



Dunedin City Council – Land Information Memorandum

Property Address: 178 Kenmure Road Dunedin

Prepared for: Toems Limited

Prepared on: 12-Mar-2026

Property Details:

Property ID	5022713
Address	178 Kenmure Road Dunedin
Parcels	LOT 1 DP 3817

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 12-Mar-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 178 Kenmure Road Dunedin	1
Prepared for: Toems Limited.....	1
Prepared on: 12-Mar-2026.....	1
Property Details:.....	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	5
Dunedin City Council Private Drainage plans incomplete.....	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	5
Water Supply	5
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land.....	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	7
Building Notices	7
Resource Consents	7
Consent Notices.....	7
Alcohol Licensing	7
Health Licensing.....	7
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8
District Plan	8

District Plan Map	8
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	8
s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Drainage	9
Minimum Floor Levels	9
Planning.....	9
Resource Consents within 50m of 178 Kenmure Road Dunedin	9
3 Waters	12
Information Regarding Watercourses	12
Transport	12
Glossary of Terms and Abbreviations.....	13
Consent, Permit, Licence & Complaint types	13
Terms used in Permits & Consents.....	13
General terms.....	14
Appendices	15

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

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.

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 **23rd June 1999**.

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2022713
Address	178 Kenmure Road Dunedin
Valuation Number	27050-56100
Latest Valuation Details	
Capital Value	\$570,000
Land Value	\$320,000
Value of Improvements	\$250,000
Area (Hectares)	0.0516HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,897.57
Rates Outstanding for Year	\$1,214.09

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-1928-12990](#) AAB19280250

601 - Erect Dwelling (Thomson). The permit was lodged on 06-Feb-1928.

[H-1958-50867](#) AAB19580505

2150 - Erect Shed (McIver). The permit was lodged on 19-Nov-1958.

[H-1962-58196](#) AAB19620522

8639 - Garage, refer to plan on H-1962-184109 (H J Parsons). The permit was lodged on 24-Oct-1962.

[H-1928-144970](#) AAD19280403

C1498 - Stormwater to Street Channel & Foul Drain to Havelock Street for No 178, Plan shows Private Foul Drain in Common with 178,180,182 Havelock St (Thompson). The permit was lodged on 05-Apr-1928.

[H-1928-144971](#) AAD19280403

C1670 - Plumbing New Dwelling, No Plan (Thompson). The permit was lodged on 16-May-1928.

[H-1962-184108](#) AAD19620653

G6373 - Foul Drain Repairs, No Plan (Parsons). The permit was lodged on 28-Sep-1962.

[H-1962-184109](#) AAD19620654

G6519 - Fit Boiler Tube (Parsons). The permit was lodged on 08-Nov-1962.

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 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Variation 2 Mapped Area
- Wastewater Constraint Mapped Area
 - Name: Mornington
- Road Classification Hierarchy (main roads within 30m of site)
 - Mailer St is an Arterial road
 - Kenmure Rd is an Arterial 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 84434 – 29/11/2009 - 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 178 Kenmure Road Dunedin

[5022705 17 Mataora Road Dunedin](#)

[RMA-1980-354146](#) Resource Management Act (Historical Data) ERECT 2ND DETACHED DWG ON FRONT SITE Ownr:MRS E M FLETCHER / App: J P NOOIJEN 5 GRANT STREET (Notified - Non Complying). The outcome was Granted on 23/02/1981.

[5022709 11 Mataora Road Dunedin](#)

[RMA-1999-363098](#) Resource Management Act (Historical Data) Extensions to existing dwelling involving site coverage infringements Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/07/1999.

[5022711 1 Mataora Road Dunedin](#)

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

5022714 182 Kenmure Road Dunedin

[RMA-2003-366381](#) Resource Management Act (Historical Data) REMOVE A SIGNIFICANT TREE (Other). The outcome was Granted on 07/03/2003.

[RMA-1994-356766](#) Resource Management Act (Historical Data) ER GALVANISED TIN SHED Ownr:B WILLIAMSON / App: BRENT WILLIAMSON 182 KENMURE RD (Non-Notified - Non Complying). The outcome was Granted on 11/05/1994.

5022737 63 Havelock Street Dunedin

[POL-2013-74](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 13/12/2013.

[LUC-2013-479](#) Land Use Consent make additions to a dwelling. The outcome was Granted on 11/12/2013.

5022746 72 Mailer Street Dunedin

[RMA-2004-368161](#) Resource Management Act (Historical Data) GARAGE IN FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/09/2004.

[RMA-1997-361424](#) Resource Management Act (Historical Data) ERECTION OF 31 TEMPORARY SIGNS (AT VARIOUS LOCATIONS THROUGHOUT CITY) FOR GARDENZ GARDEN SHOW - CHQ DUNKLEYS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1997.

5156908 55 Havelock Street Dunedin

[LUC-2020-466/B](#) Land Use Consent S127 variation to conditions - The authorisation of a second residential unit that breaches boundary setbacks, a deck that breaches the front boundary setback, and breaches related to parking stall width and driveway standards (includes requirement for manoeuvring on Lot 1 SUB-2025-15). The outcome was s127 Upheld on 08/04/2025.

