

DISCLAIMER

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THE
ROUT
GROUP

**Dunedin City Council
Land Information Memorandum**
98778

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 Section 44A 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 November 2024**

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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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.

PROPERTY ADDRESS

182G Bay View Road Dunedin

LIM Applicant Hunter Henderson Stevens
Print Date 12-Nov-2024

CONTENTS

[Property Details](#)
[Rates Details](#)
[Building, Plumbing and Drainage](#)
[Site Hazards](#)
[Hazardous Substances](#)
[Environmental Health](#)
[Licensing](#)
[City Planning](#)
[Transport](#)
[Water](#)
[Foul Sewer and Waste Water](#)
[Appendix](#)

PROPERTY DETAILS

Property ID	5101693
Address	182G Bay View Road Dunedin
Parcels	UNIT G DP 25657 on LOT 1 DP 25511
Rubbish Day	Wednesday

RATES DETAILS

Rate Account	2101374
Address	182G Bay View Road Dunedin
Valuation Number	27470-66100-G
Latest Valuation Details	
Capital Value	\$490,000
Land Value	\$230,000
Value of Improvements	\$260,000
Area (Hectares)	
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2024
Dunedin City Council Rates	\$3,193.73
Rates Outstanding for Year	\$2,395.30

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.

BUILDING, PLUMBING AND DRAINAGE

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>

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.

Building and Drainage Information

No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Council Stormwater & Foul Sewer Connections available.

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Common Drain

A common drain (generally 100mm diameter) is a private drain which serves one lot regardless of the number of dwellings on that lot and regardless of whether it traverses adjacent lots.

Drainage plan indicates Private Foul and Stormwater common drains with all units at 182 Bay View Road.

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land. Private stormwater drain to street channel.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land. Private foul drain to council foul sewer in street.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	- Building Consent Issued
	CCC	- Code Compliance Certificate Issued
	Archived	- In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	
	Refused	
	Lapsed	- Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-1993-319055](#) Building Consent - Erect Seven Units, Plumbing and Drainage

Lodgement Date	15-Jan-1993
Decision	Granted
Decision Date	11-Mar-1993
Current Status	CCC Issued
Previous Number	ABA930050

(Applications before 2007)

[ABA-1995-333260](#) Building Consent - DEMOLISHED Commercial Sheds/Erect Three

Units/Plumbing

Lodgement Date	09-Oct-1995
Decision	Granted
Decision Date	30-Oct-1995
Current Status	CCC Issued
Previous Number	ABA954730

(Applications before 2007)

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1913-126202](#) AAD19130611

A4578 - Drainage, (McCurdy). The permit was lodged on 11-Nov-1913.

[H-1913-126203](#) AAD19130612

A4602 - Plumbing, No Plan (McCurdy). The permit was lodged on 14-Nov-1913.

[H-1914-128585](#) AAD19140652

A5558 - Drainage, (Kennedy). The permit was lodged on 30-Mar-1914.

[H-1914-128586](#) AAD19140653

A5924 - Plumbing, No Plan (Kennedy). The permit was lodged on 14-May-1914.

[H-1919-134942](#) AAD19190201

A14100 - Alter Vent, (McCurdy). The permit was lodged on 25-Jun-1919.

[H-1950-166503](#) AAD19500376

E7718 - Alter Plumbing & Drainage, (Lysaght). The permit was lodged on 24-Aug-1950.

[H-1955-173469](#) AAD19550370

F4697 - Drainage to Sewer through 172 Bay View Rd, (Geddes). The permit was lodged on 01-Mar-1955.

[H-1955-173470](#) AAD19550371

F5395 - Stormwater Drain, (Geddes). The permit was lodged on 10-Aug-1955.

[H-1959-179367](#) AAD19590416

G1694 - Plumbing, No Plan (Geddes). The permit was lodged on 01-Aug-1959.

[H-1964-186858](#) AAD19641716

G8677 - Plumbing, No Plan (Knopp). The permit was lodged on 23-Jun-1964.

[H-1964-186859](#) AAD19641717

G8698 - Drainage, (Knopp). The permit was lodged on 29-Jun-1964.

[H-1965-188155](#) AAD19650405

H387 - Boiler Tube, No Plan (Smith). The permit was lodged on 01-Sep-1965.

[H-1966-189620](#) AAD19660429

H881 - Boiler Tube, No Plan (Jones). The permit was lodged on 02-Feb-1966.

[H-1984-218565](#) AAD19841556

K7432 - Relay Boiler Tubes - Various Properties, (DCC). The permit was lodged on 11-Oct-1984.

[H-1989-226596](#) AAD19890712

L5284 - Repair Stormwater Drain, No Plan (Knopp). The permit was lodged on 15-Sep-1989.

[H-1925-10401](#) AAB19250790

8424 - DEMOLISHED Shed, (Geddes). The permit was lodged on 21-Oct-1925.

[H-1906-1800](#) AAB19060230

684 - DEMOLISHED Erect Wooden Dwelling, (Choo Quee). The permit was lodged on 12-Oct-1906.

[H-1931-15964](#) AAB19310428

3341 - DEMOLISHED Erect Shed , (Geddes). The permit was lodged on 20-Oct-1931.

[H-1937-20336](#) AAB19370860

7110 - DEMOLISHED Erect Garage, (Lysaght). The permit was lodged on 30-Aug-1937.

[H-1950-36373](#) AAB19501754

10101 - DEMOLISHED Erect Workshop, (Geddes). The permit was lodged on 24-Oct-1950.

[H-1951-38587](#) AAB19511835

12242 - Lean-to Addition, (Geddes). The permit was lodged on 24-Dec-1951.

[H-1955-46185](#) AAB19551474

17470 - DEMOLISHED Add to Workshop, (Geddes). The permit was lodged on 25-Jul-1955.

[H-1958-51675](#) AAB19581390

986 - DEMOLISHED Two Workshops, Garages and Shed, (Geddes). The permit was lodged on 12-Feb-1958.

[H-1962-58941](#) AAB19621330

8906 - DEMOLISHED Add to Building, (Rinnon Products Limited). The permit was lodged on 13-Dec-1962.

[H-1964-62345](#) AAB19641518

10926 - DEMOLISHED Add to Building, (Knopp). The permit was lodged on 24-Mar-1964.

[H-1964-62346](#) AAB19641519

11481 - DEMOLISHED Dangerous Goods Store, (Tinware Dunedin Limited). The permit was lodged on 06-Jul-1964.

[H-1965-63966](#) AAB19651434

12860 - DEMOLISHED Formica Fabricating Shop, (Knopp). The permit was lodged on 05-Apr-1965.

[H-1966-65577](#) AAB19661440

5348 - DEMOLISHED Alter Conveniences, (Knopp). The permit was lodged on 03-Aug-1966.

[H-1968-68746](#) AAB19681384

18852 - DEMOLISHED Office and Showroom, (Knopp). The permit was lodged on 17-Jul-1968.

[H-1974-79166](#) AAB19741643

9546 - DEMOLISHED Dangerous Goods Store, (Knopp). The permit was lodged on 03-Jul-1974.

[H-1982-92191](#) AAB19821382

2396 - DEMOLISHED Erect Storage Shed, (Tinware Dunedin Limited). The permit was lodged on 27-Jan-1982.

[H-1926-9492](#) AAB1926

9492 - DEMOLISHED Erect Shed, (Geddes). The permit was lodged on 24-Nov-1926.

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.

HAZARDS

SITE HAZARDS

Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

This property is within the study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise'. The report is available on the Council's website at <http://www.dunedin.govt.nz/climatechange> or by contacting Customer Services Agency on 03 477 4000.

The property is identified within the report "Coastal Otago flood event 3 June 2015" which describes that flood event and the potential for future flooding, ponding or inundation. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Please read the report here <https://www.orc.govt.nz/media/1662/coastal-otago-flood-event-3-june-2015.pdf>

The property is identified within the report "The Natural Hazards of South Dunedin" which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Please read the report here <https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Dunedin Groundwater Monitoring and Spatial Observations

The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned.

The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Please refer to the report for detail http://shop.gns.cri.nz/sr_2020-11-pdf/

Minimum Floor Levels - South Dunedin

"Dunedin City Council has commissioned a report 'Methodology for Determining Minimum Floor Levels 2011' (MWH 2011) and the Council is undertaking further work to enable appropriate minimum floor levels to be determined in different parts of Dunedin.

Local adjustment factors have been applied to the methodology described in the report and have identified that land in South Dunedin below 102.85m Otago Metric Datum may be subject to increasing risk over the next 50 years as a result of increasing hazards resulting from elevated sea-level rise associated with climate change.

All or part of the land (subject to this LIM) has been identified as being below 102.85m Otago Metric Datum.

The land in this area is afforded some degree of protection to coastal hazards, therefore minimum floor levels for new, or extensions to, residential or communal buildings will continue to be based on the Acceptable Solution E1/AS1 using a level that is 150mm above the crown of road.

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake.

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C. 'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information. HazID 12118 <https://arcg.is/1bLqOa>.

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

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

HAZARDOUS SUBSTANCES

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.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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: infodepsouth@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.

HAIL Status of Subject Site:	This property is part of a larger area listed by the Otago Regional Council as a Verified HAIL site (Listing HAIL.01488.01 for "182 Bay View Road"). Refer attached documentation showing this listing.
HAIL Category or Categories:	<p>The HAIL categories that the Otago Regional Council has associated with the listing are:</p> <p>D2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds.</p> <p>D5. Engineering workshops with metal fabrication</p>

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.

District Plan Information

Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

You should check with the Council whether any changes have occurred since the date this LIM report was issued. **The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued:** there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and 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.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 2

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roading Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type

COLLECTOR

Bay View Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
 - Bay View Rd is a Collector road

Resource Consents

The following Resource Consents are recorded for this property.

[RMA-1992-355107](#)

Description	Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427)
Lodgement Date	28-May-1992
Decision	
Decision Date	
Current Status	Consent Issued

[RMA-1996-359616](#)

Description	Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development
Lodgement Date	02-May-1996
Decision	Granted
Decision Date	27-May-1996
Current Status	Consent Issued

[RMA-1995-358871](#)

Description	Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT
Lodgement Date	14-Sep-1995
Decision	Granted
Decision Date	27-Sep-1995
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 182G BAY VIEW ROAD DUNEDIN

5040942 188G Bay View Road Dunedin

[RMA-2005-369156](#) Resource Management Act (Historical Data) NEW GARAGE IN YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/07/2005.

5041005 229 Oxford Street Dunedin

[RMA-1985-351683](#) Resource Management Act (Historical Data) DISPENSATION FOR FIRE WALL EXTENSIONS TO 229 OXFORD STREET Ownr:CAMERON / App: TAYLOR (Non-Notified - Non Complying). The outcome was Granted on 11/07/1985.

5041008 227D Oxford Street Dunedin

[RMA-2000-364119](#) Resource Management Act (Historical Data) SUBDIVISION TO AMEND UNIT TITLE BOUNDARY FOR 227D OXFORD STREET TO INCORPORATE A CONSERVATORY ALONG WITH ASSOCIATED LAND USE CONSENT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/06/2000.

5041012 217 Oxford Street Dunedin

[LUC-2018-734](#) Land Use Consent land use consent for existing units on cross lease subdivision SUB-2018-134, NES. The outcome was Granted on 11/12/2018.

[SUB-2018-134](#) Subdivision Consent subdivision consent for cross lease subdivision of four residential units into four new sites on a site subject to the NES. The outcome was Granted on 11/12/2018.

[RMA-1996-359765](#) Resource Management Act (Historical Data) Erect 4 units (Non-Notified - Non Complying). The outcome was Granted on 11/07/1996.

[RMA-1997-360910](#) Resource Management Act (Historical Data) SUBDIVISION - UNIT TITLE HILLTOP DEVELOPMENTS (Non-Notified - Non Complying). The outcome was Granted on 30/06/1997.

[RMA-1965-353794](#) Resource Management Act (Historical Data) ADDITIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 27/07/1965.

[RMA-1964-353743](#) Resource Management Act (Historical Data) ADD OFFICE TO JOINERY WORKSHOP / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1962-353614](#) Resource Management Act (Historical Data) EXTEND JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/03/1962.

[RMA-1960-353538](#) Resource Management Act (Historical Data) ALTERATIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/02/1960.

5041013 213 Oxford Street Dunedin

[LUC-2021-90](#) Land Use Consent The construction of a new dwelling.. The outcome was Granted on 26/03/2021.

5041017 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

5041021 60 Atkinson Street Dunedin

[RMA-1999-363097](#) Resource Management Act (Historical Data) Proposed garage which fails to comply with front yard side yard and height plane angle requirements. Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/07/1999.

5059811 111A Bay View Road Dunedin

[RMA-2003-367168](#) Resource Management Act (Historical Data) Construct a conservatory (Non-Notified - Restricted Discretionary). The outcome was Granted on 31/10/2003.

5059824 99 Bay View Road Dunedin

[LUC-2011-116](#) Land Use Consent create driveway off Churchill Street for off street parking. The outcome was Granted on 21/04/2011.

5101694 182A Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1993-357937](#) Resource Management Act (Historical Data) Flats Plan Ownr:R W DEVELOPMENTS LTD / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 12/08/1993.

[RMA-1996-359829](#) Resource Management Act (Historical Data) MINIMUM SIDE YARD TRANSGRESSION DBTR - GRAEME PERRY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 24/07/1996.

[RMA-1994-358186](#) Resource Management Act (Historical Data) Unit Title Plan Ownr:R W DEVELOPMENTS LTD / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 11/08/1994.

[RMA-1994-356543](#) Resource Management Act (Historical Data) Ownr:HALL COTTON LAWRENCE DP 24240 cancelled: New DP 25511 issued. (Non-Notified - Non Complying). The outcome was Granted on 18/08/1994.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[RMA-1993-355779](#) Resource Management Act (Historical Data) Ownr:R W DEVELOPMENTS / App: PATERSON PITTS PARTN BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 12/08/1993.

[5102987](#) 182B Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[5103271](#) 182C Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[5103272](#) 182D Bay View Road Dunedin

[RMA-1997-360723](#) Resource Management Act (Historical Data) ALTER DWG/ADD CONSERVATORY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1997.

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[5103273](#) 182E Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[5103274](#) 182F Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

[5103275](#) 182H Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

5103276 182I Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

5103277 182J Bay View Road Dunedin

[RMA-1996-359616](#) Resource Management Act (Historical Data) SUBDIVISION (UNIT TITLE DEVELOPMENT) - 10 Unit Multi-Unit development (Non-Notified - Non Complying). The outcome was Granted on 27/05/1996.

[RMA-1995-358871](#) Resource Management Act (Historical Data) ERECT 3 UNITS - AS PART OF PROPOSED 10 UNIT MULTI-UNIT DEVELOPMENT (Non-Notified - Non Complying). The outcome was Granted on 27/09/1995.

[RMA-1992-355107](#) Resource Management Act (Historical Data) TO ERECT 7 HOUSEHOLD UNITS (Superseded by RMA953518 and RMA960427) (Non-Notified - Non Complying).

5111555 1 - 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361127](#) Resource Management Act (Historical Data) DISPENSATION WITH RESPECT TO AMENITY AREA REQUIREMENT FOR FLAT A (Non-Notified - Non Complying). The outcome was Granted on 18/08/1997.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

5111556 2 - 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

5111557 3 - 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

5111558 4 - 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

5111559 5 - 205 Oxford Street Dunedin

[RMA-2004-368552](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION OF FIVE EXISTING RESIDENTIAL UNITS (Non-Notified - Non Complying). The outcome was Granted on 10/01/2005.

[RMA-1997-361126](#) Resource Management Act (Historical Data) CROSS-LEASE SUBDIVISION OF FIVE EXISTING FLATS. This consent has since Lapsed.

[RMA-1986-351873](#) Resource Management Act (Historical Data) ERECT GARAGE AT REAR OF SITE Ownr:ROSS/BAKER (Non-Notified - Non Complying). The outcome was Granted on 23/04/1986.

5128796 1 - 217 Oxford Street Dunedin

[LUC-2018-734](#) Land Use Consent land use consent for existing units on cross lease subdivision SUB-2018-134, NES. The outcome was Granted on 11/12/2018.

[SUB-2018-134](#) Subdivision Consent subdivision consent for cross lease subdivision of four residential units into four new sites on a site subject to the NES. The outcome was Granted on 11/12/2018.

[RMA-1996-359765](#) Resource Management Act (Historical Data) Erect 4 units (Non-Notified - Non Complying). The outcome was Granted on 11/07/1996.

[RMA-1997-360910](#) Resource Management Act (Historical Data) SUBDIVISION - UNIT TITLE HILLTOP DEVELOPMENTS (Non-Notified - Non Complying). The outcome was Granted on 30/06/1997.

[RMA-1965-353794](#) Resource Management Act (Historical Data) ADDITIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 27/07/1965.

[RMA-1964-353743](#) Resource Management Act (Historical Data) ADD OFFICE TO JOINERY WORKSHOP / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1962-353614](#) Resource Management Act (Historical Data) EXTEND JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/03/1962.

[RMA-1960-353538](#) Resource Management Act (Historical Data) ALTERATIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/02/1960.

5128797 2 - 217 Oxford Street Dunedin

[LUC-2018-734](#) Land Use Consent land use consent for existing units on cross lease subdivision SUB-2018-134, NES. The outcome was Granted on 11/12/2018.

[SUB-2018-134](#) Subdivision Consent subdivision consent for cross lease subdivision of four residential units into four new sites on a site subject to the NES. The outcome was Granted on 11/12/2018.

[RMA-1996-359765](#) Resource Management Act (Historical Data) Erect 4 units (Non-Notified - Non Complying). The outcome was Granted on 11/07/1996.

[RMA-1997-360910](#) Resource Management Act (Historical Data) SUBDIVISION - UNIT TITLE HILLTOP DEVELOPMENTS (Non-Notified - Non Complying). The outcome was Granted on 30/06/1997.

[RMA-1965-353794](#) Resource Management Act (Historical Data) ADDITIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 27/07/1965.

[RMA-1964-353743](#) Resource Management Act (Historical Data) ADD OFFICE TO JOINERY WORKSHOP / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1962-353614](#) Resource Management Act (Historical Data) EXTEND JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/03/1962.

[RMA-1960-353538](#) Resource Management Act (Historical Data) ALTERATIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/02/1960.

