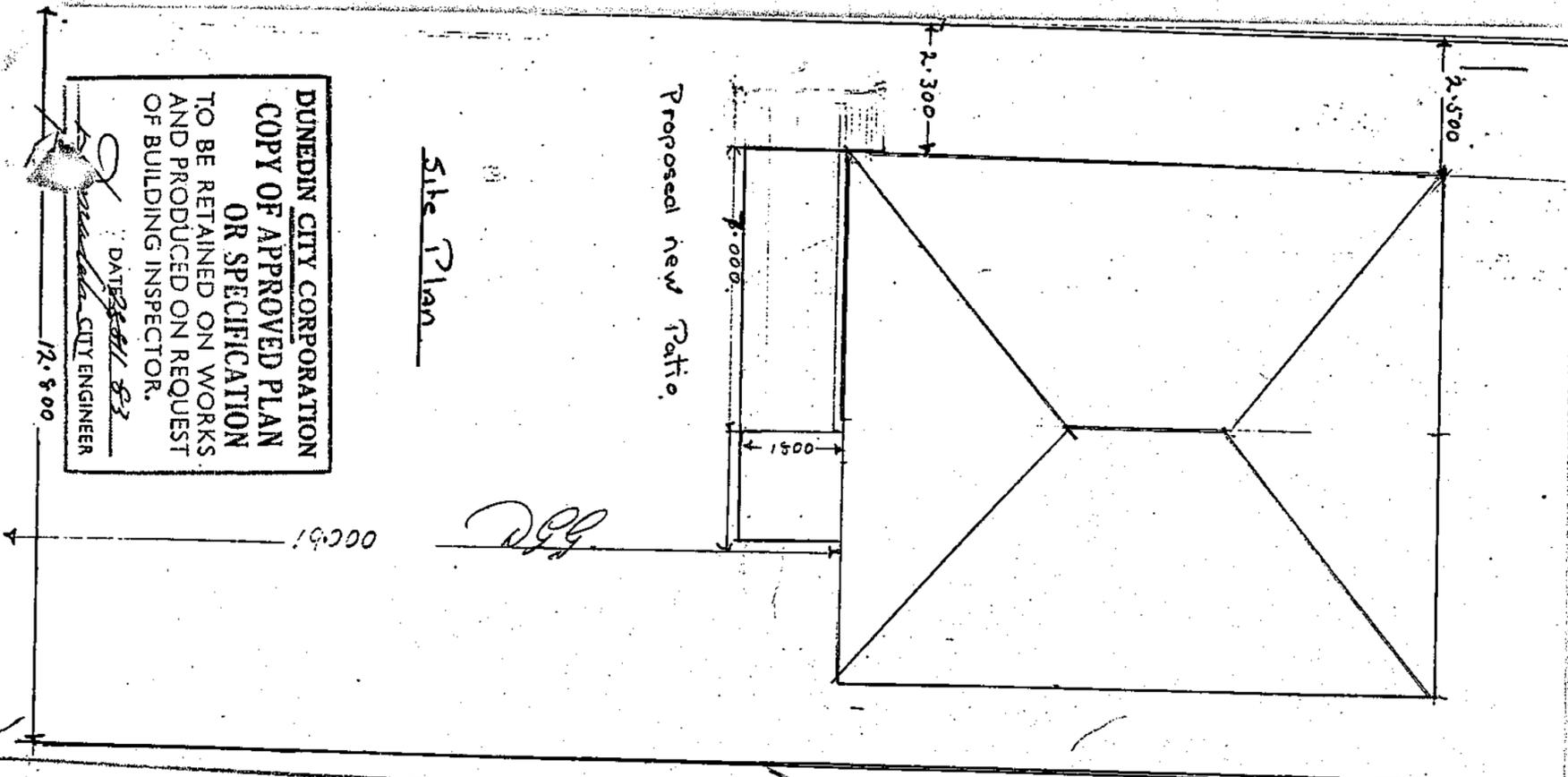


North ELV



Porch South ELV

6058



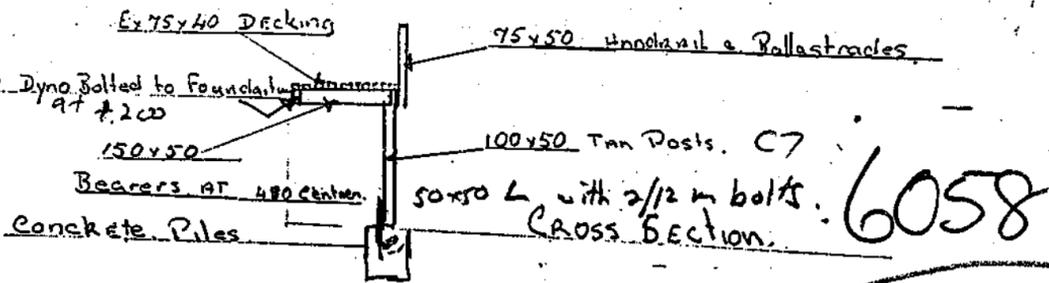
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 25/11/83
CITY ENGINEER