[SUB-2025-15](#) Subdivision Consent A subdivision to create two lots.. The outcome was Granted on 08/04/2025.

[LUC-2020-466/A](#) Land Use Consent s127 variation to change condition 1 of the authorisation of a family flat that breaches boundary setbacks, a deck that breaches the front boundary setback, and an onsite parking shortfall.. The outcome was s127 Upheld on 29/04/2021.

[LUC-2020-466](#) Land Use Consent the authorisation of a family flat that breaches boundary setbacks, a deck that breaches the front boundary setback, and an onsite parking shortfall. The outcome was Granted on 06/10/2020.

5156909 55A Havelock Street Dunedin

[LUC-2020-466/B](#) Land Use Consent S127 variation to conditions - The authorisation of a second residential unit that breaches boundary setbacks, a deck that breaches the front boundary setback, and breaches related to parking stall width and driveway standards (includes requirement for manoeuvring on Lot 1 SUB-2025-15). The outcome was s127 Upheld on 08/04/2025.

[SUB-2025-15](#) Subdivision Consent A subdivision to create two lots.. The outcome was Granted on 08/04/2025.

[LUC-2020-466/A](#) Land Use Consent s127 variation to change condition 1 of the authorisation of a family flat that breaches boundary setbacks, a deck that breaches the front boundary setback, and an onsite parking shortfall.. The outcome was s127 Upheld on 29/04/2021.

[LUC-2020-466](#) Land Use Consent the authorisation of a family flat that breaches boundary setbacks, a deck that breaches the front boundary setback, and an onsite parking shortfall. The outcome was Granted on 06/10/2020.