5128798 3 - 217 Oxford Street Dunedin

[LUC-2018-734](#) Land Use Consent land use consent for existing units on cross lease subdivision SUB-2018-134, NES. The outcome was Granted on 11/12/2018.

[SUB-2018-134](#) Subdivision Consent subdivision consent for cross lease subdivision of four residential units into four new sites on a site subject to the NES. The outcome was Granted on 11/12/2018.

[RMA-1996-359765](#) Resource Management Act (Historical Data) Erect 4 units (Non-Notified - Non Complying). The outcome was Granted on 11/07/1996.

[RMA-1997-360910](#) Resource Management Act (Historical Data) SUBDIVISION - UNIT TITLE HILLTOP DEVELOPMENTS (Non-Notified - Non Complying). The outcome was Granted on 30/06/1997.

[RMA-1965-353794](#) Resource Management Act (Historical Data) ADDITIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 27/07/1965.

[RMA-1964-353743](#) Resource Management Act (Historical Data) ADD OFFICE TO JOINERY WORKSHOP / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1962-353614](#) Resource Management Act (Historical Data) EXTEND JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/03/1962.

[RMA-1960-353538](#) Resource Management Act (Historical Data) ALTERATIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/02/1960.

5128799 4 - 217 Oxford Street Dunedin

[LUC-2018-734](#) Land Use Consent land use consent for existing units on cross lease subdivision SUB-2018-134, NES. The outcome was Granted on 11/12/2018.

[SUB-2018-134](#) Subdivision Consent subdivision consent for cross lease subdivision of four residential units into four new sites on a site subject to the NES. The outcome was Granted on 11/12/2018.

[RMA-1996-359765](#) Resource Management Act (Historical Data) Erect 4 units (Non-Notified - Non Complying). The outcome was Granted on 11/07/1996.

[RMA-1997-360910](#) Resource Management Act (Historical Data) SUBDIVISION - UNIT TITLE HILLTOP DEVELOPMENTS (Non-Notified - Non Complying). The outcome was Granted on 30/06/1997.

[RMA-1965-353794](#) Resource Management Act (Historical Data) ADDITIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 27/07/1965.

[RMA-1964-353743](#) Resource Management Act (Historical Data) ADD OFFICE TO JOINERY WORKSHOP / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1962-353614](#) Resource Management Act (Historical Data) EXTEND JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/03/1962.

[RMA-1960-353538](#) Resource Management Act (Historical Data) ALTERATIONS TO JOINERY FACTORY / App: O'CONNELL/MCKEWEN (Notified - Non Complying). The outcome was Granted on 06/02/1960.

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.

TRANSPORT

Transport is aware of the following information related to this property:

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

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all privates accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

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.

3 WATERS

WATER

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.

FOUL SEWER AND WASTE WATER

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.

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 **29th June 2001**.

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.

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

APPENDIX

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 of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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



Photographic Map

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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
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or orthophotographic standards. Every effort
has been made to ensure correctness and
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Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- ▲ Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- X Redundant Water Main

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

Foul Sewerage

- ★ Pump Station
- Treatment Plant
- Vent
- Valve Chamber (pressurised)
- Boundary Kit
- NR Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline
- Parcel
- Road/Rail
- Motorway Parcels
- Strata
- Easement (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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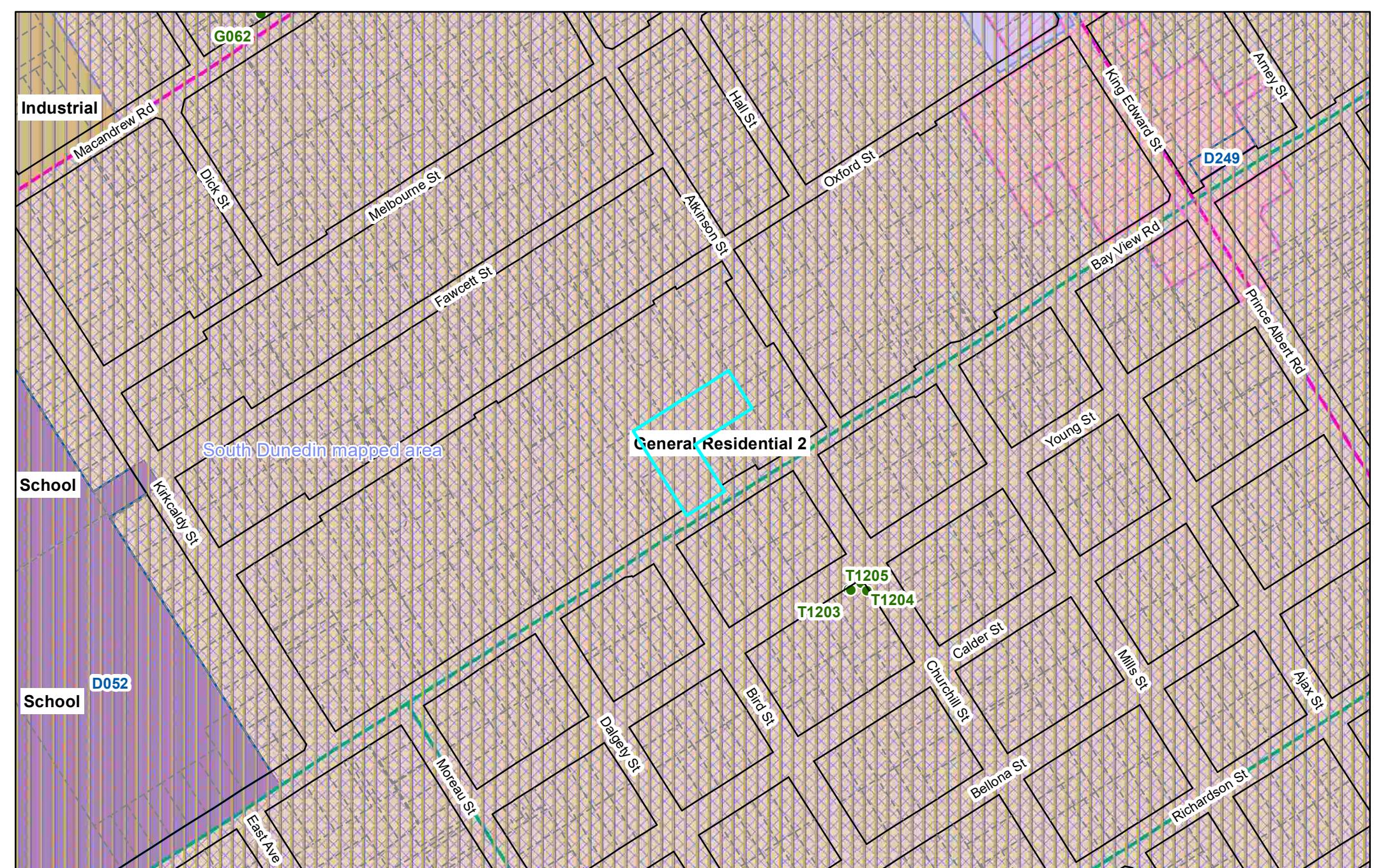


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Second Generation District Plan

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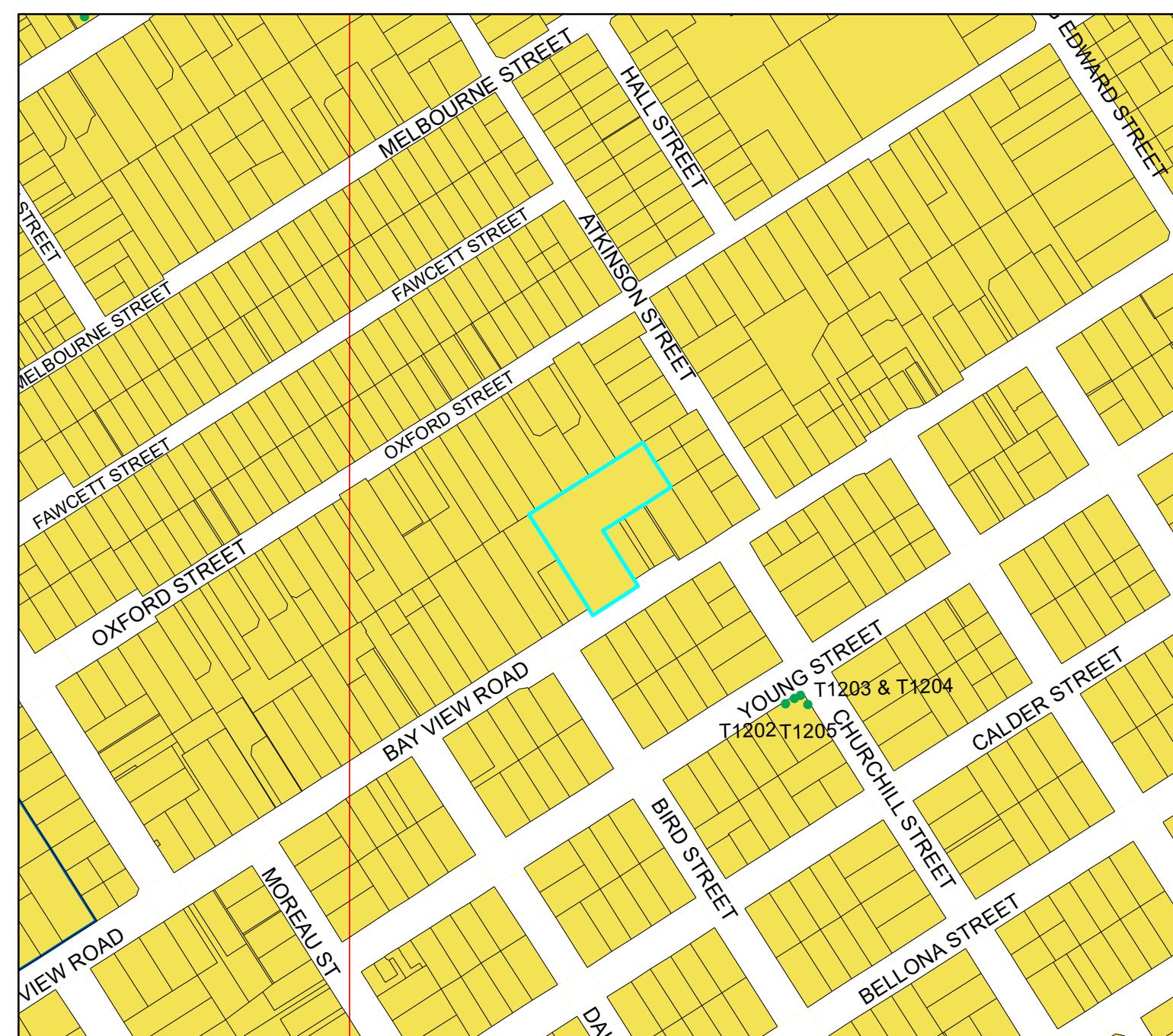


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Operative District Plan Map

Scale at A4:

1:3,000

7/11/2024
8:03:18 PM



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.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 930050	Reference No:	5101693
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: PERRY, GRAEME WILLIAM 266 CHAIN HILLS RD R D 1 DUNEDIN 9021	All <input checked="" type="checkbox"/> Stage No of an intended stages <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ERECT 7 UNITS Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/>
Property Number: 5101693 Valuation Roll No: 27470 66100 G Street Address: 182G BAY VIEW ROAD, DUNEDIN 9001 Legal Description: UNIT G AUG1 DP 25657 ON LOT 1 DP 25511	

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: 22/05/1998

BUILDING CONSENT No.:

93/0050

Project information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991

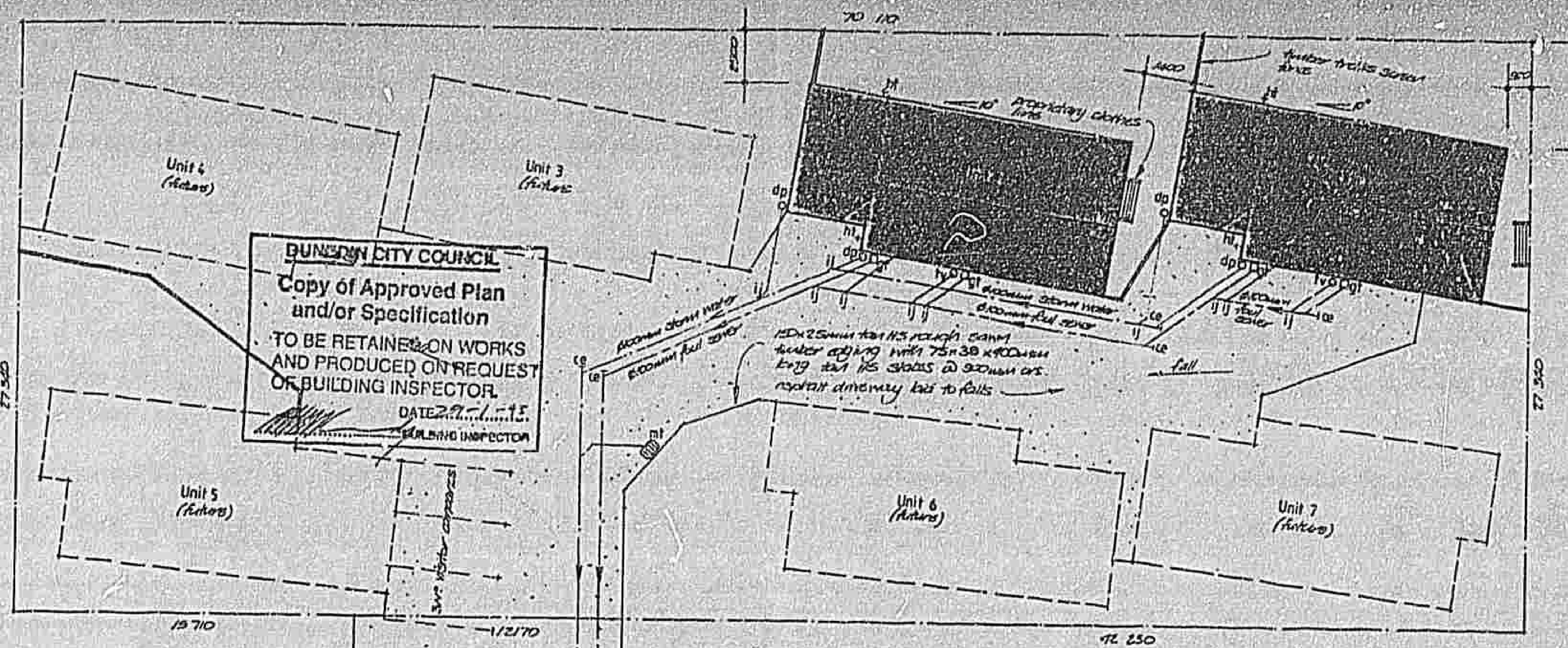
DUNEDIN CITY COUNCIL

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

APPLICANT		PROJECT	
Name: RW & WL ASHTON Mailing Address: BOX 7064 DUNEDIN		All Stage No. of an intended stages of: <input type="checkbox"/> New Building <input type="checkbox"/> Alteration	
PROJECT LOCATION		Intended Use(s) (in detail): ERECT 7 UNITS	
Street Address: 182 BAY VIEW RD DUNEDIN		Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition	
LEGAL DESCRIPTION		Estimated Value: \$ 560,000.00	
Property Number: 409340 Valuation Roll Number: 2747066100 Lot: 21/25 DP: 8 Section: Block: 13 Survey District: FORBURY			
COUNCIL CHARGES		Signed for and on behalf of the Council: Name: <i>J. D. Queen</i> Position: <i>Authorised Officer</i>	
The balance of Council's charges payable on uplift of this building consent, in accordance with the tax invoice are:		Date: 12.10.93	
Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE			

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. _____".



DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 29/1/75
BUILDING INSPECTOR

Legend

- at concrete in most complete with steel grating & frame.
- dp p/bonni coated downspout.
- gt 100x pvc gully trap.
- lv 100mm diameter soil pipe (can internally)
- ce clearing pipe
- ij inspection junction
- bt 100mm trap
- ht 100mm diameter 100mm gauge (can motor epoxy pipe within wall framing)

DUNEDIN CITY COUNCIL

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

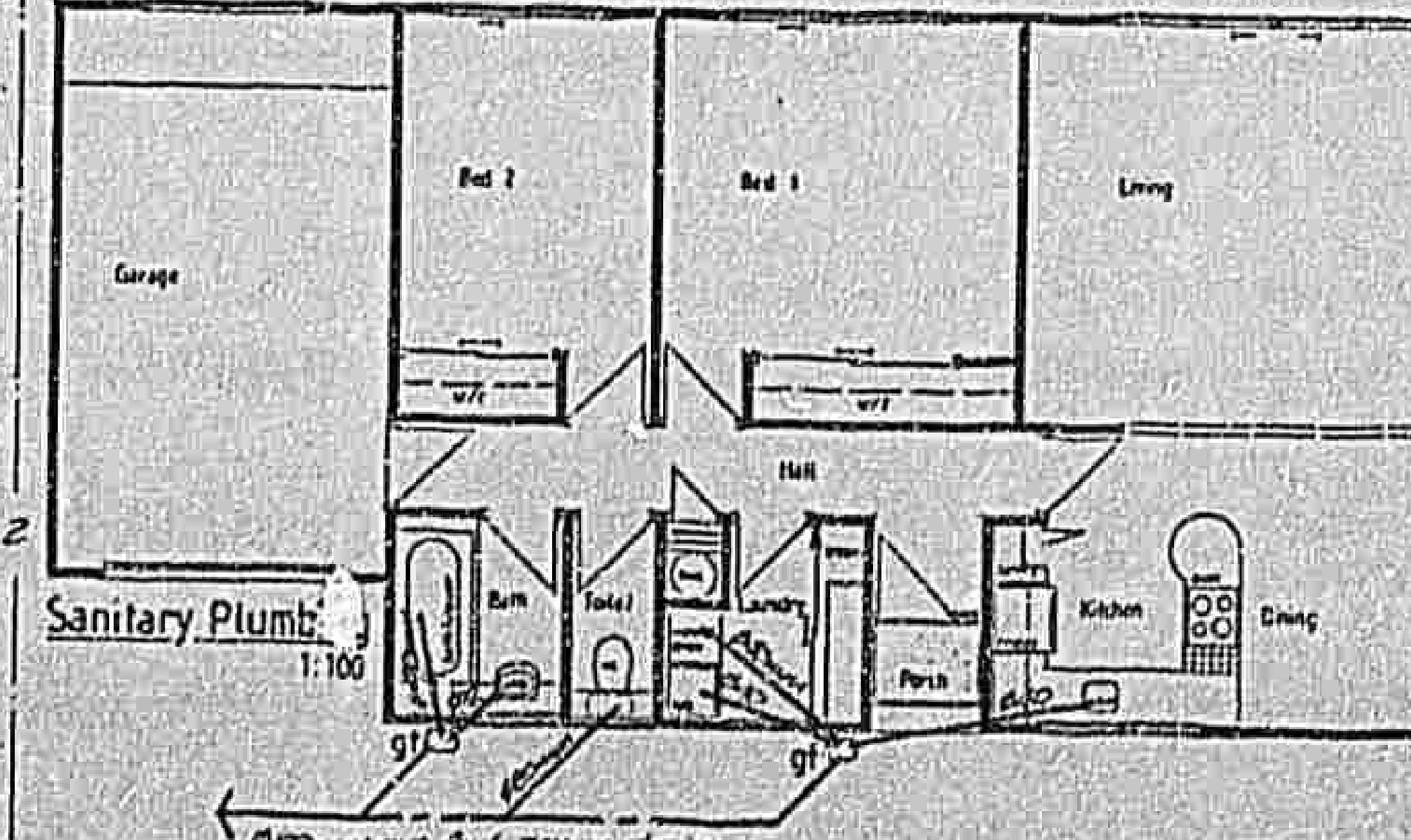
Resource Consent NS92/312 Granted
11.6.92 for OPEN SPACE REQUIREMENT.