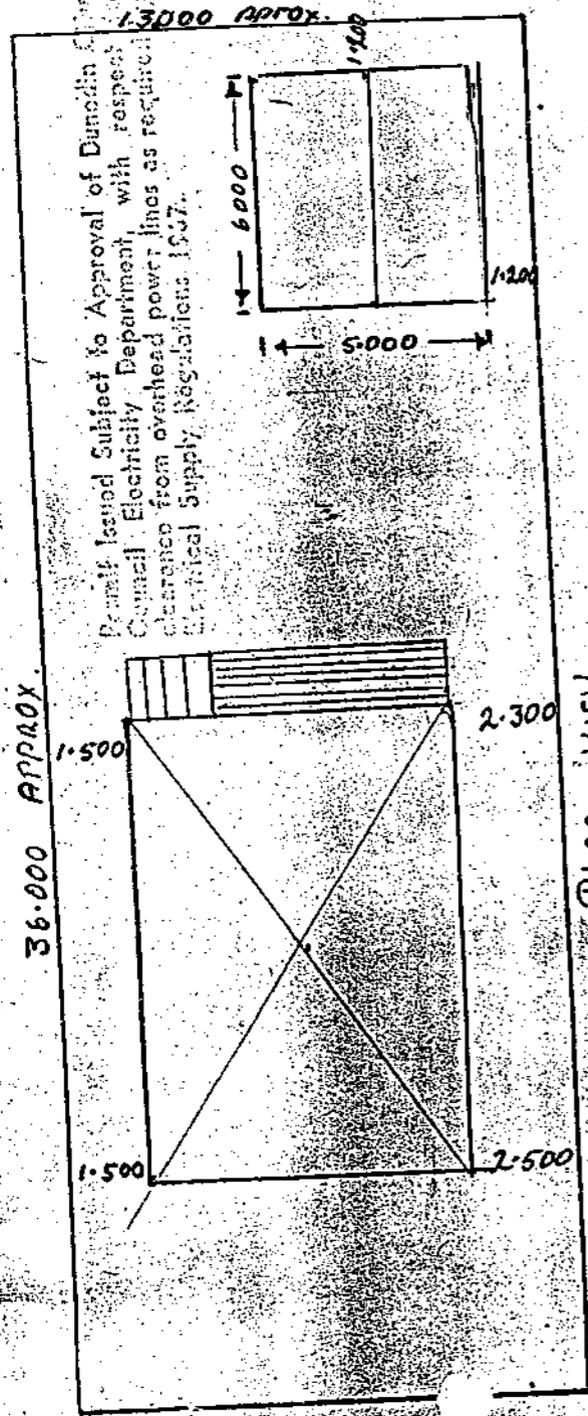
Site Plan

Proposed new Patio

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

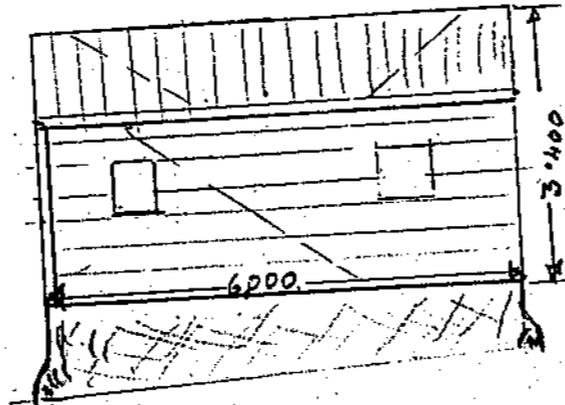
25/11/83
Signed *W.M. Knaird*
for City Planning Officer