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

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



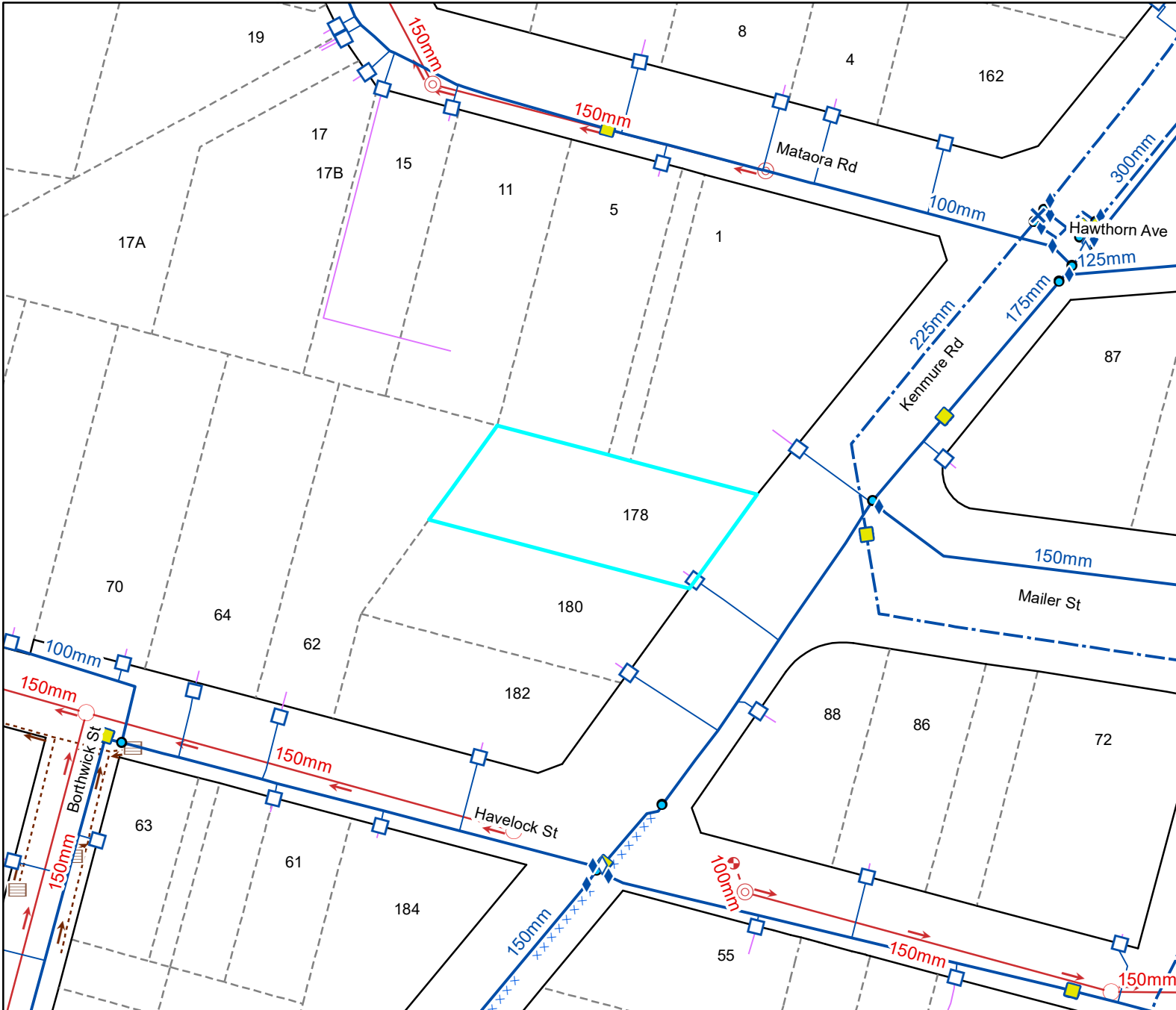
Photographic Map

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6/03/2026
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

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Legend

Water Supply		NR▶	Water Non-Return Valve
	Manifold Box		Water Pump Station
	Water Meter		Water Bore
	Toby		Water Treatment Plant
	Meter without manifold box		Water Storage Tank
	Retic Flow Meter		Supply Main
	Combination Meter		Trunk Main
	Manifold Box With Restrictor		Disused
	Water Valve - Zone		Reticulation
NR▶	Non Return Valve		Rider
	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
NR▶	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
	Railway Centreline		Road/Rail
			Hydro
			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

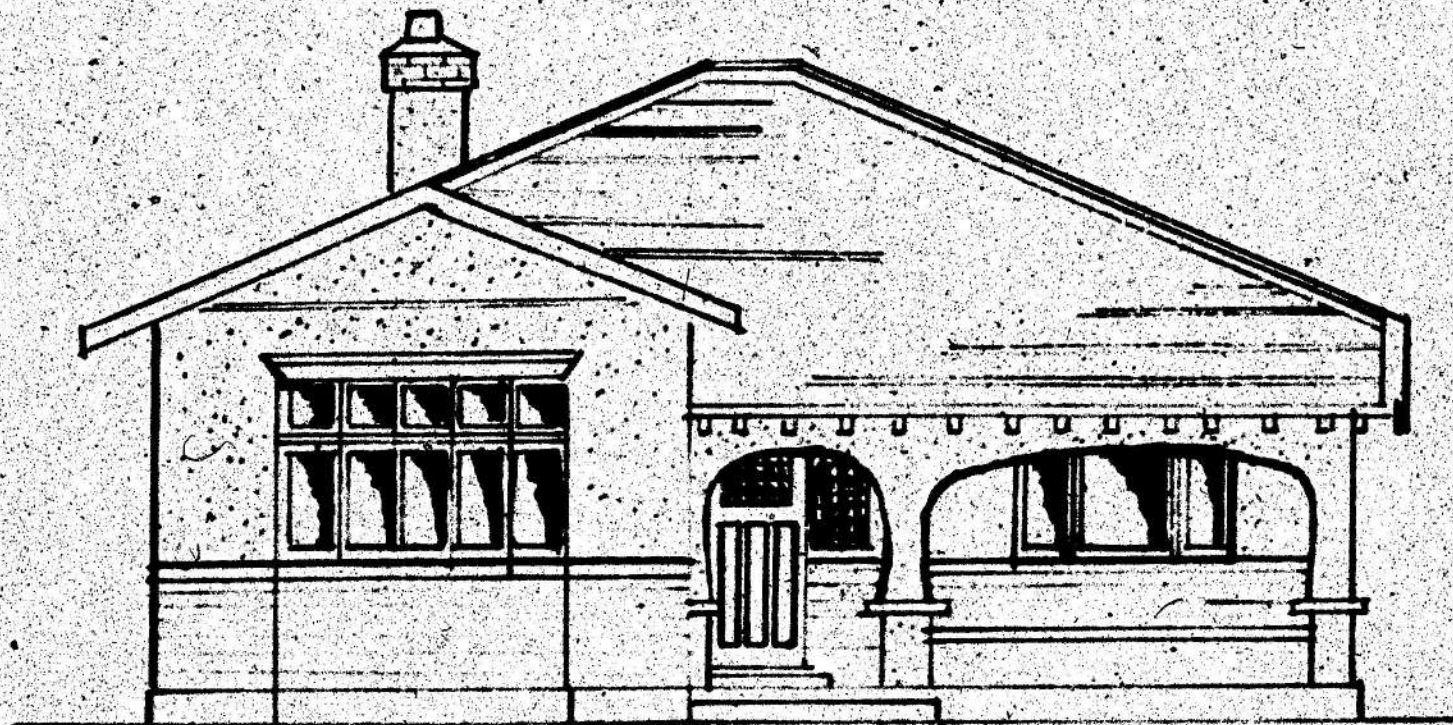
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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