RECEIVED DUNEDIN

28.1.93

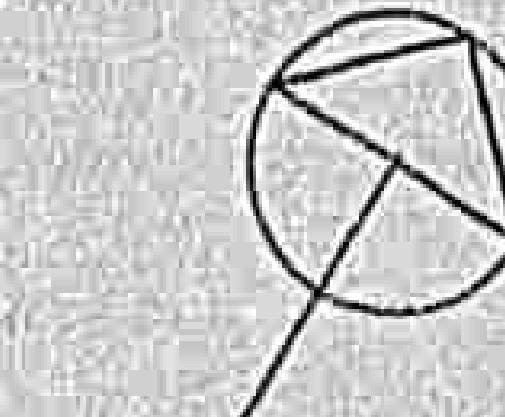
Access Driveway

100mm thick 115mm gauge
timber decking 25mm
over 100mm thick



100mm thick 115mm gauge
timber decking 25mm
over 100mm thick

Acceptable Solution
Plumbing & Drainage
Regulations 1978



Legal Description

Part Lots 21, 22, 23, 24 & 25
BLOCK 13
Part Sections 31 & 35
BLOCK 7
CTS 177/191 & 100/25
TOWNSHIP OF DUNEDIN

93/0050

W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

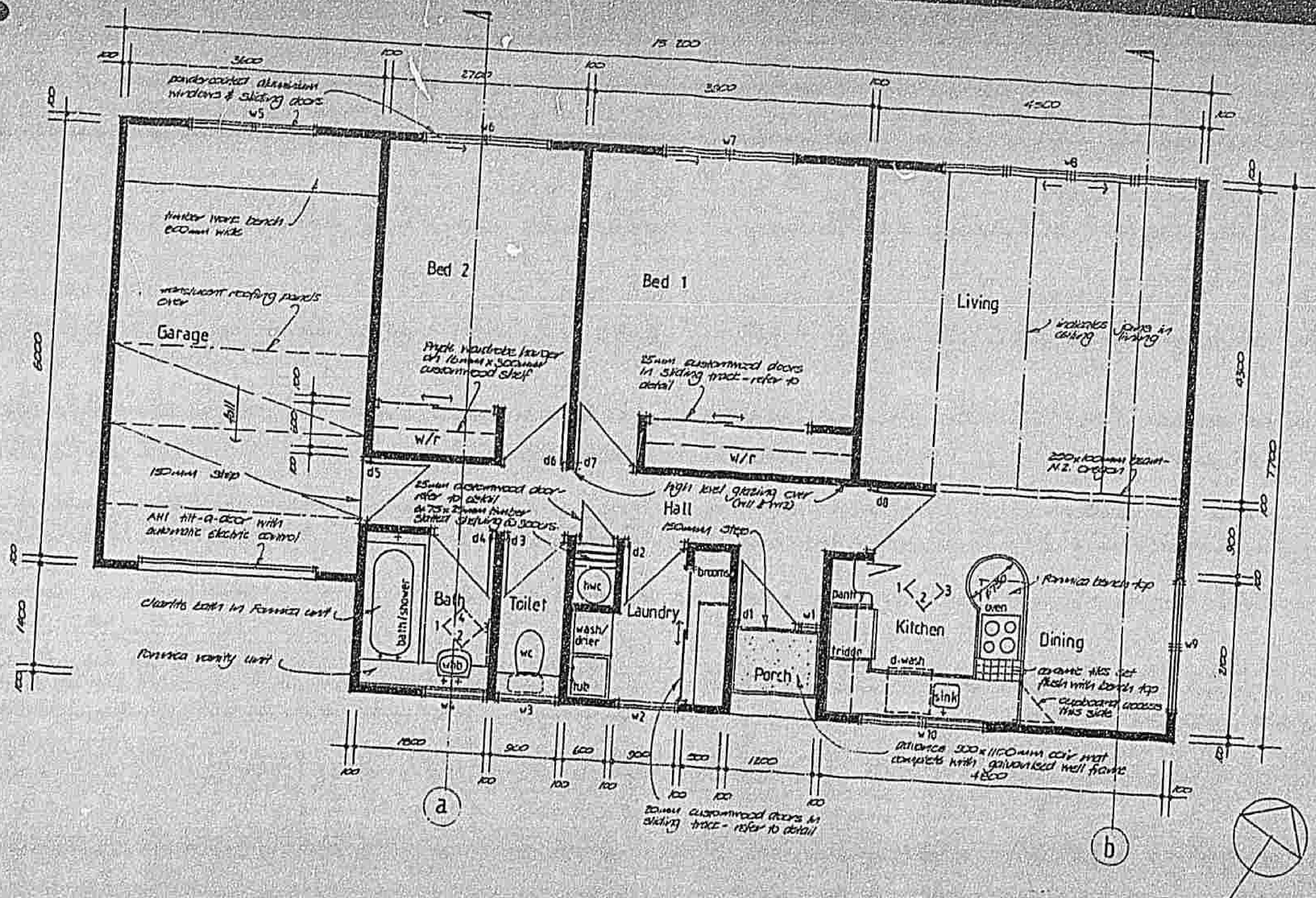
site plan

scale 1:200

date June 1992

93/0050

OPEN SPACE REQUIREMENT

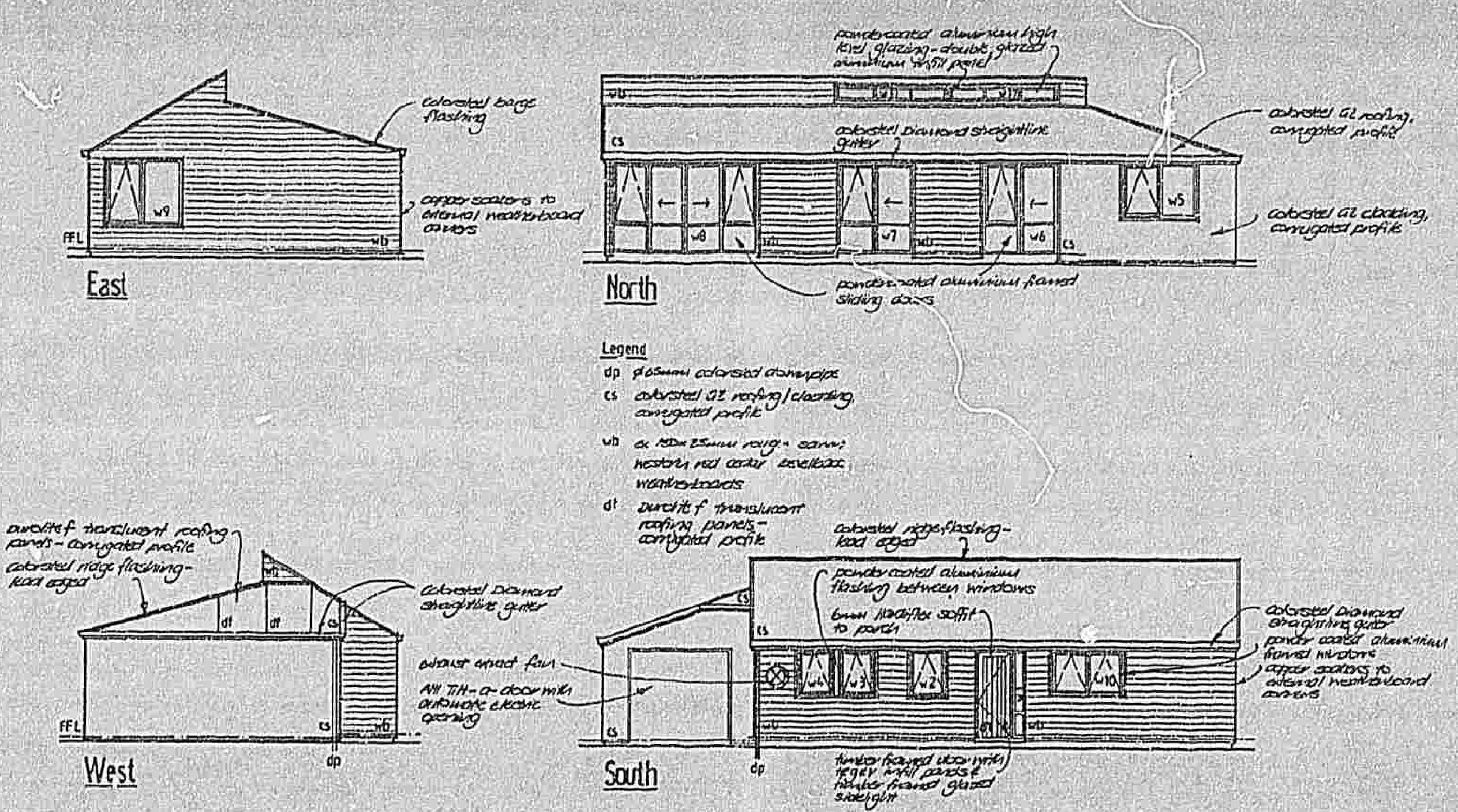


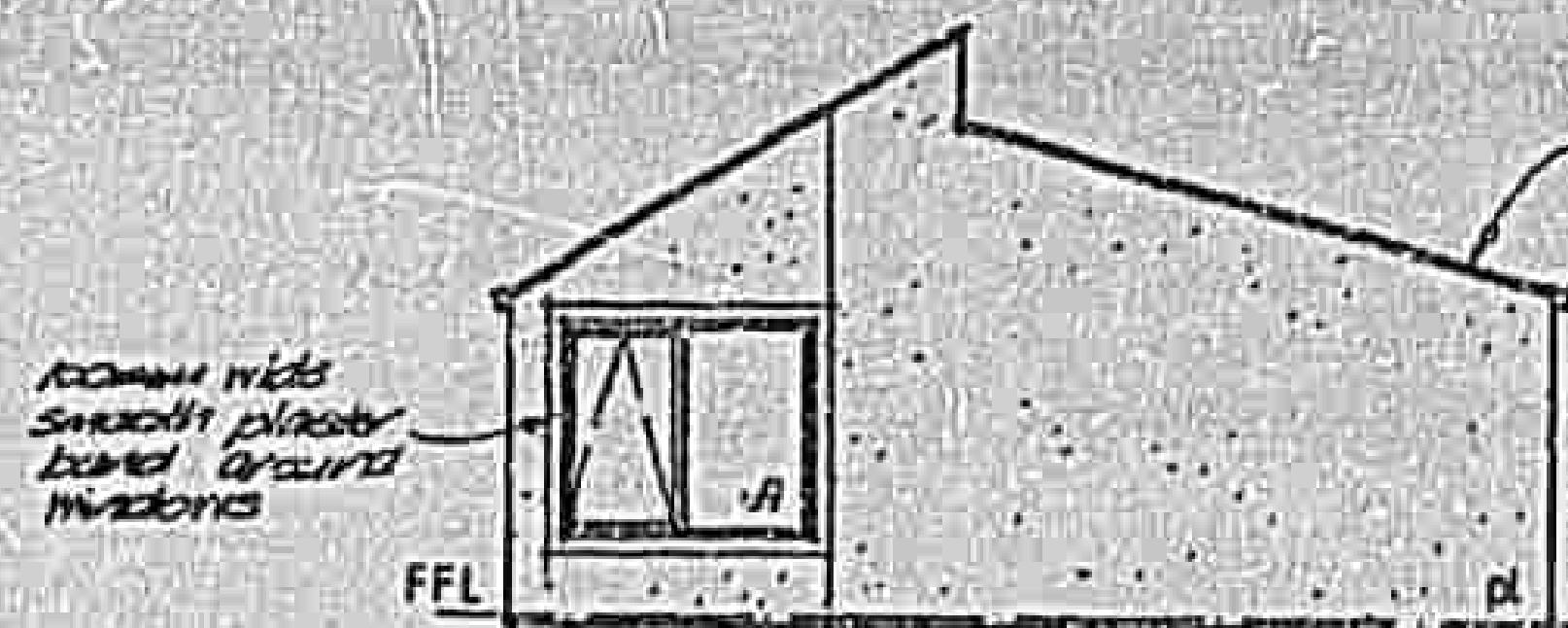
N.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