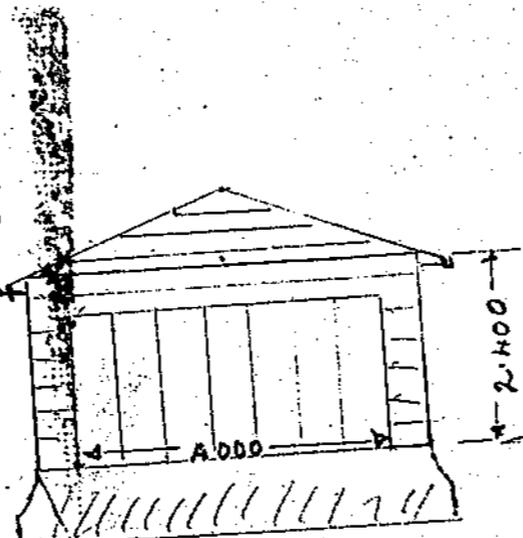


PLAN VIEW.

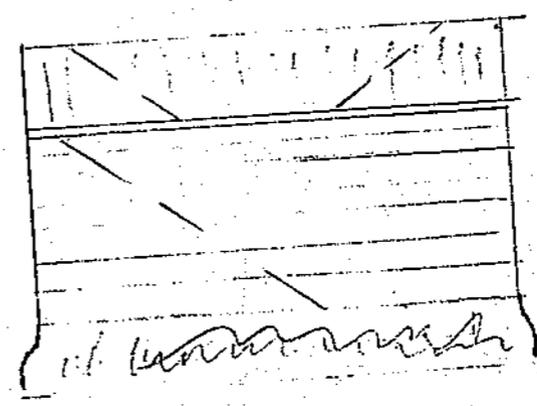
Permit is issued subject to the special conditions shown on the hereof.



SOUTH ELEV.

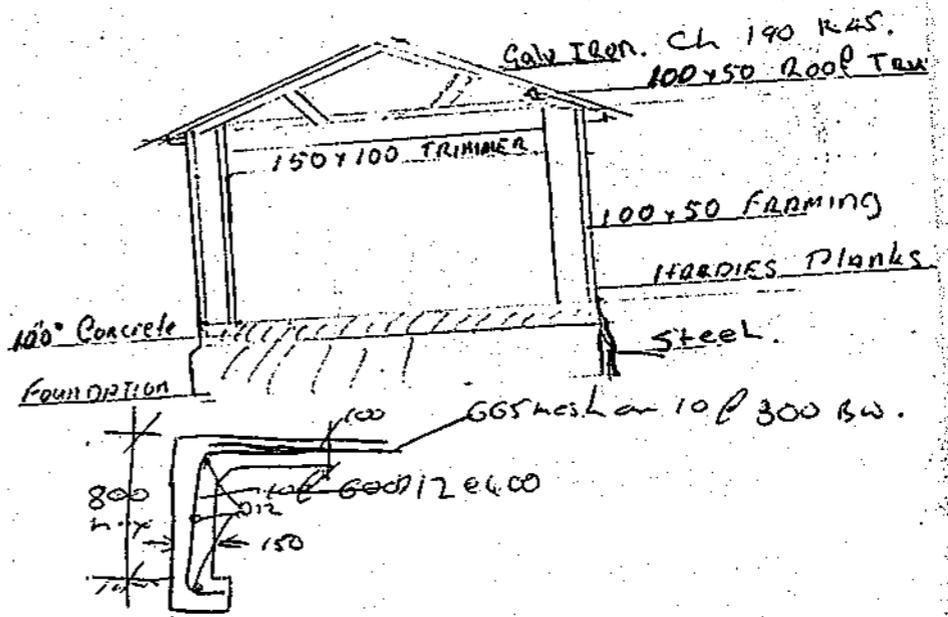


WEST ELEV.