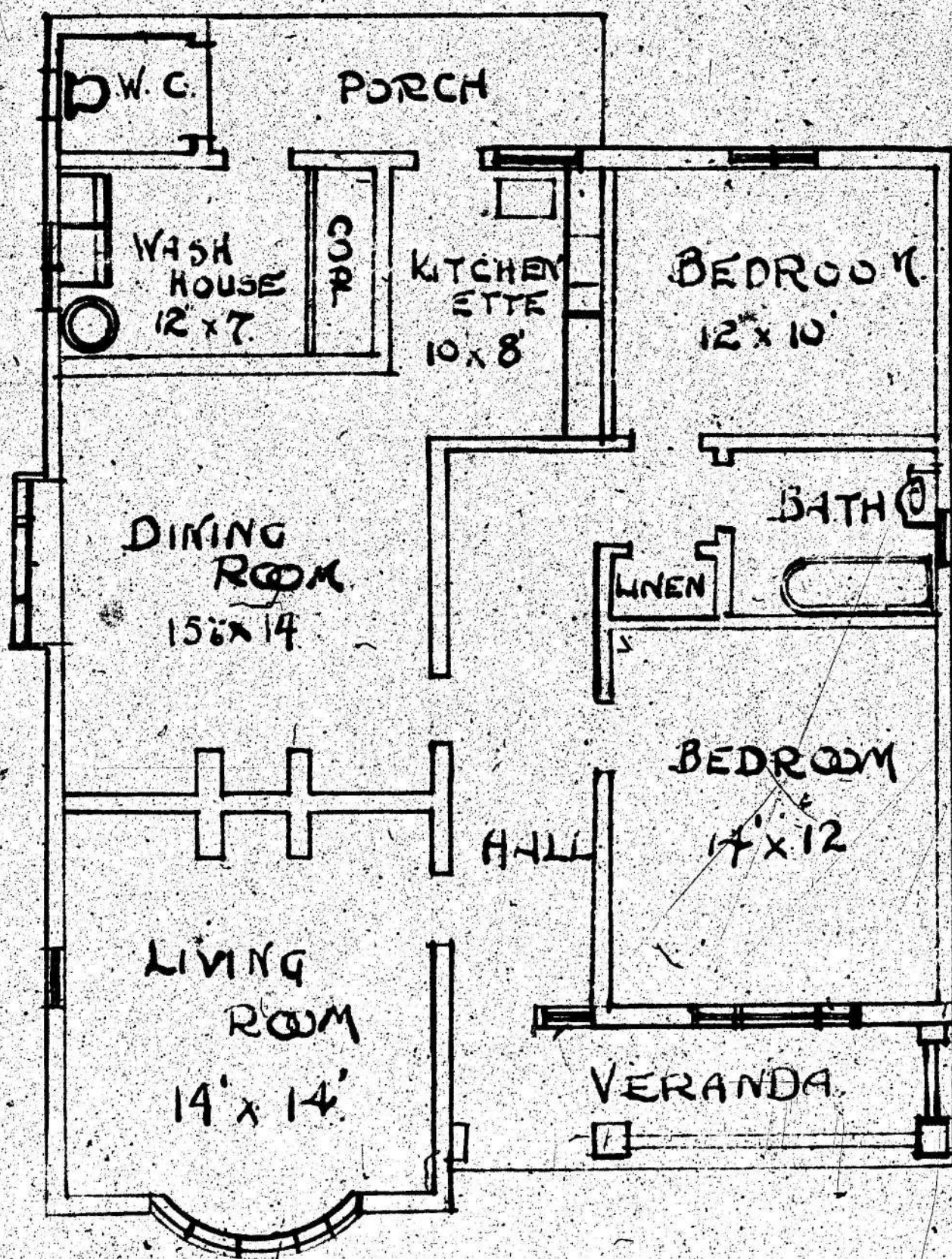
2019-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.



FRONT ELEVATION.

DESIGN FOR COTTAGE

SCALE 1/8 INCH = 1 FOOT.



FLOOR PLAN

See I. for details of
 plan II.
 foundation plan.