floor plan - Units 1 and 2

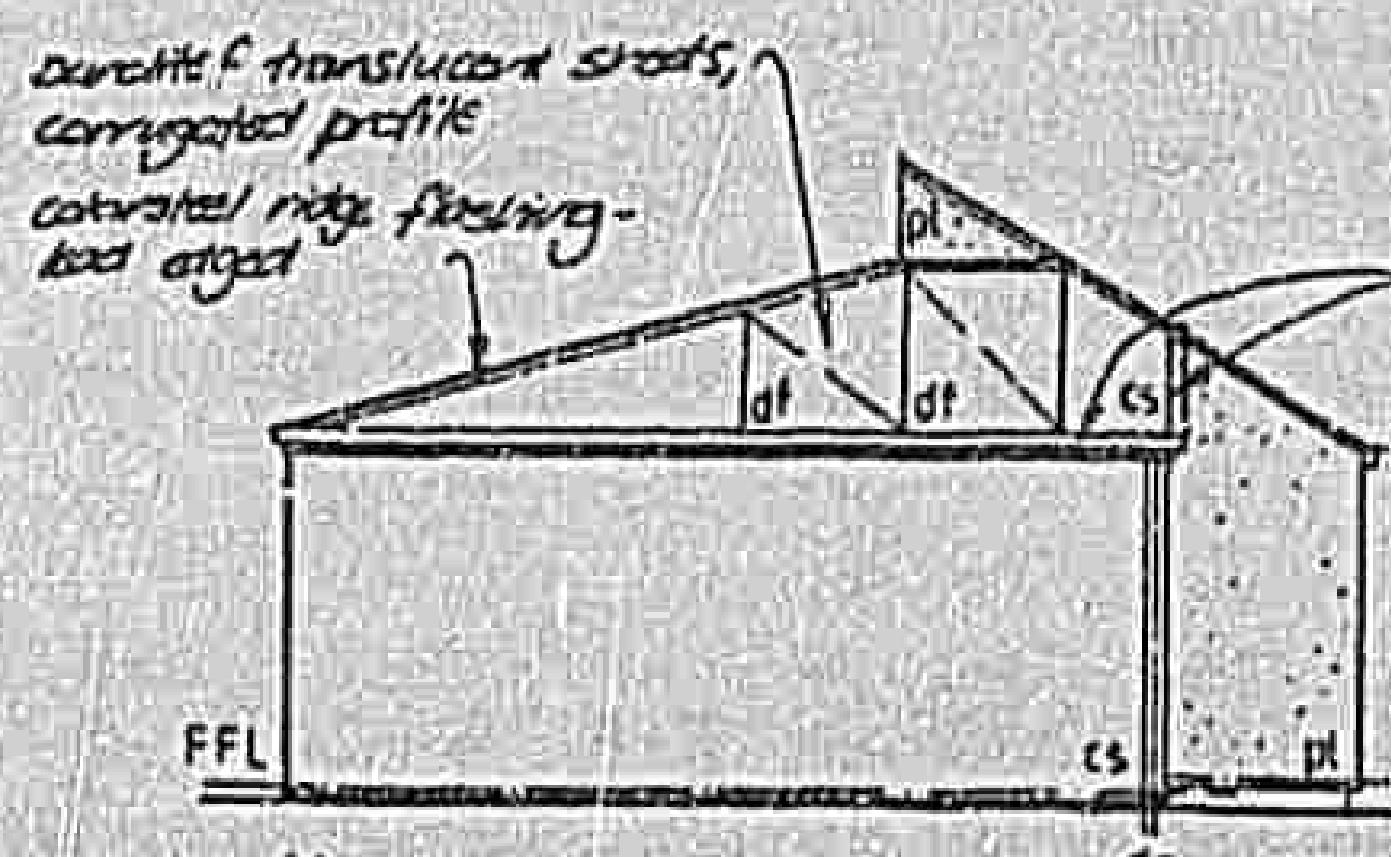
Scale 1:50

Date June 1992

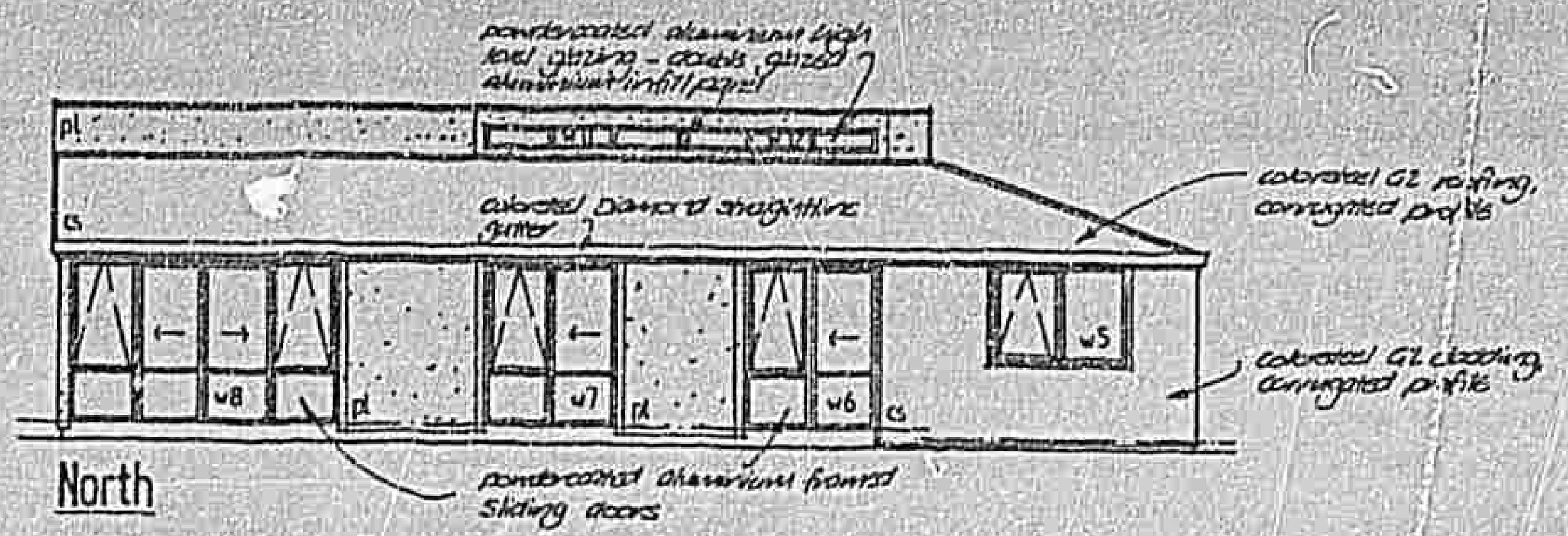




East



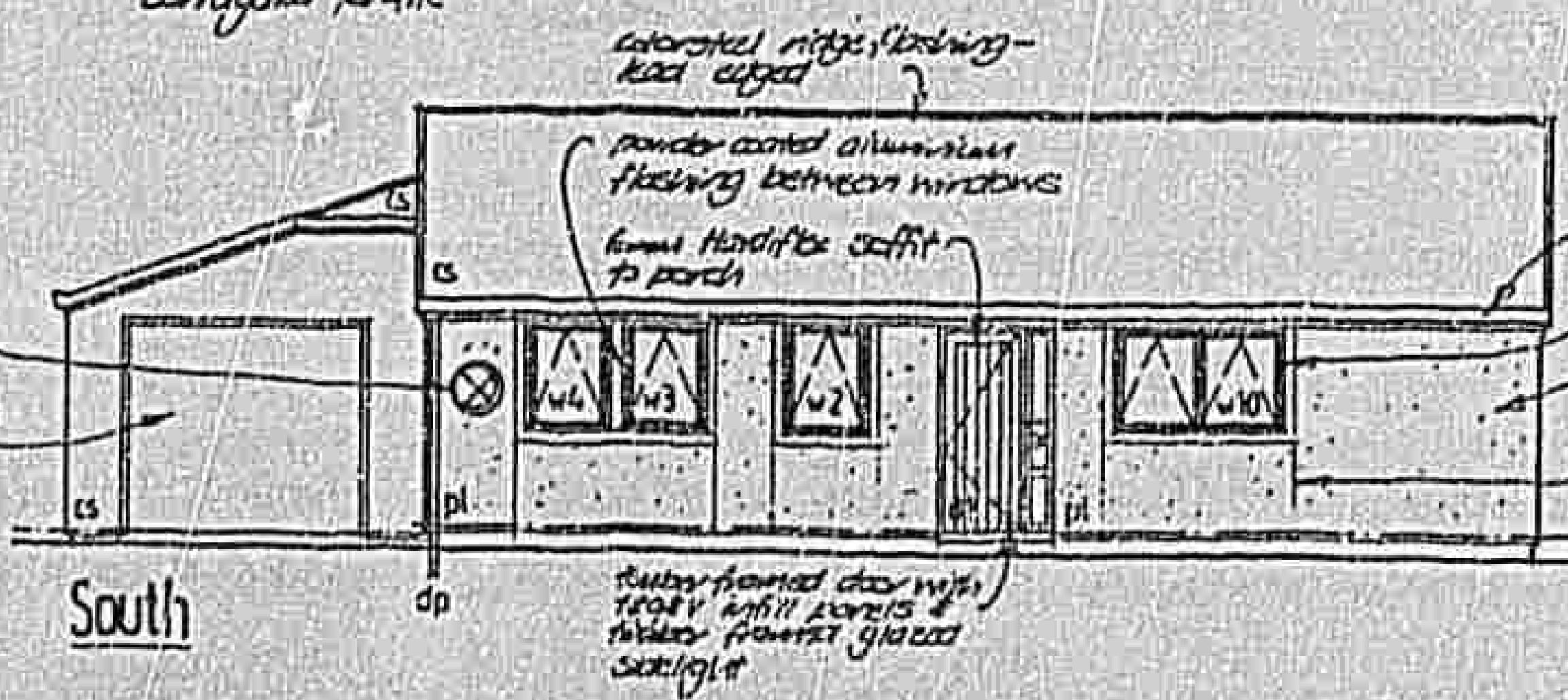
West



North

Legend

- dp - premium coloured damp proof
- cs - coloured G2 roofing/cladding, corrugated profile
- pl - 30mm mesh, solid plaster over Fibre Trak S
- df - acrylic f translucent sheeting, corrugated profile