NORTH ELEV.

braces all walls & roof.



PROPOSED GARAGE 185 Hillside Burgh Rd
Wahari. McMAS GREER.

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

DATE 19.11.84
R.H. Jennings CITY ENGINEER

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

Stormwater to be discharged to STREET CHANNEL
PLUS ANY SEALED DRIVEWAY

[Signature]
 16-11-84

CITY ENGINEER'S OFFICE

Required level at Street Boundary Any entrance or fence shall be at a level of EXISTING BACK OF PATH

and constructed to the same grade as the adjoining street.

Vehicle Crossing Fee / Deposit \$156 for 3m crossing
and \$150 to cost to pave margin
 Special Conditions \$25 Deposit for reconstruction

[Signature] For C.E. / Engineer. Date 15/11/84

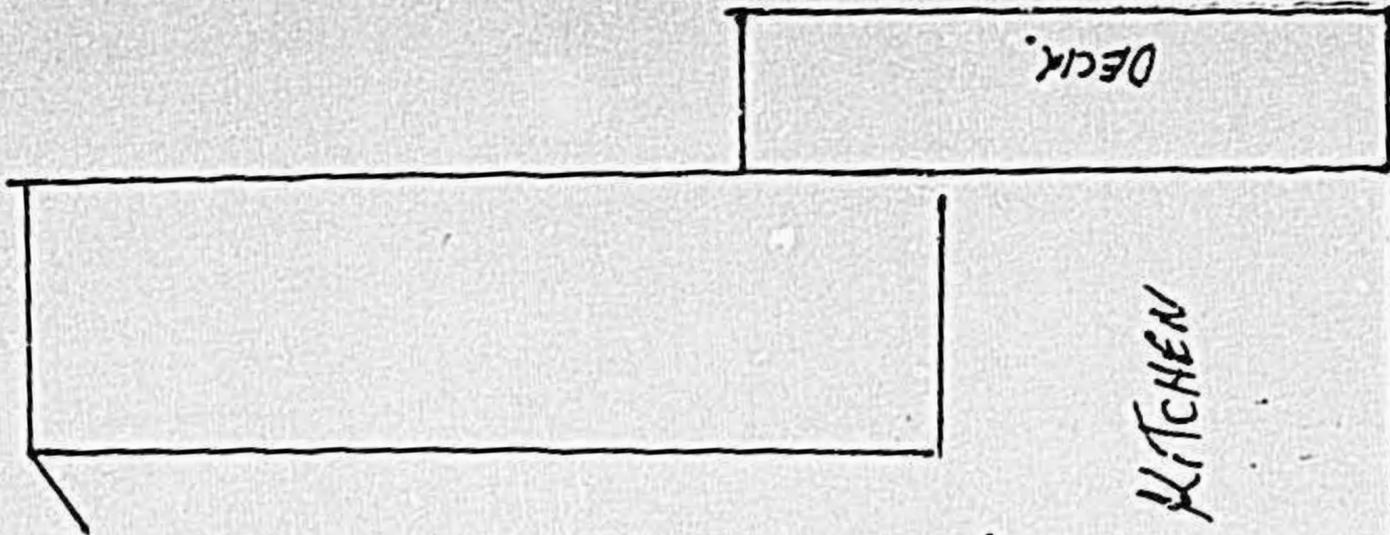
NOTE This endorsement overrules any levels or instructions shown on the plan