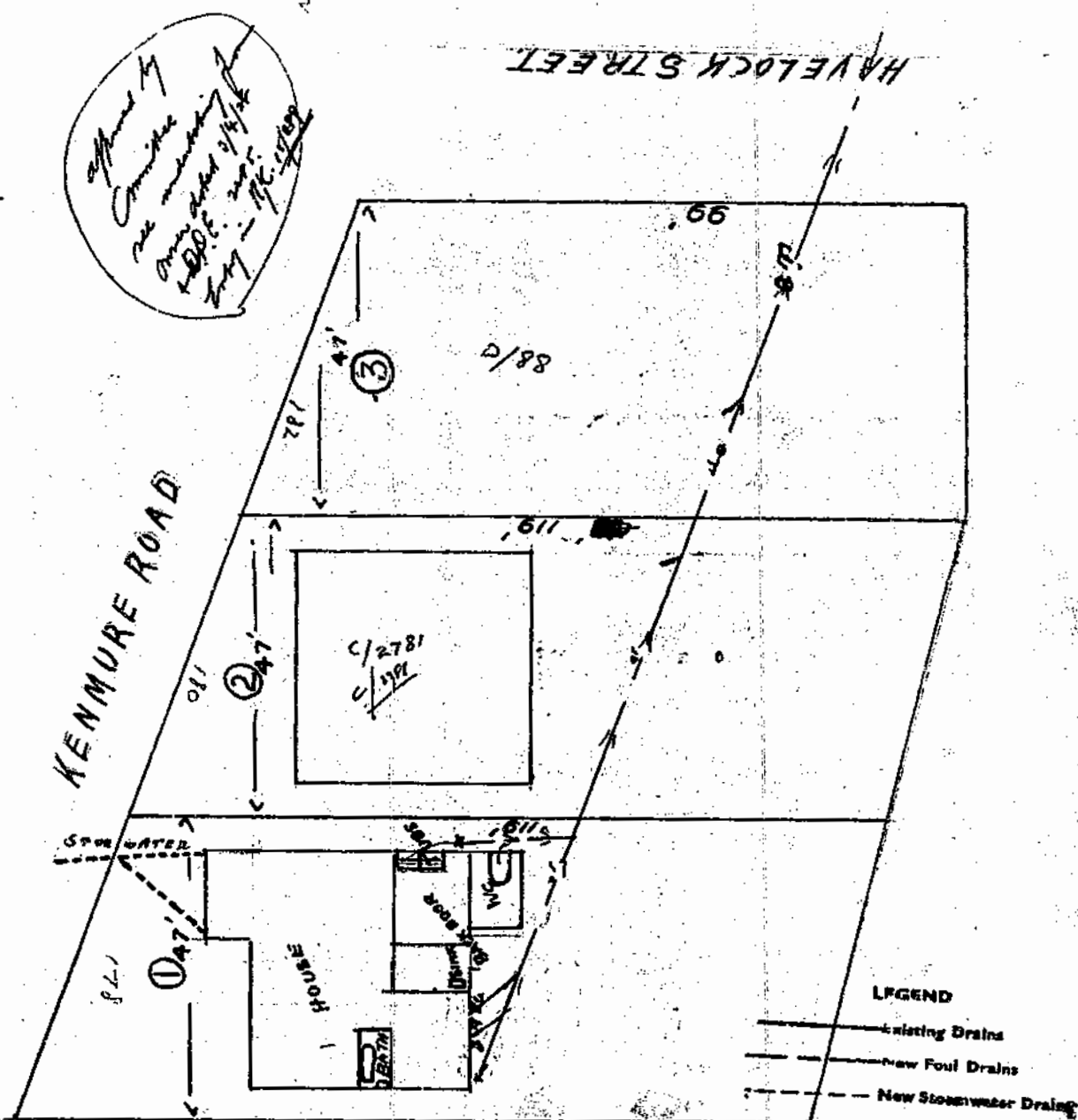
HOUSE CONNECTION PLAN.