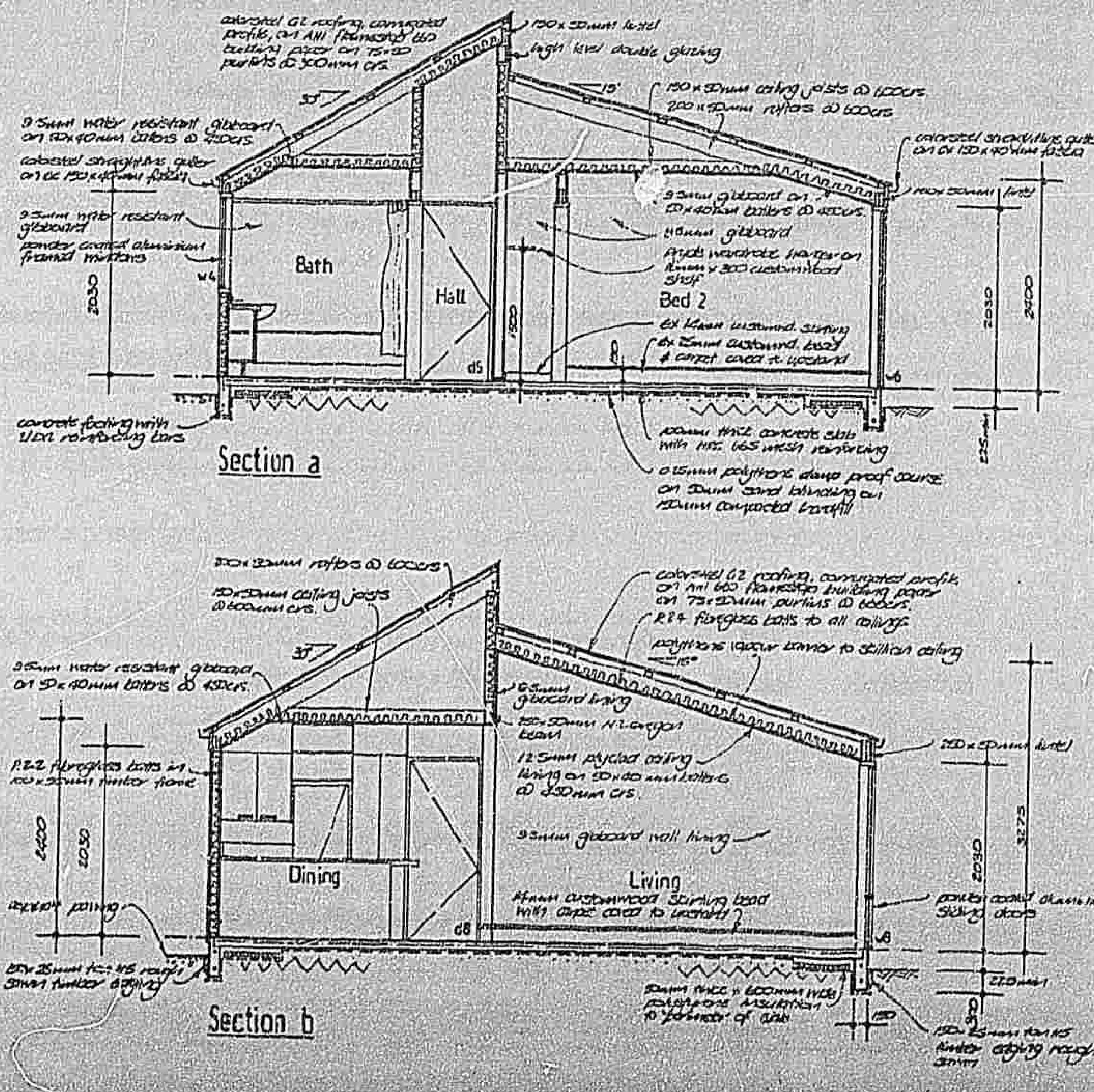
South

W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

elevations - Unit 1

scale 1:100

date June 1992

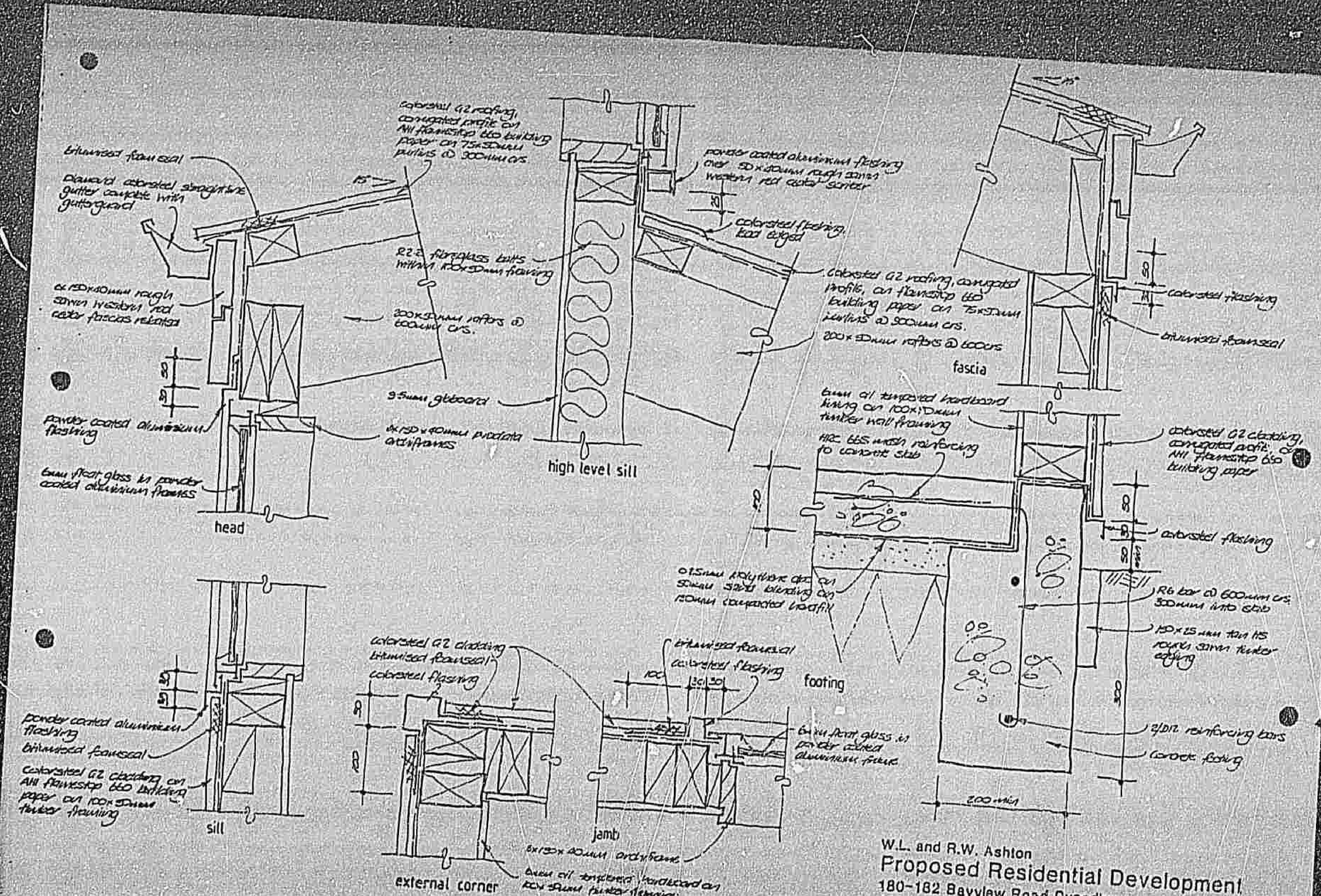


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

sections - Units 1 and 2

scale 1:50

data 4-13 1902

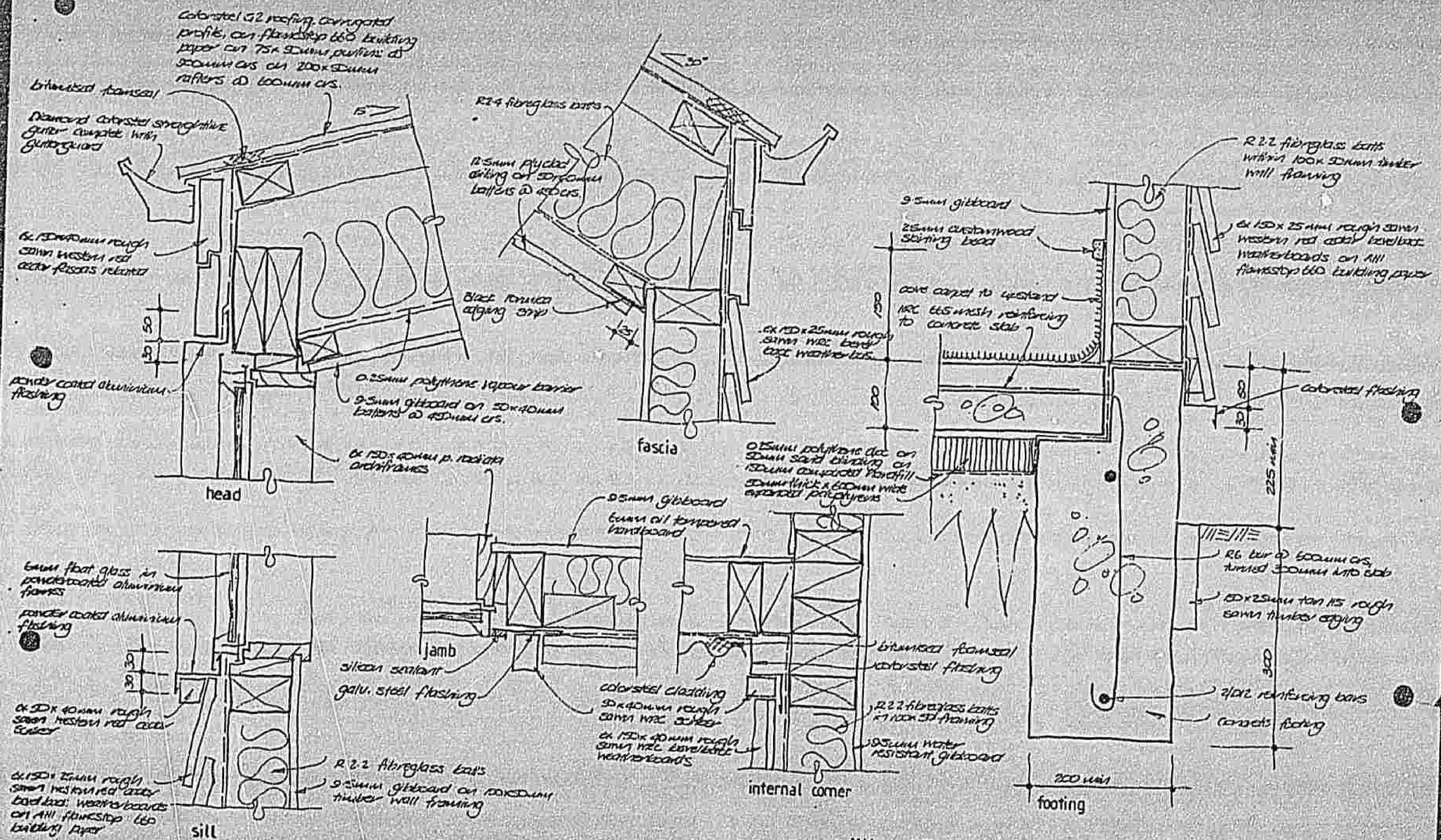


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

colorsteel details

Scale 1:6

date June 1992

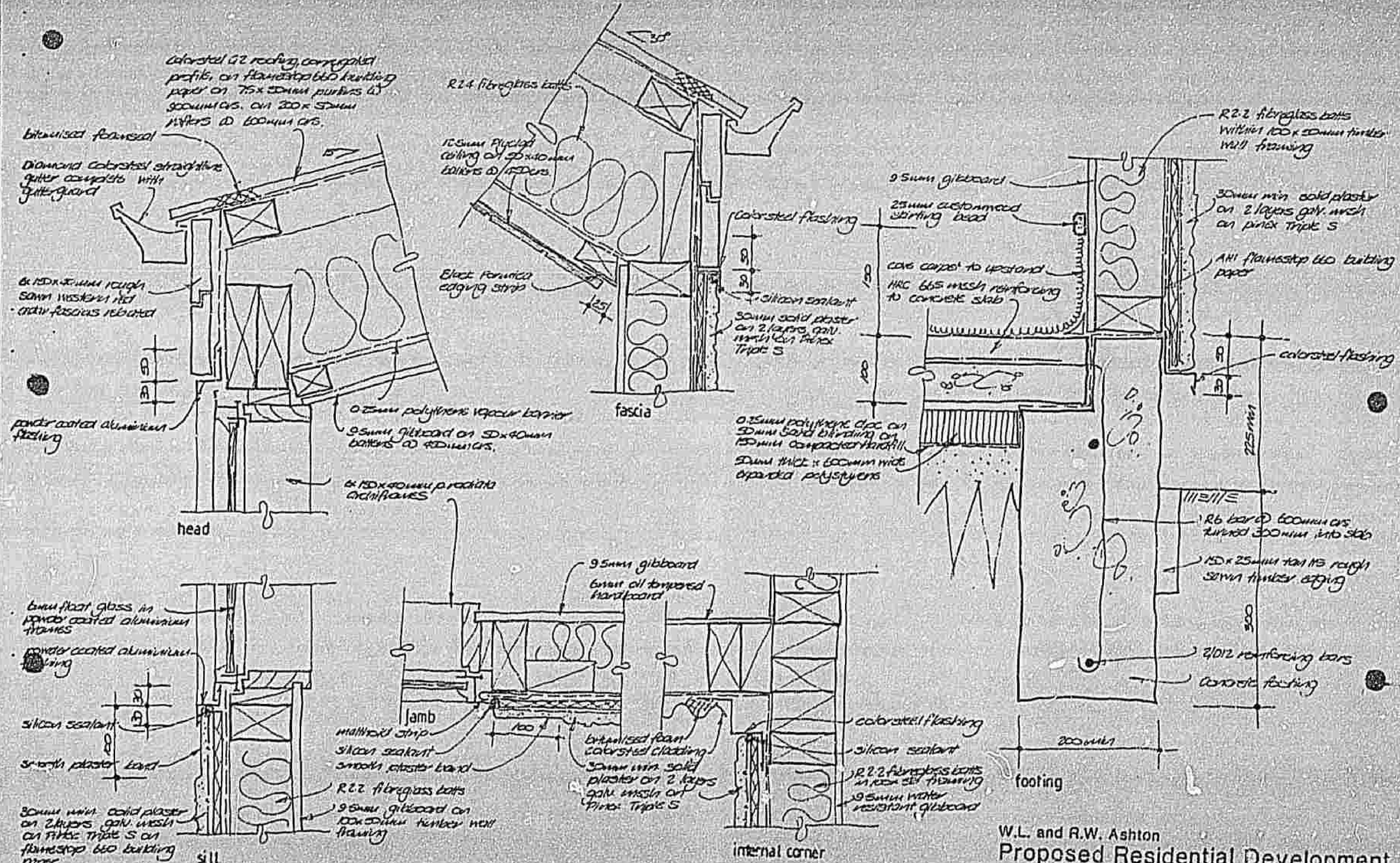


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

weatherboard details

Capítulo 1:6

date June 1962

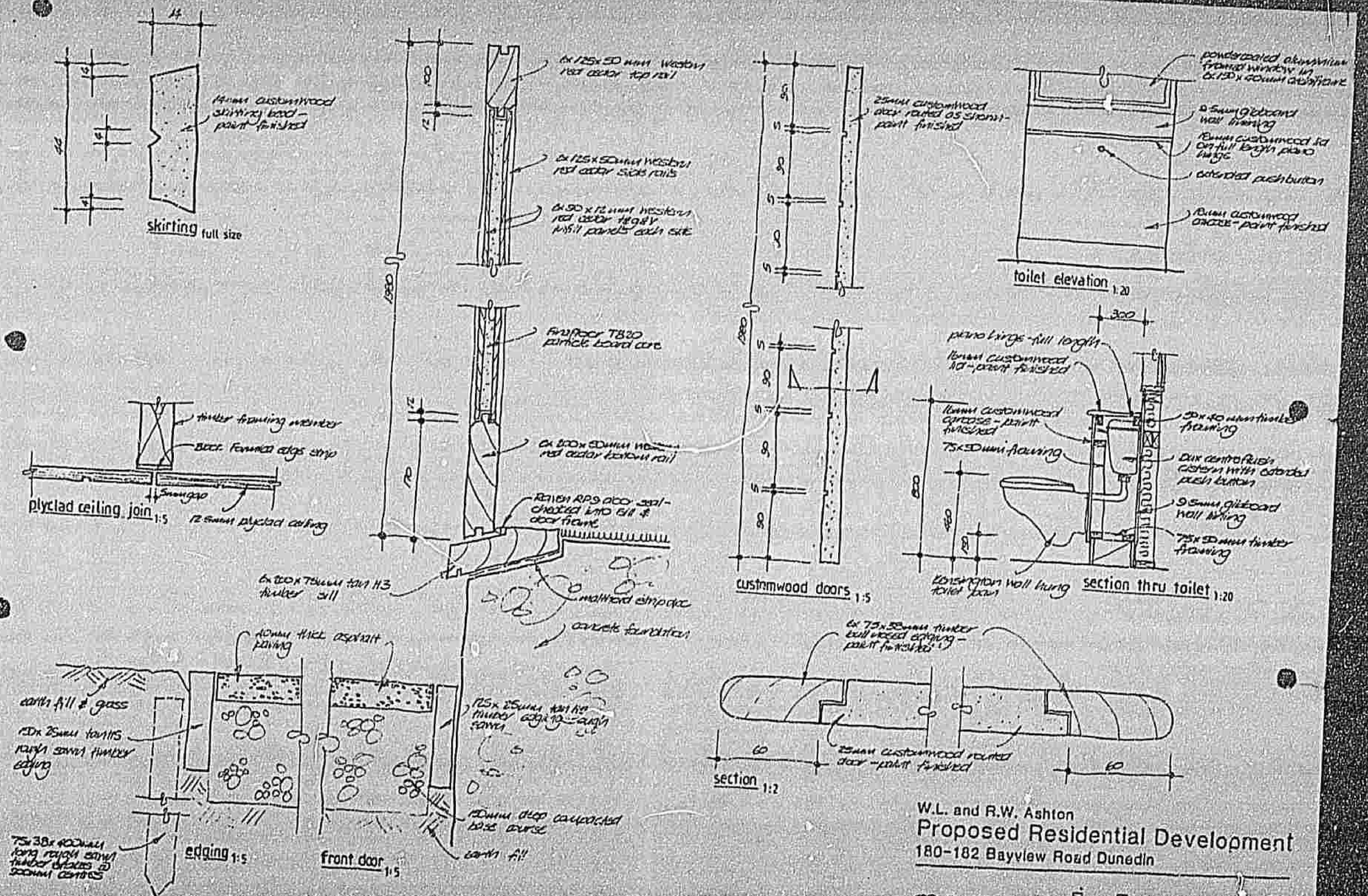


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

plaster details

סבבון 1:5

date June 10/92

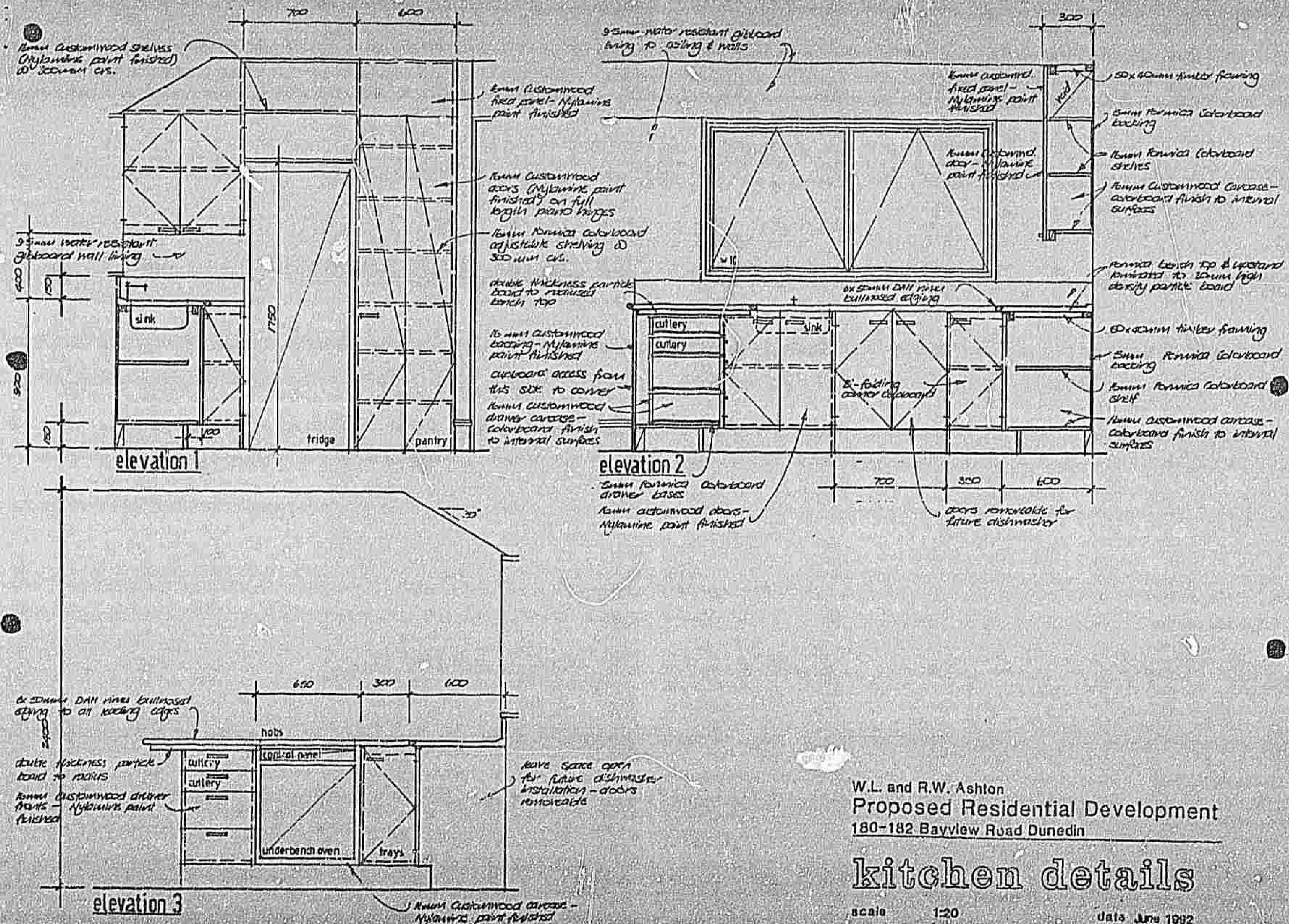


W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

general details

scale 1:2, 1:5

date June 1982



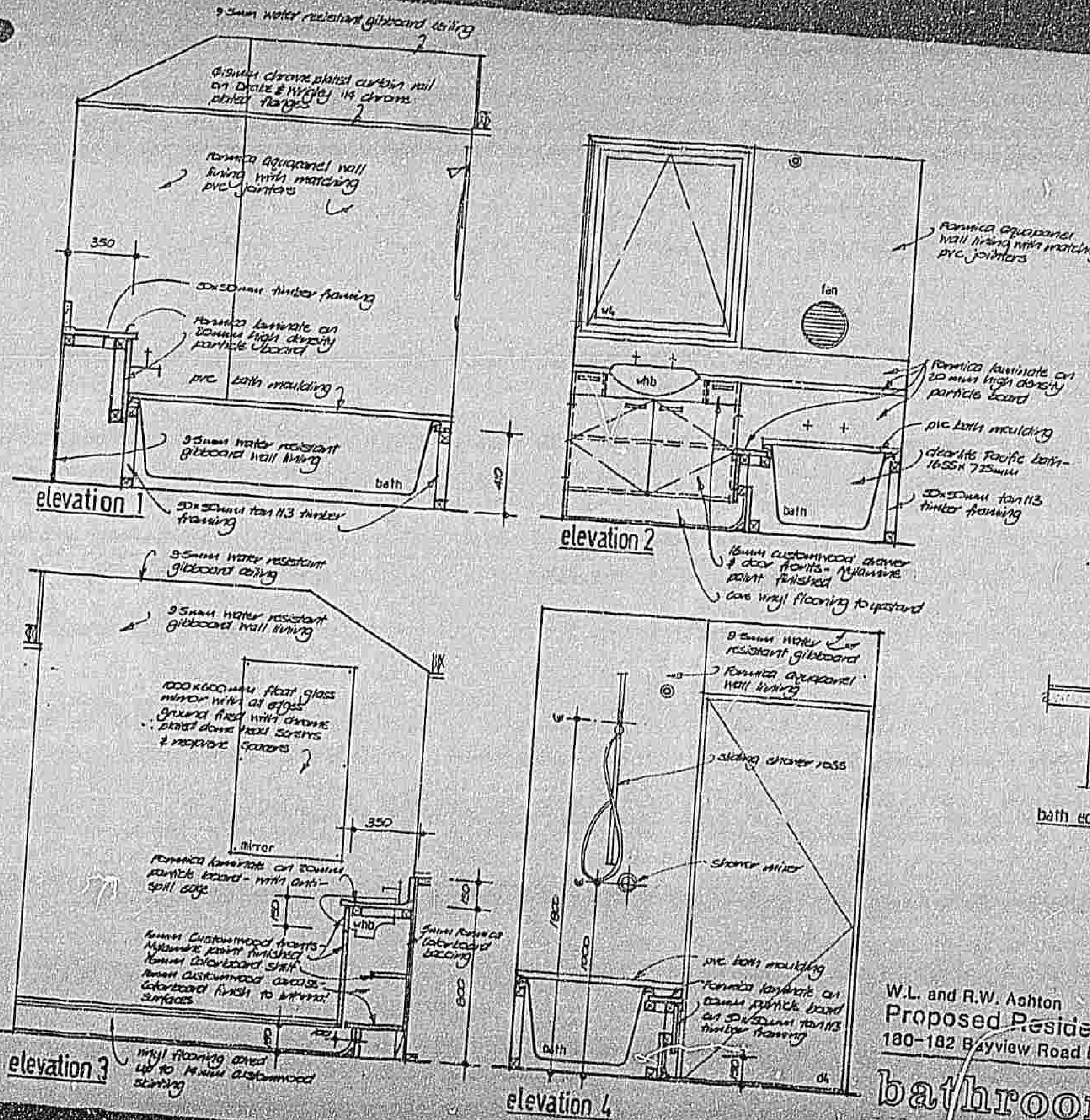
**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