CITY PLANNING DEPARTMENT

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

2/11/84
 Signed *[Signature]*
 for City Planning Officer

Res 1 / Res A



DUNEDIN CITY COUNCIL

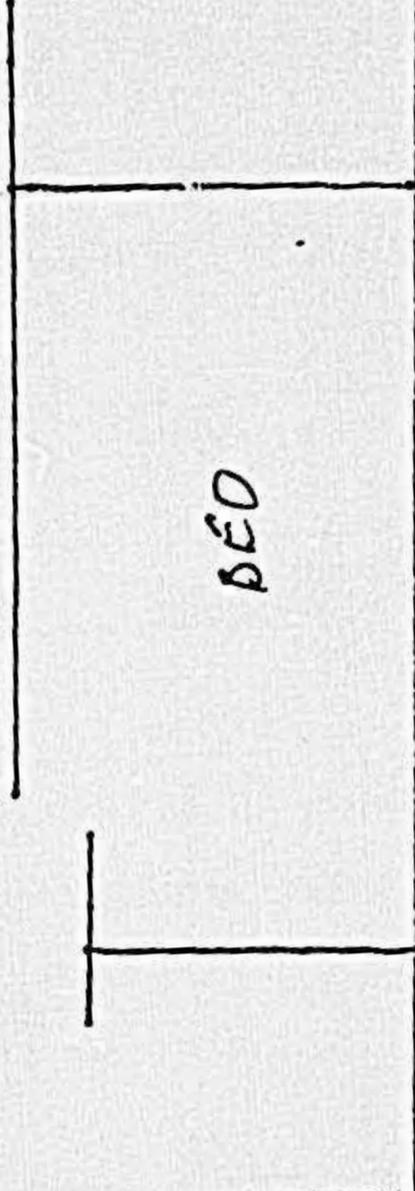
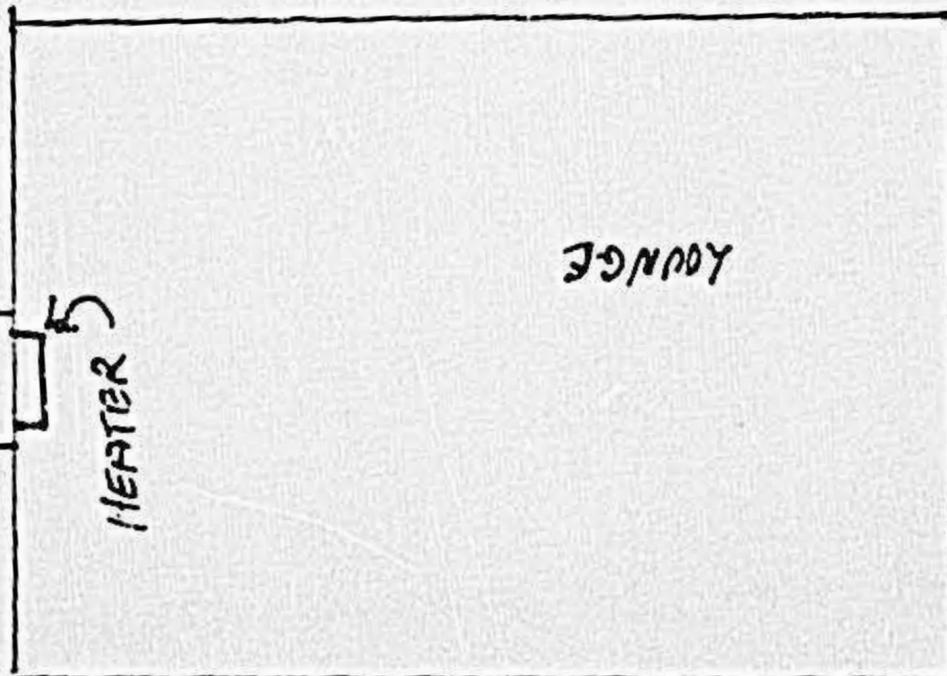
Copy of Approved Plan
and/or Specification

TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE: 15-8-90

[Signature] BUILDING INSPECTOR

1381



DUNEDIN DRAINAGE & SEWERAGE BOARD

Installation of Wetback Heaters

All work involved in installing the wetback and water pipework must be carried out by a Craftsman Plumber under permit from the Board. A separate application is required for this permit.

The work must comply with the requirements of the Drainage and Plumbing Regulations 1978.

185 HELENSBURGH RD

9795