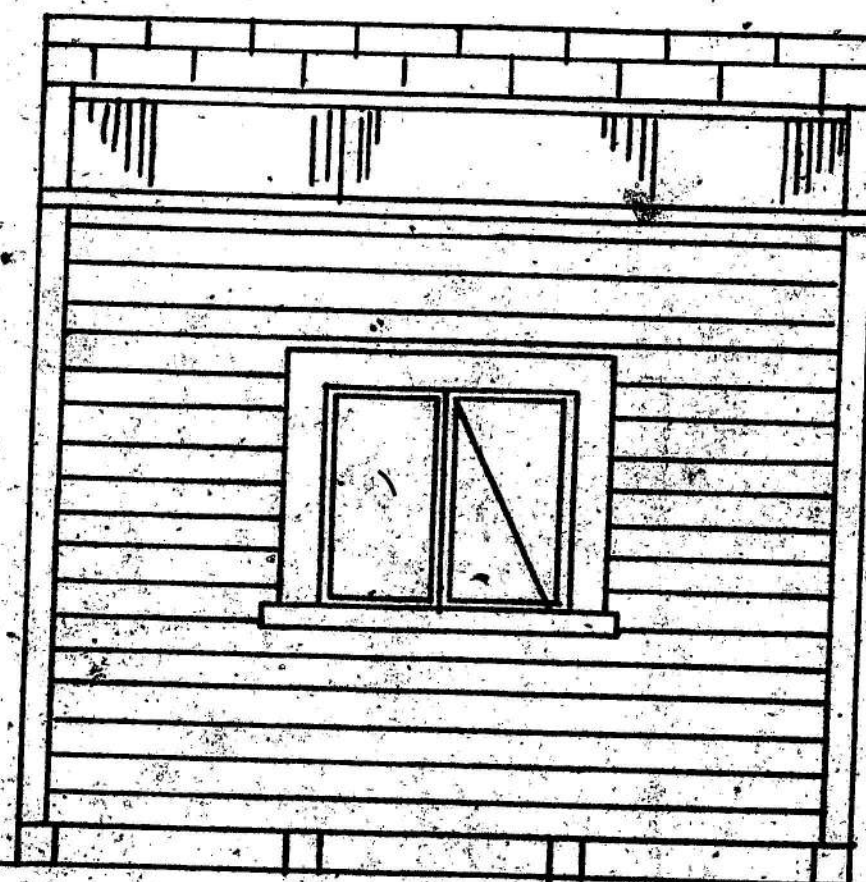
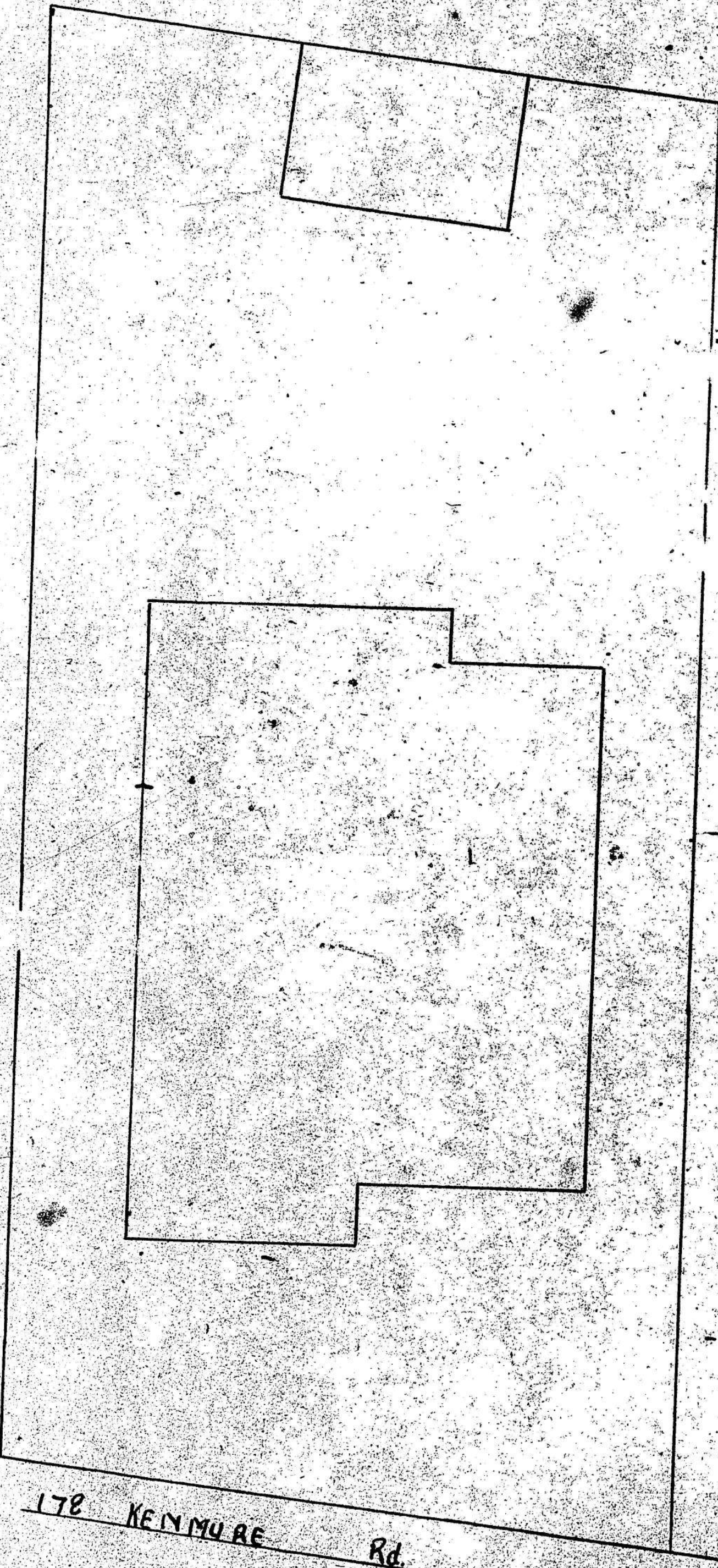
DATE

SCALE 1/4 in. to a foot.

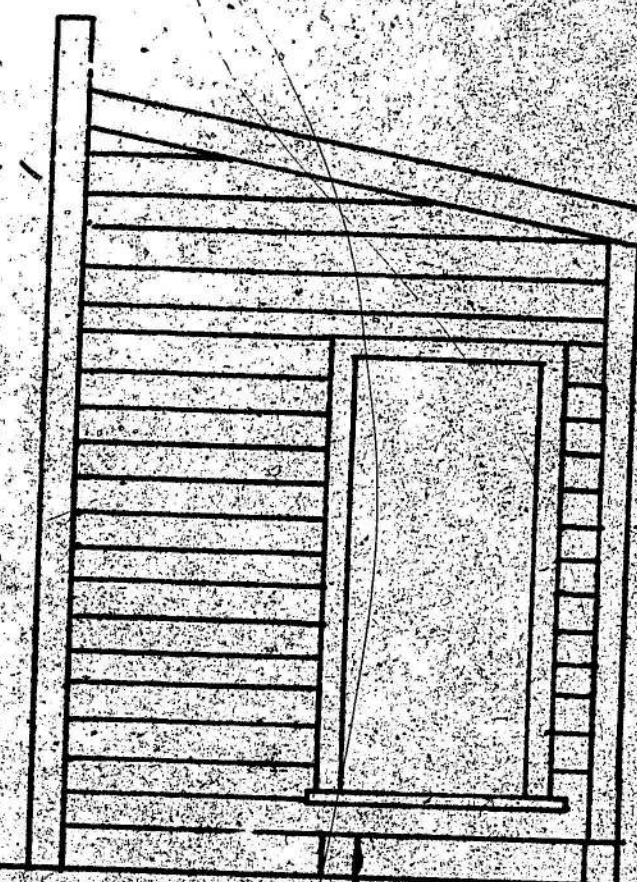
NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left Blank