Kitchen details

ACG10 120

120

DATA APR 1982

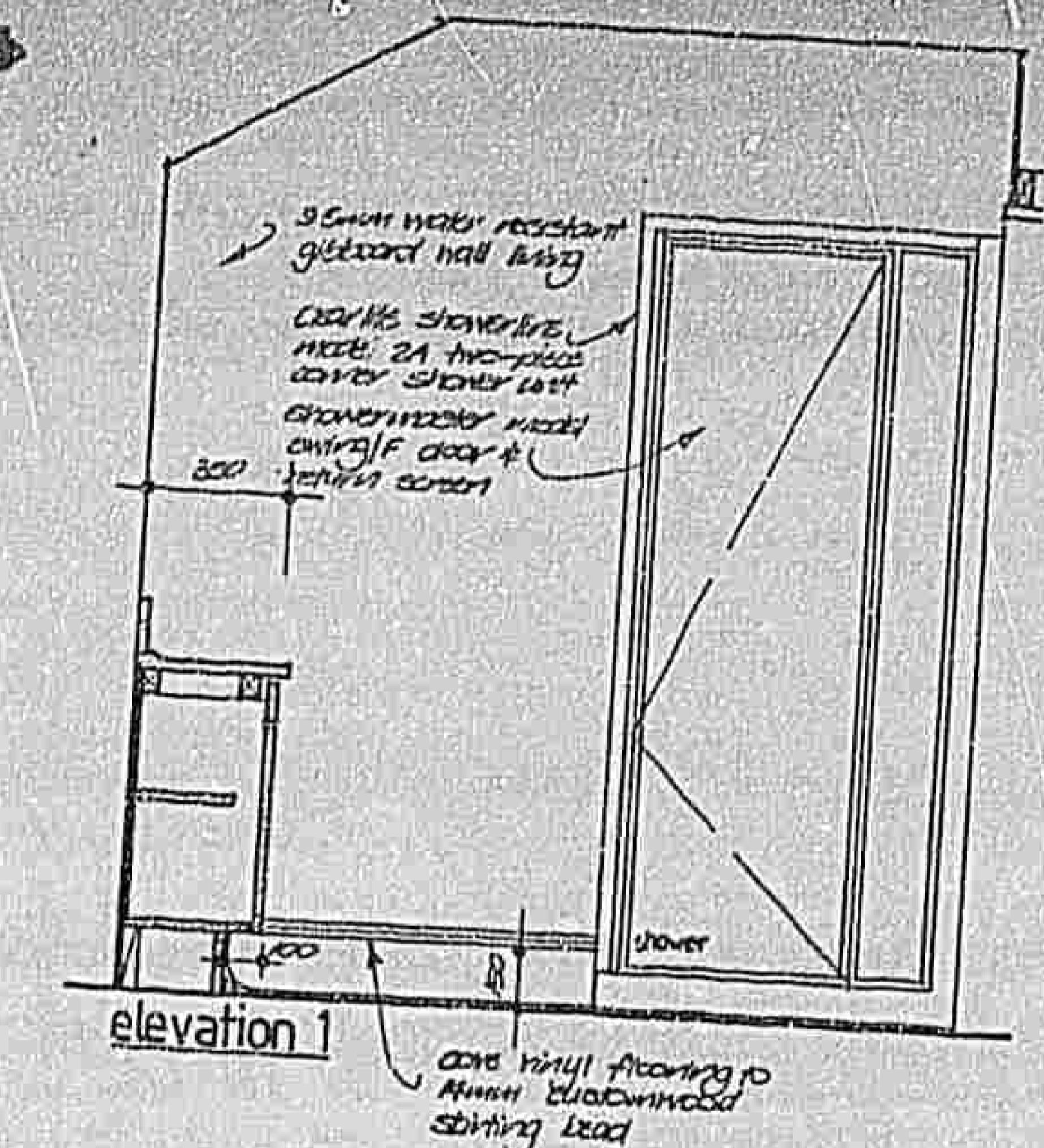


bathroom details

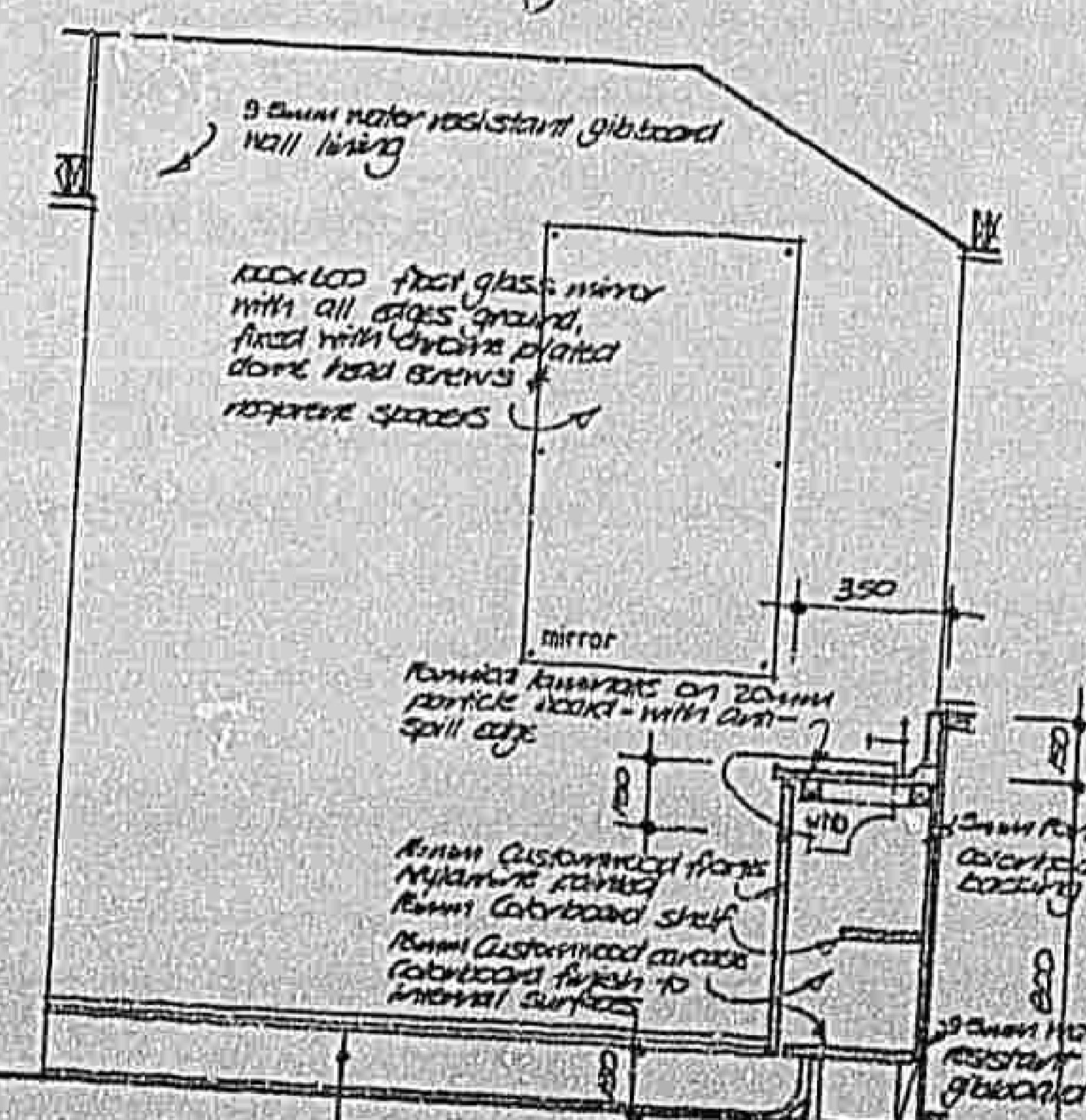
10. *Journal of the American Statistical Association*, 1980, 75, 362-375.

720

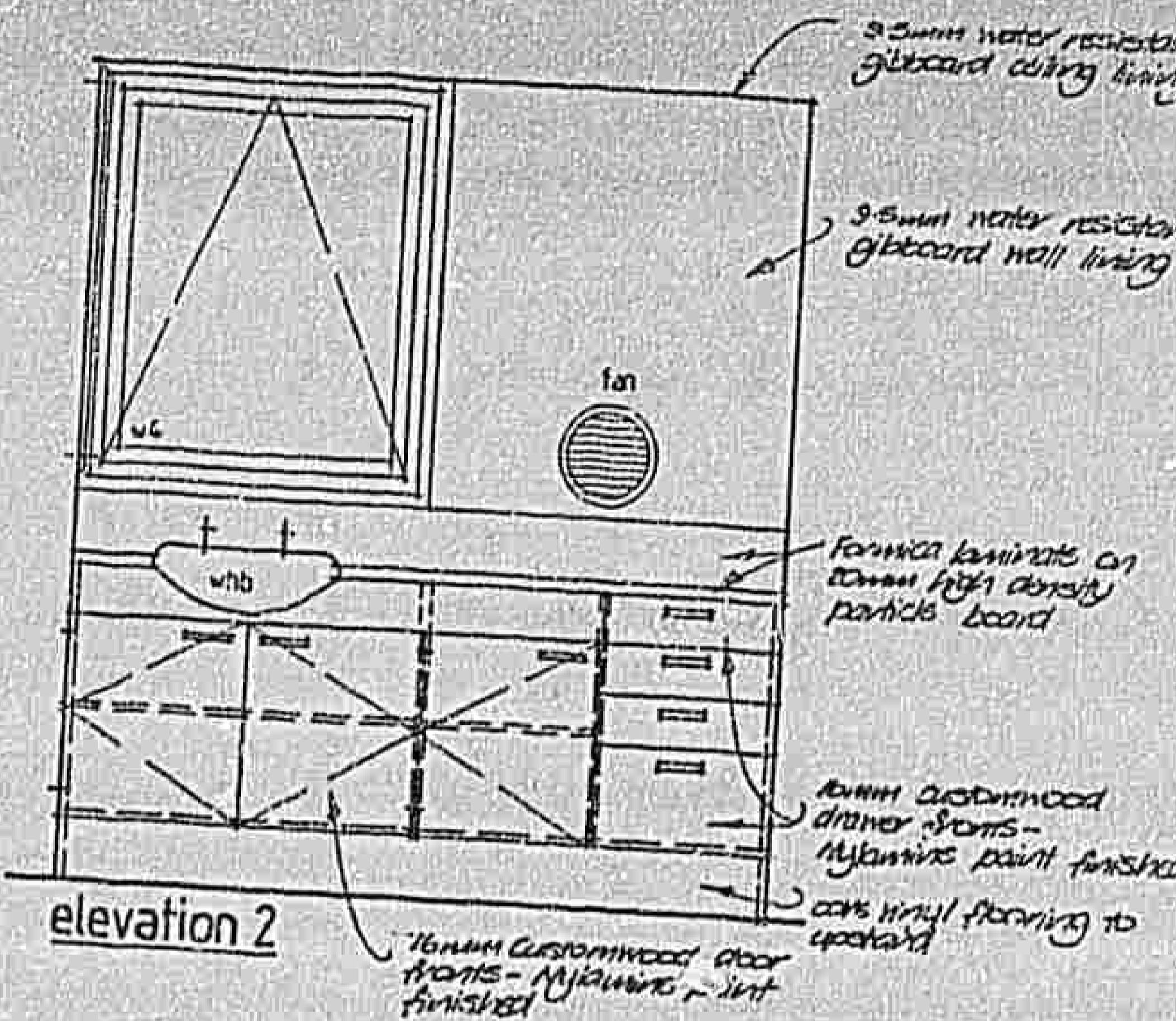
date June 10/2



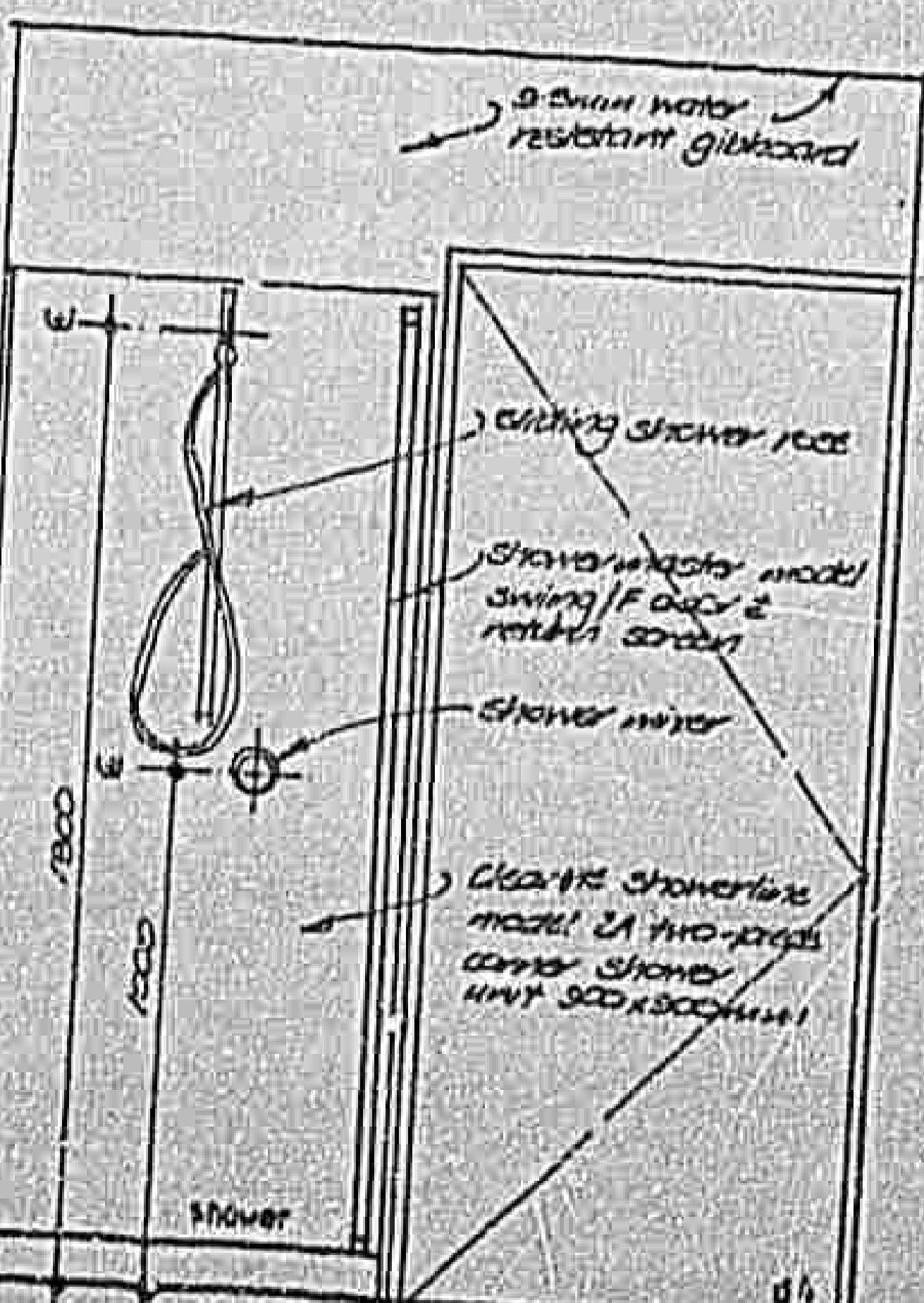
elevation 1



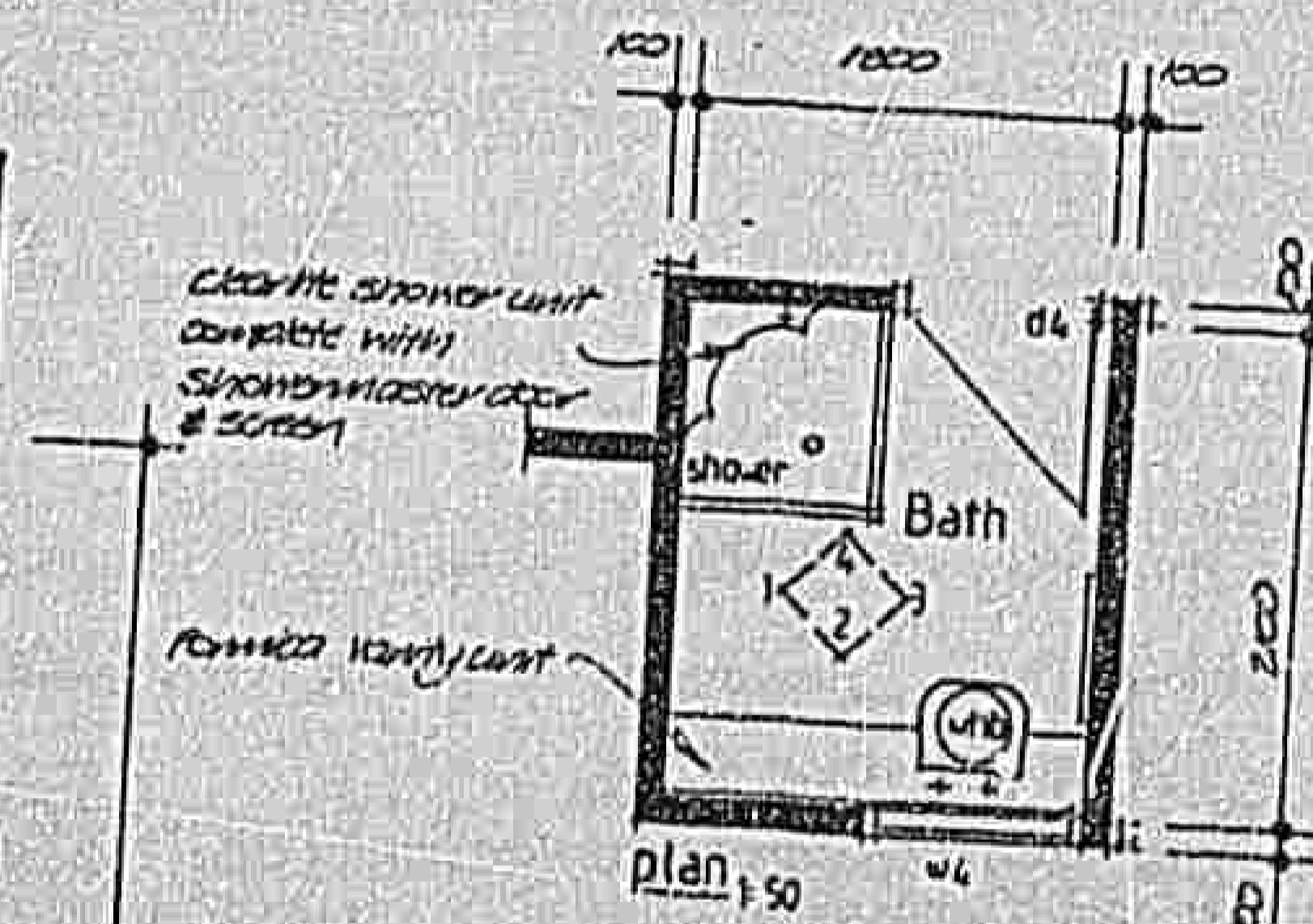
elevation 3



elevation 2



elevation 4

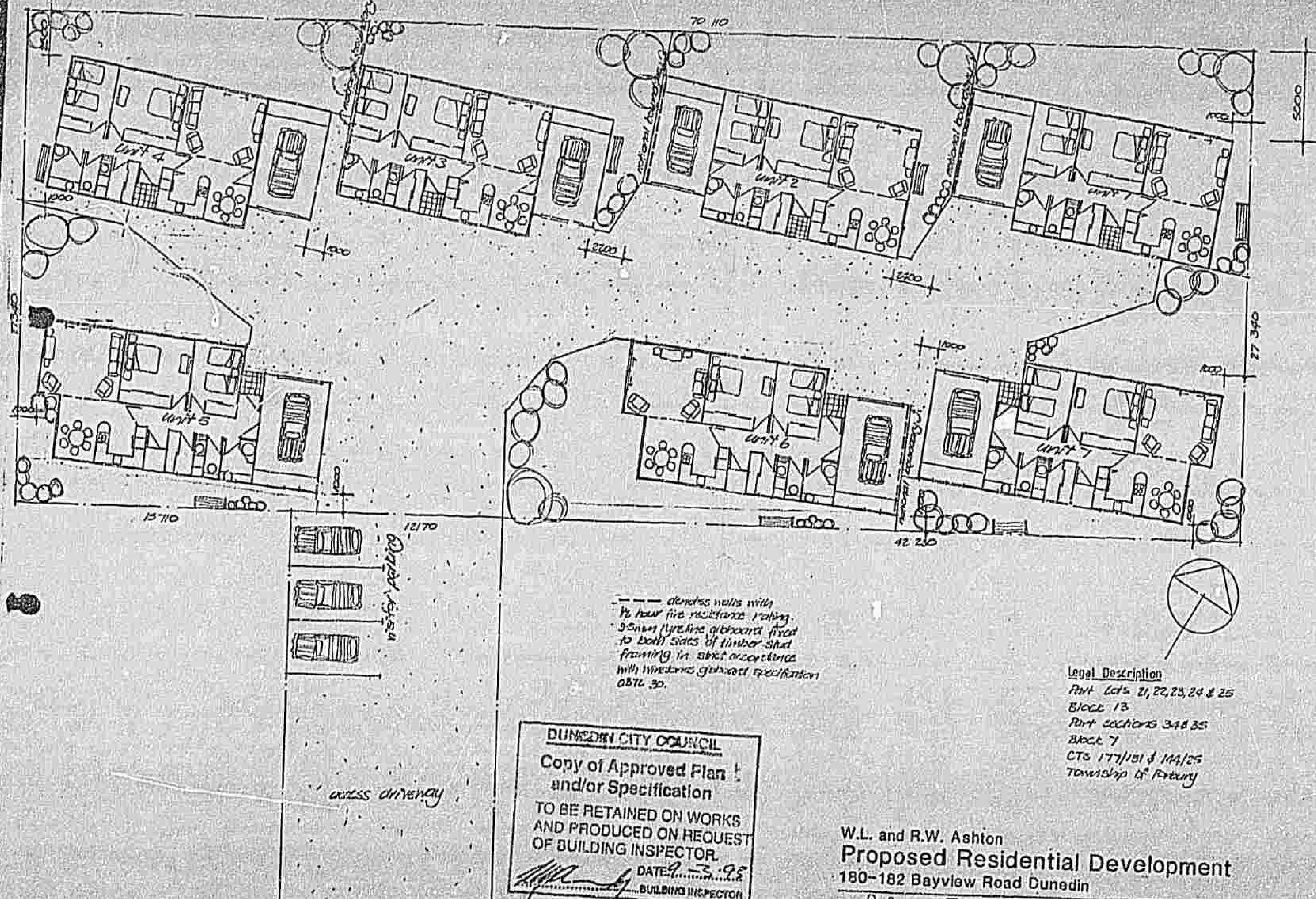


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

bathroom details

scd9 120

data June 1992



Legal Description
Part Lots 21, 22, 23, 24 & 25
Block 13
Part sections 34 & 35
Block 7
CTS 177/151 & 114/25
Township of Petrus