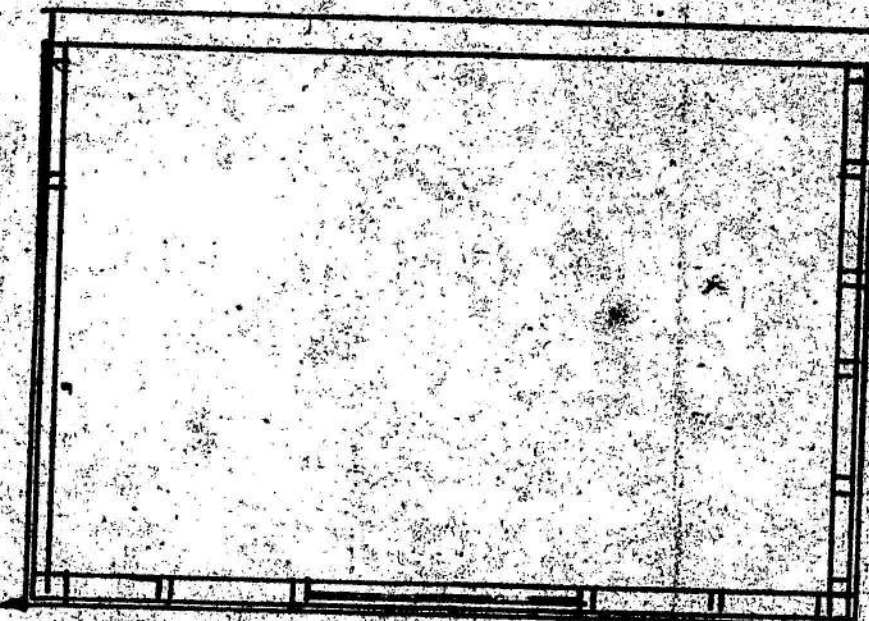
Owner W.H. THOMSONBlock 2Street KENMURE ROADSections 1 and 2Locality RICHMOND HILLPART Allotments 14 and 15Signature of Drainer George Thomas Reid



6 CONCRETE
ROCKS



Scale 1/2" = 1 ft



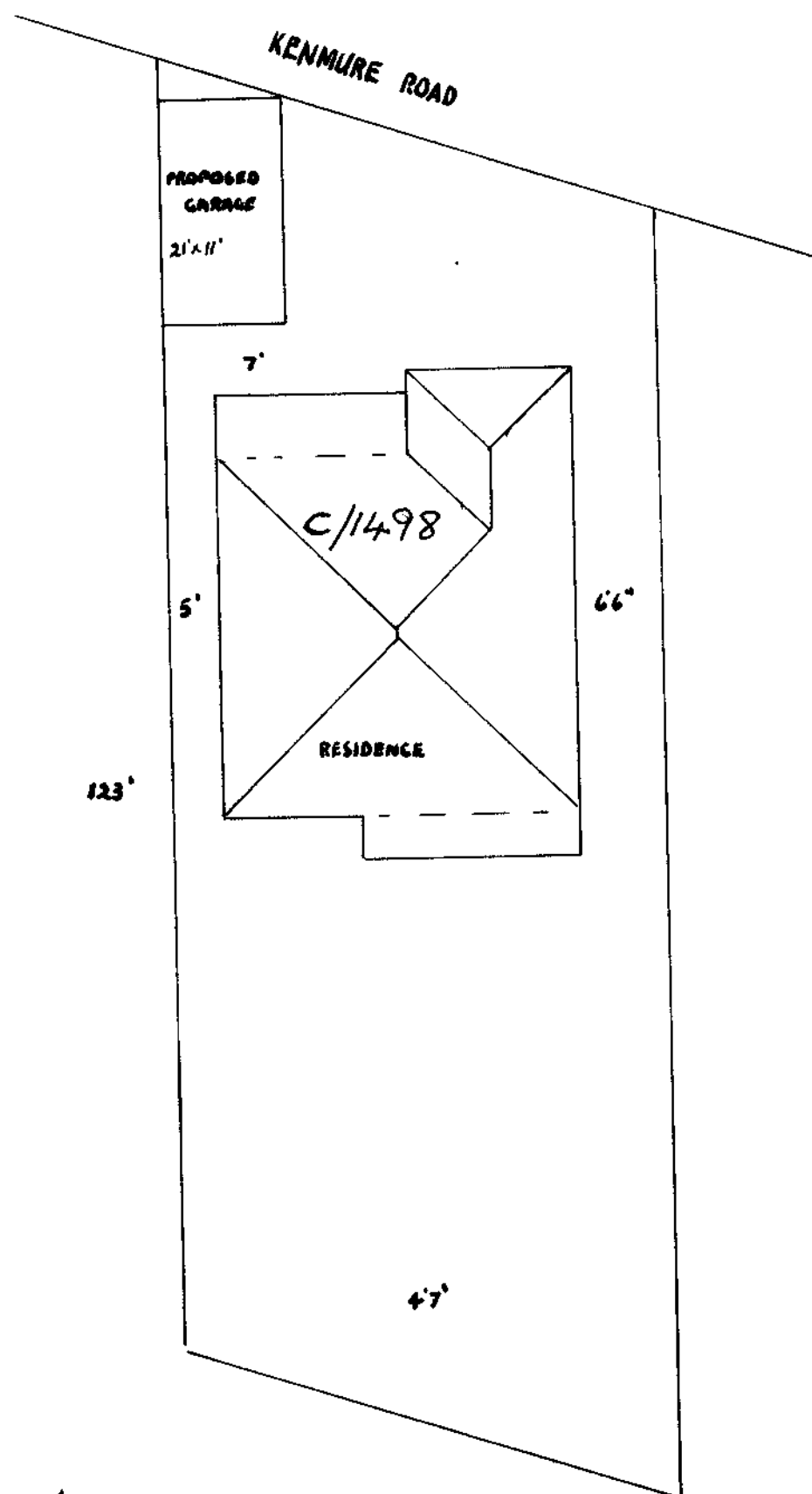
Proposed Out-Building

For Mr. J. McIVED.

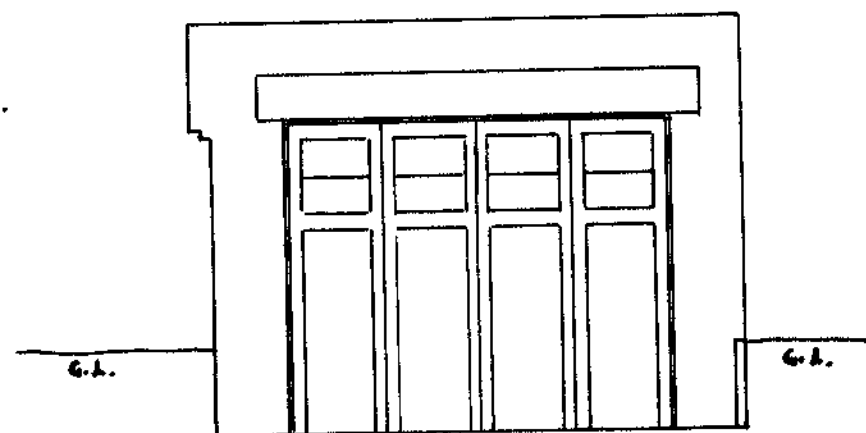
178 KENMURE Rd

2/50

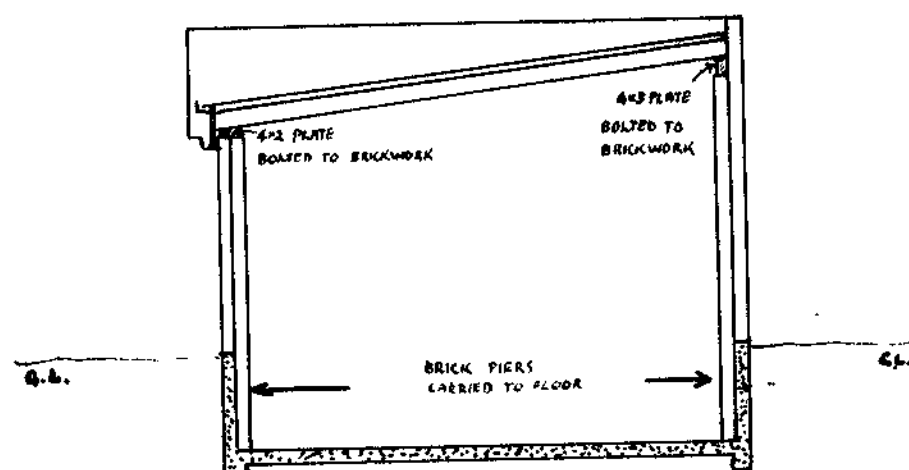
y6519



SITE PLAN



FRONT ELEVATION



SECTION THRU.

PROPOSED GARAGE FOR MR H.J. PARSONS 178 KENMURE RD

SCALES: $\frac{1}{16} - \frac{1}{4}$ INCH = 1 FOOT