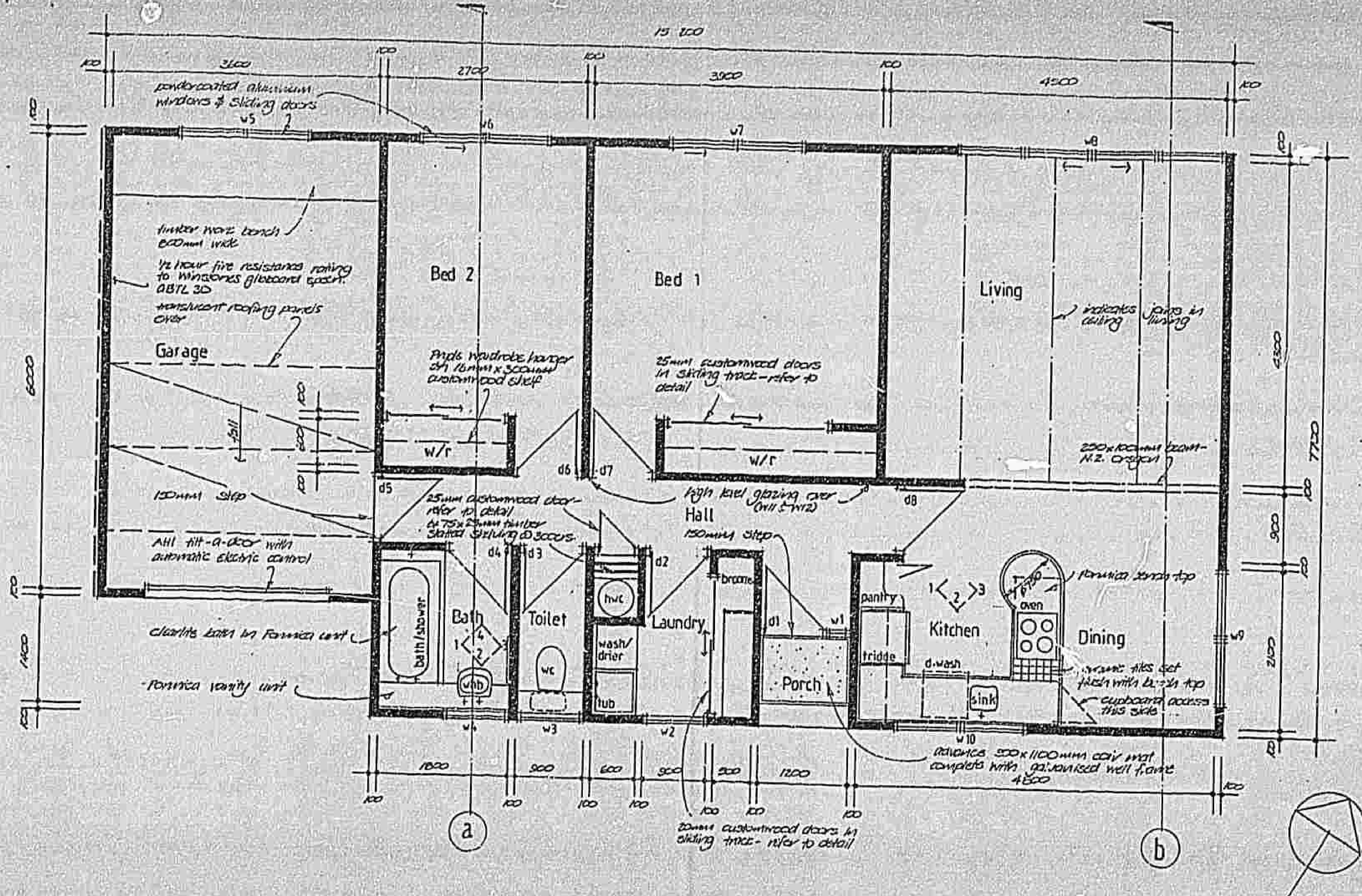
W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

site layout

scale 1:200

date 12.05.92

93/0050

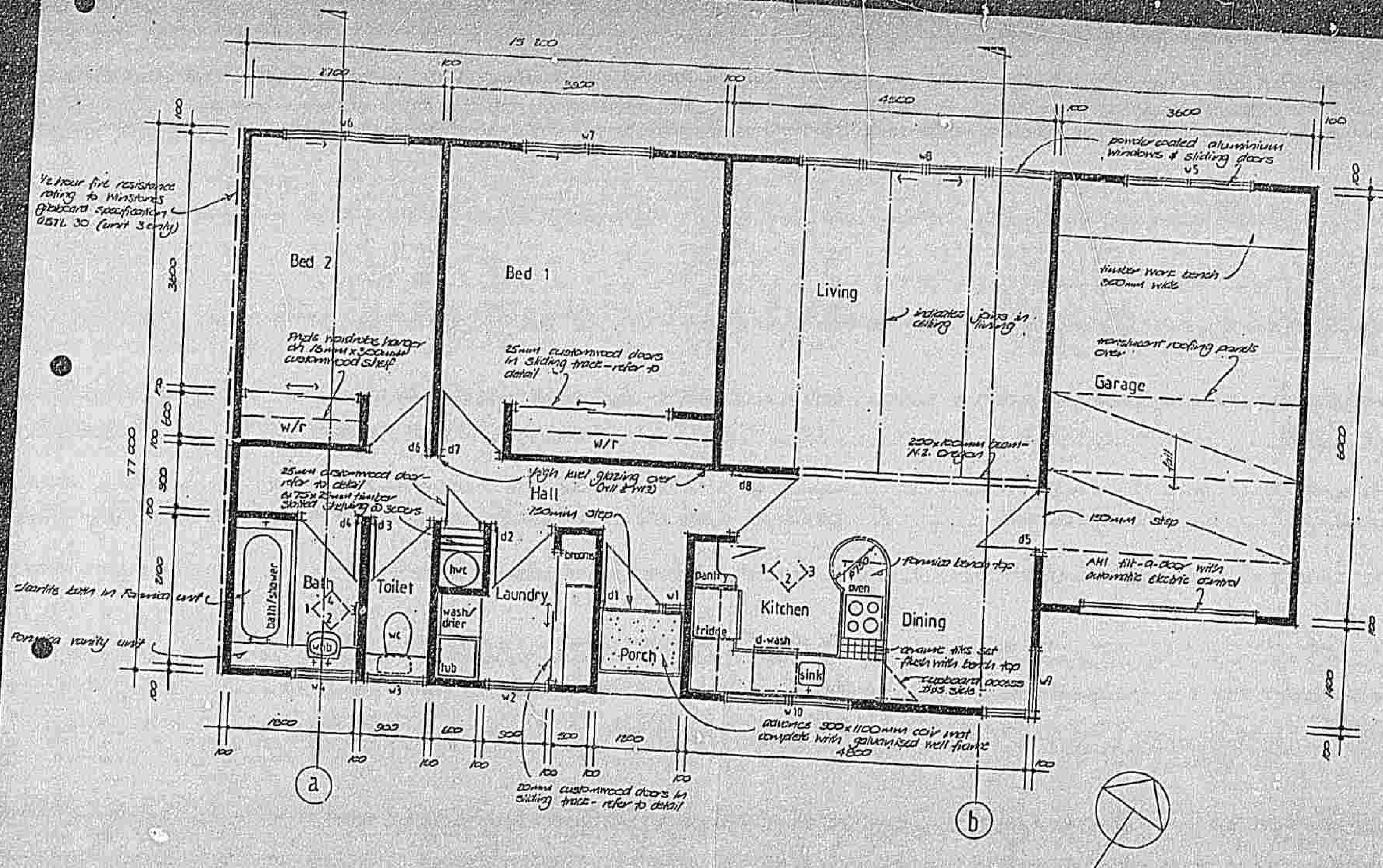


W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

floor plan - Units 1 and 2

scale 1:50

date June 1992



W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

51 52

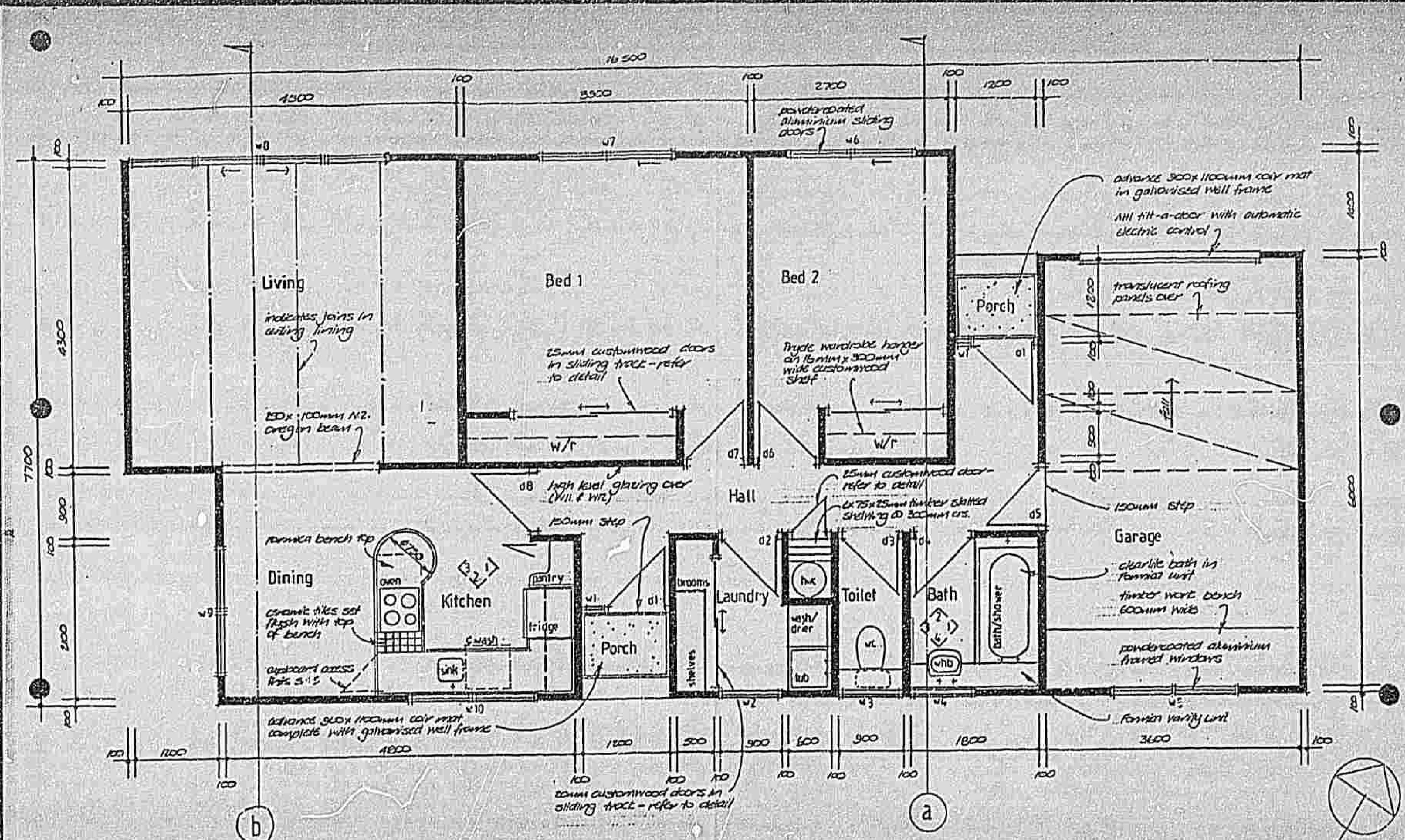
floor plan -

scale 1:50

1. *Leucosia* *leucosia* (L.) *leucosia* (L.)

19. *Leucania* *luteola* (Hufnagel) *luteola* (Hufnagel) *luteola* (Hufnagel)

19. *Leucania* *luteola* (Hufnagel) *luteola* (Hufnagel) *luteola* (Hufnagel)

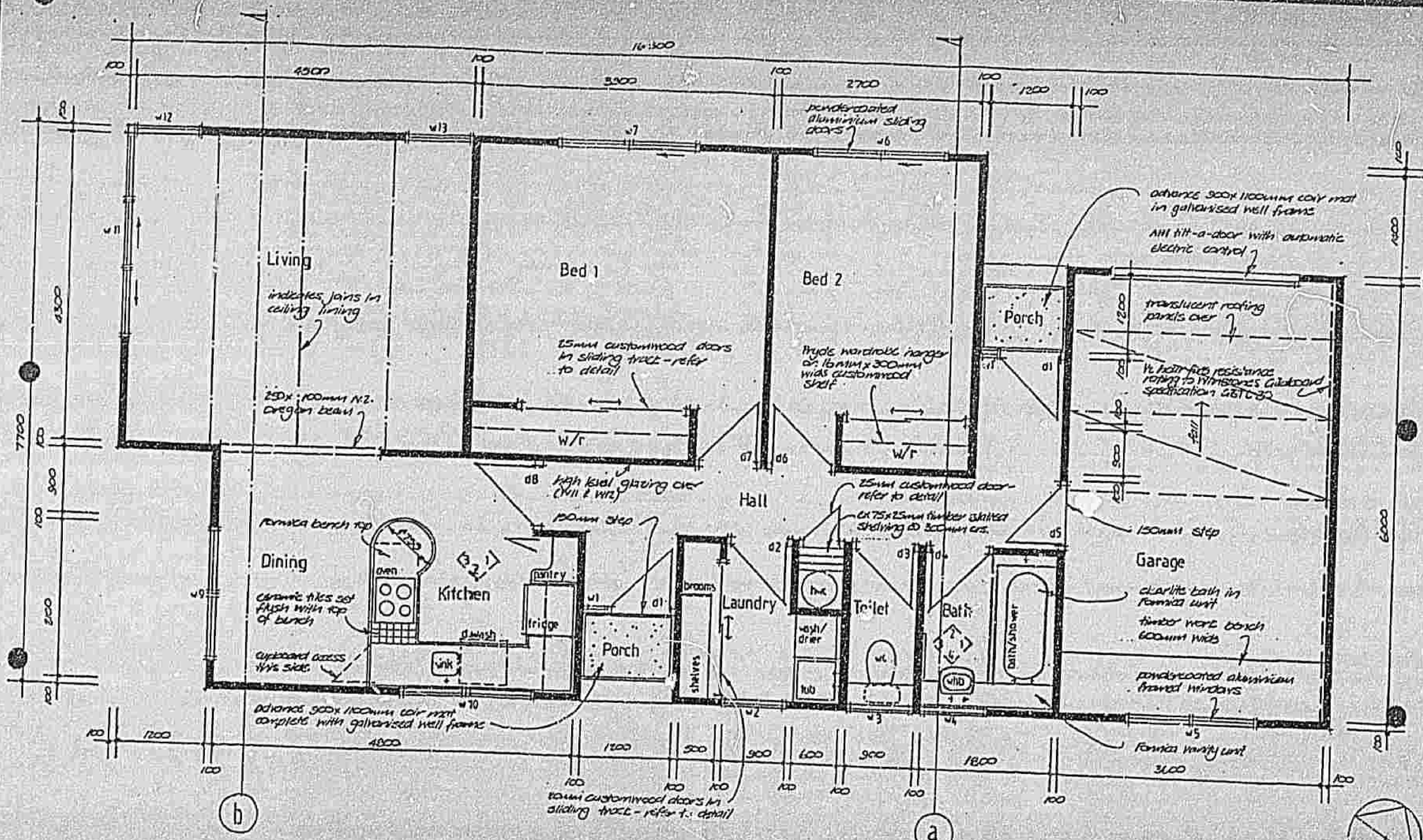


**W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin**

floor plan- Unit 5

scale 1:50

date 22 Feb 1993

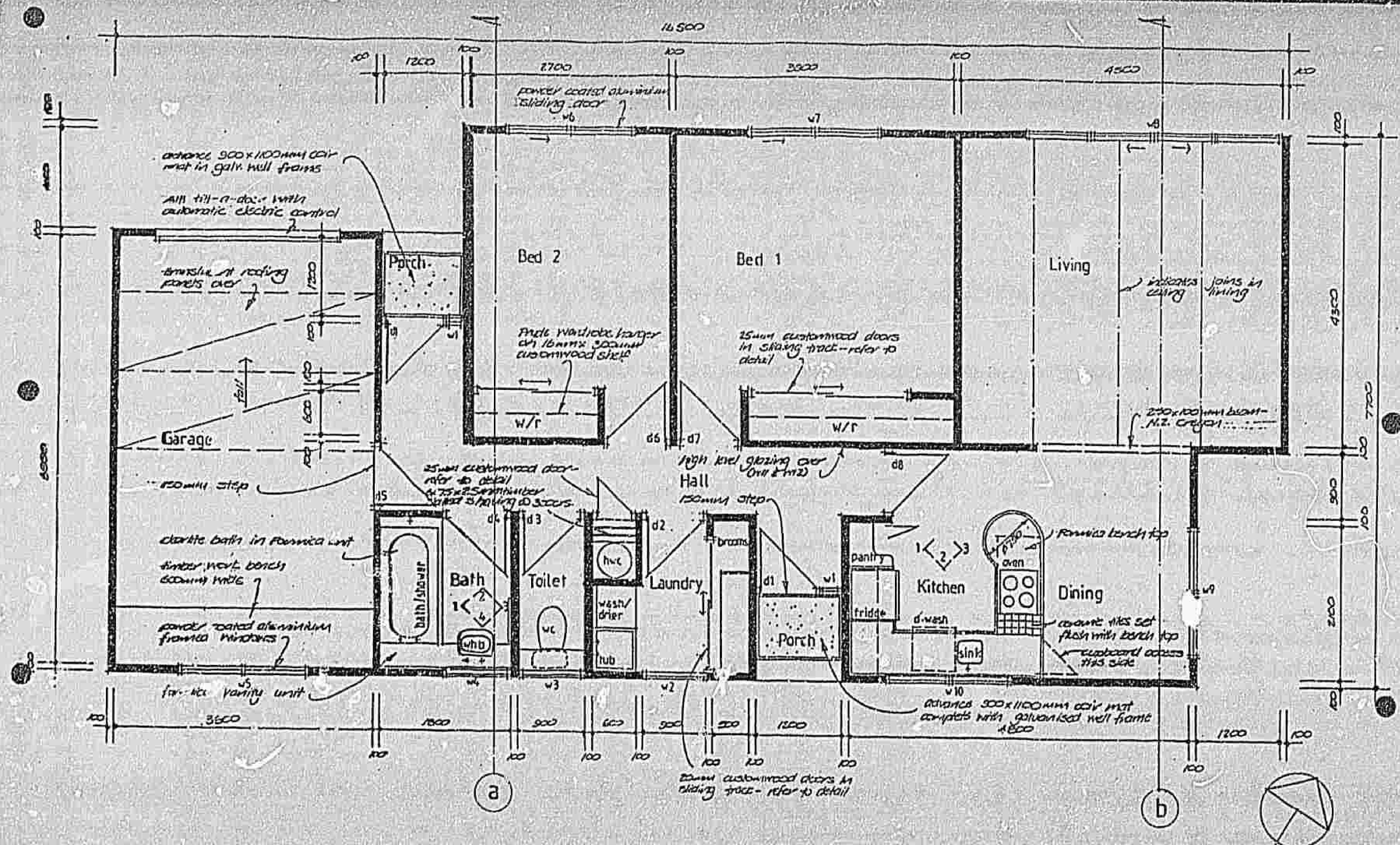


W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

floor plan- Unit 6

scale 1:50

date 22 Feb 1993



W.L. and R.W. Ashton
Proposed Residential Development
180-182 Bayview Road Dunedin

floor plan - Unit 7

scale 1:50

date 22 Feb 1993

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:	474-3525	Consent No:	ABA 954730	Reference No:	5069133
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: PERRY, GRAEME WILLIAM Mailing Address: R D 1 SADDLE HILL, DUNEDIN	All Stage No of an intended stages <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: DEMOLISH COMMERCIAL SHEDS/ERECT THREE UNIT
PROJECT LOCATION	
Street Address: 182 BAY VIEW ROAD, DUNEDIN	
LEGAL DESCRIPTION	
Property Number: 5069133 Valuation Roll No: 27470 66100 Legal Description: UNIT G AUG1 UP 24240 AND BALANCE OF LOT	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as 0 years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$254800
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <i>[Signature]</i> Position: AUTHORISED OFFICER Date: 02/11/1995
The balance of Council's charges payable on uprating of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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....."

DEV/100 182 I

95/4730

182 Bay View Rd Dn

Please find enclosed list of any alterations to Flats. A to J.

Unit A + B

Remove Front Door Cylinder Cupboard and Mount Water Cylinder in Roof above Linen Cupboard. Bath changed to a Fibreglass Cubicle and Door.

Unit C + D

Remove Front Door Cylinder Cupboard and mount water Cylinder in Roof above Linen Cupboard.

Units E, H, I, J

Remove Front Doors and change Dining window to Sliding Door. Change Baths to Fibreglass Cubicles + Doors.

Units F + G

as built by B. ashton. No compliance required for G as finished prior to our involvement with Complex.

DEV/100 182 I

95/4730

182 Bay View Rd Dn

Please find enclosed list of any alterations to Flats. A to J.

Unit A + B

Remove Front Door Cylinder Cupboard and Mount Water Cylinder in Roof above Linen Cupboard. Bath changed to a Fibreglass Cubicle and Door.

Unit C + D

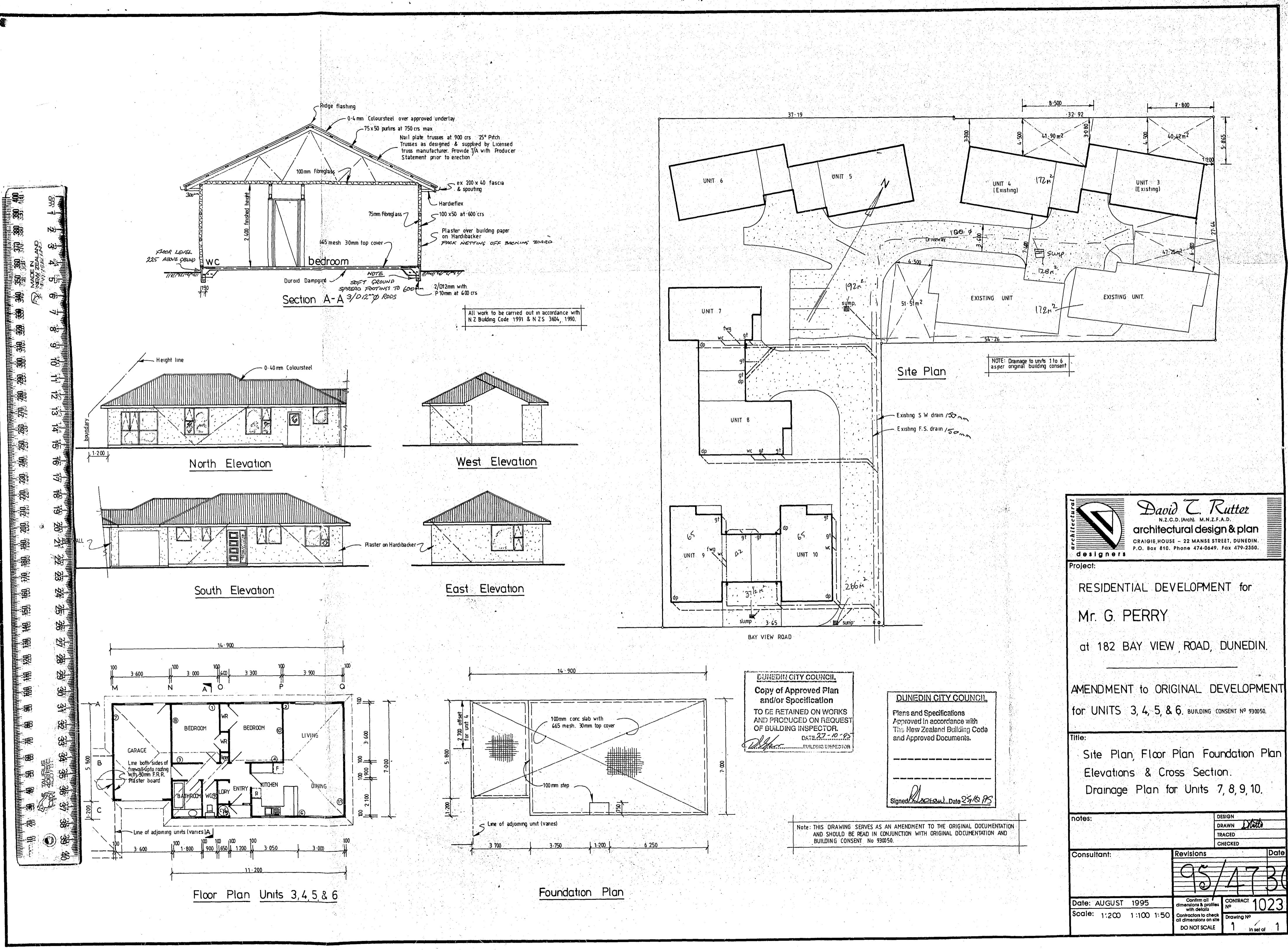
Remove Front Door Cylinder Cupboard and mount water Cylinder in Roof above Linen Cupboard.

Units E, H, I, J

Remove Front Doors and change Dining window to Sliding Door. Change Baths to Fibreglass Cubicles + Doors.

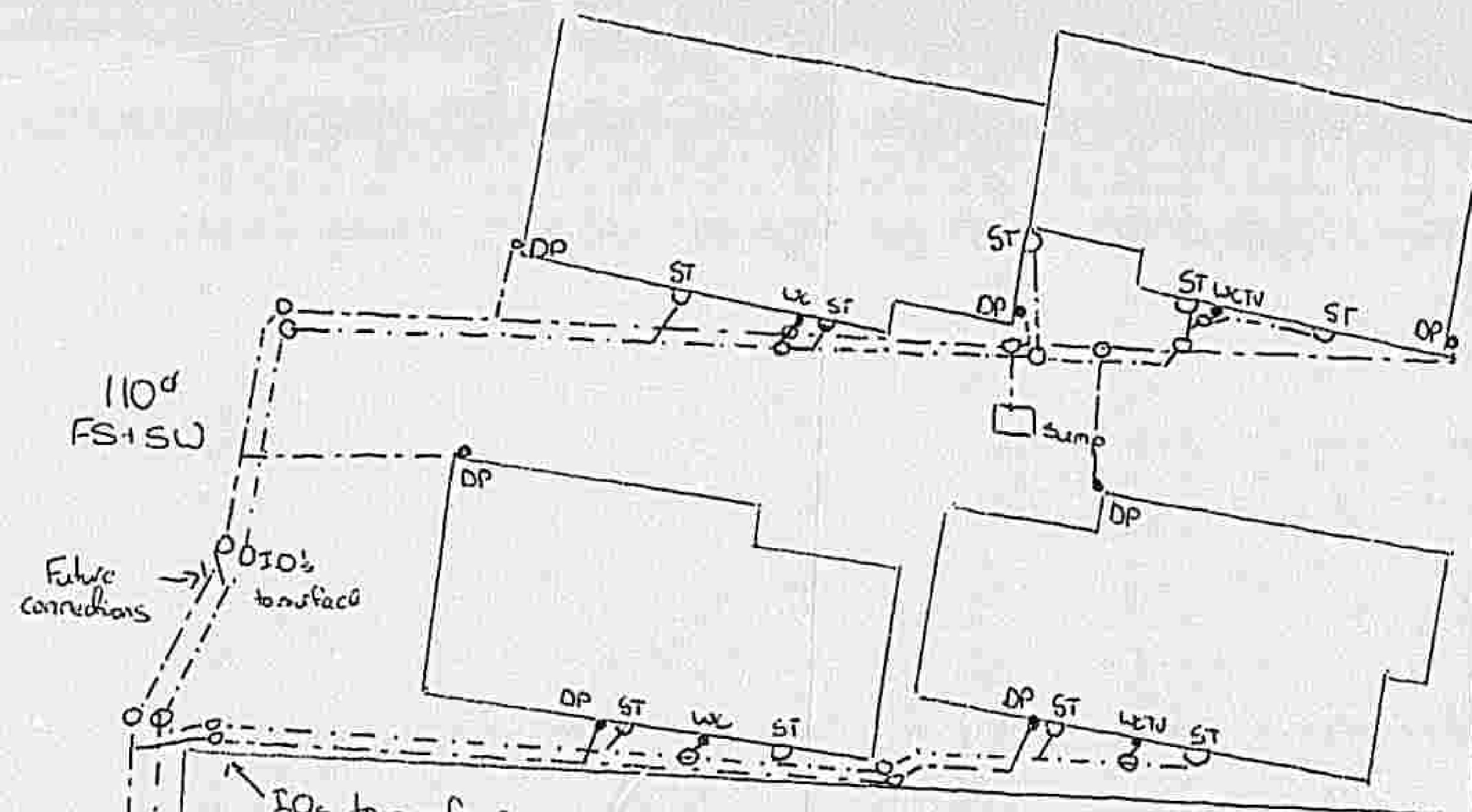
Units F + G

as built by B. ashton. No compliance required for G as finished prior to our involvement with Complex.



69133

THREE UNITS



160^d
F.S
+ SW.

182 Bay View Rd.

95/4730

Future connection → IOs to surface

SU
to sewer in
Bay View Rd

182 Bay View Rd

Scale 1:200

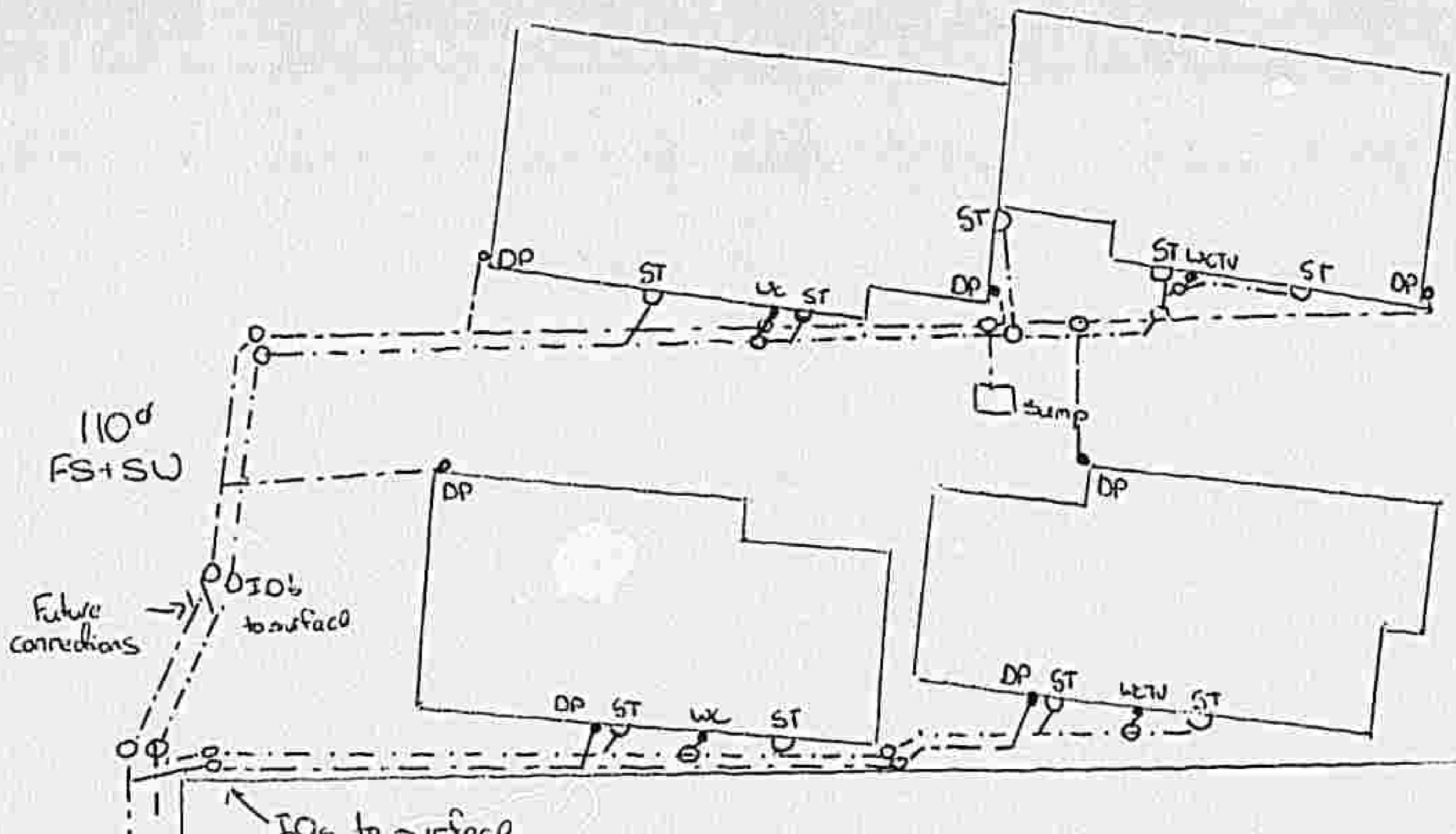
05

See Also
93/0050

93/0050

See also

95/4730



160°

F.S

+ SW.

Future connection →

to SW.

SW

to sewer in

Bay View Rd

I.Os to surface

○ FS. in Bay View Rd

93/0050

See also

95/4730 182 Bay View Rd

Scale 1:200

11/11/2024, 10:38 AM

Extract from Otago Regional Council HAIL Register GIS Data

182 Bay View Road

Site Number	HAIL.01488.01
Site Name	182 Bay View Road
Information Date	1/1/1993
Summary	Variety of industrial uses over property included foundry, engineering, panel beater, enamelling.
TLA	DCC
HAIL Status	Verified HAIL
Category 1	D2: Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
Category 2	D5: Engineering workshops with metal fabrication
Category 3	
Category 4	
Category 5	
HAIL Date From	31/12/1950
HAIL Date To	1/1/1993
Contamination Status	Not Investigated
Mitigation Status	Not Applicable
Human Health Context	Not Applicable
Ecological Context	Not Applicable



For the most up to date information, and to check details of nearby sites, refer to the Otago Regional Council HAIL Register at: <https://maps.orgc.govt.nz/portal/apps/MapSeries/index.html?appid=052ba04547d74dc4bf070e8d97fd6819>.

To directly view the subject site (182 Bay View Road) in the HAIL Register, click on:
https://maps.orgc.govt.nz/portal/apps/webappviewer/index.html?id=f118c4dd3b7143e3974a714ac9f16a51&find=HAIL_01488.01

Output generated using attribute and map data retrieved from Otago Regional Council GIS server on 11/11/2024 at 10:38 AM. Refer in particular to:

Output generated using attribute and map data retrieved from Otago Regional Council GIS server on 11/11/2024 at 10:38 AM. Refer in particular to:
https://maps.org.govt.nz/arcgis/rest/services/ORCHAILService/FeatureServer/0/query?where=SITE_NUMBE%3D27HAIL01488_01%26t%26outFields=%f&html and to
<https://maps.org.govt.nz/arcgis/rest/services/ORCHAILService/MapServer/export?bbox=1405927.9428666755,4913861.525797318,1406150.2589251185,4914042.62&imageType=jpg&scale=1&size=1000x1000&layers=0&f=geojson>

Note: this output does not display all of the attributes associated with the listing

Note: this output does not display all of the attributes associated with the listing.