

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Dunedin City Council – Land Information Memorandum

Property Address: 210 Bay View Road Dunedin

Prepared for: Peter Stephen Wilson and Tracey Melinda Wilson

Prepared on: 04-May-2026

Property Details:

Property ID	5040962
Address	210 Bay View Road Dunedin
Parcels	LOT 3 DP 4577

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 04-May-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: 210 Bay View Road Dunedin	1
Prepared for: Peter Stephen Wilson and Tracey Melinda Wilson.....	1
Prepared on: 04-May-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	5
Coastal Hazards	5
Seismic Hazards	8
Other Natural Hazards.....	9
Otago Regional Council Hazard Information.....	9
Contaminated Site, Hazardous Substances and Dangerous Goods	9
Contaminated Site Information.....	9
Historic Dangerous Goods Licence(s)	9
Hazardous Substances.....	9
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	10
Drainage	10
Foul Sewer and Waste Water	10
Public Sewer Sheets.....	11
Dunedin City Council Private Drainage plans incomplete.....	11
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	11
Water Supply	11
s44A(2)(c) Information relating to any rates owing in relation to the land	12
Rates Details	12
Rates Assessment Details	12
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	12
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	12
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	12
Building and Drainage Consents.....	12
Building and Drainage Permits	13
Building Notices	13
Resource Consents	13
Consent Notices.....	13
Alcohol Licensing	13
Health Licensing.....	13
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	14
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	14
District Plan	14

District Plan Map	14
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	14
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.....	15
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.	15
Building Information.....	15
Minimum Floor Levels	15
Planning	15
Resource Consents within 50m of 210 Bay View Road Dunedin	15
3 Waters	17
Information Regarding Watercourses	17
Environmental Health.....	17
Transport	17
Glossary of Terms and Abbreviations.....	19
Consent, Permit, Licence & Complaint types	19
Terms used in Permits & Consents.....	19
General terms.....	20
Appendices	21

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

OVERLAND FLOW PATH

Flood

Description: 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. The spatial extent in GIS HIMS is the debris mark flood level survey area of South Dunedin, which do not cover the entire flood affected area of South Dunedin and other flood areas.

Goldsmith, M., Payan, J.-L., Morris, R., Valentine, C., MacLean, S., Xiaofeng, L., Vaitupu, N., & Mackey, B. (2015). <i>Coastal Otago flood event 3 June 2015</i> . Otago Regional Council.
https://www.orc.govt.nz/media/2922/coastal-otago-flood-event-3-june-2015.pdf
Commissioned by: Otago Regional Council
Purpose: The purpose of this report is to document the hydrological and meteorological characteristics and impacts of the 3 June 2015 coastal Otago flood event, to inform flood hazard management and future planning.
Scope of report: Coastal Otago, with focus on South Dunedin, the Taieri Plain, Mosgiel, Dunedin City, and nearby coastal catchments impacted by the flood.

Reference Number: 11605

OVERLAND FLOW PATH

Flood plus other natural hazards

Description: 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.

<p>Goldsmith, M., & Hornblow, S. (2016). <i>The natural hazards of South Dunedin</i>. Otago Regional Council.</p>
<p>https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.</p>
<p>Scope of report: South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.</p>

Reference Number: 12075

OVERLAND FLOW PATH

Description: to be determined

Reference Number: 14119

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

Description: 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

<p>Beca Ltd. (2014). <i>Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise</i>. Beca Ltd.</p>
--

<p>https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf</p>
<p>Commissioned by: Dunedin City Council</p>
<p>Purpose: The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.</p>
<p>Scope of report: Harbourside and South City areas of Dunedin</p>

Reference Number: 11454

SEA LEVEL RISE

Groundwater

Description: 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.

<p>Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). <i>Dunedin groundwater monitoring and spatial observations</i>. GNS Science.</p>
<p>https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels</p>

Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

SEA LEVEL RISE

Groundwater

Description: 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.

<p>Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). <i>Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise</i>. GNS Science.</p>
<p>https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.</p>
<p>Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.</p>

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<p>https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information</p>
<p>Commissioned by: Dunedin City Council</p>
<p>Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.</p>
<p>Scope of report: South Dunedin</p>

Reference Number: 12124

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

<p>Dunedin City Lifelines Project. (1999). <i>Dunedin City Lifelines Project Report</i>. Dunedin City Lifelines Project.</p>
<p>https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf</p>
<p>Commissioned by: Dunedin City Council and Otago Regional Council</p>
<p>Purpose: To assess the vulnerability of Dunedin’s lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city’s resilience.</p>
<p>Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.</p>

Reference Number: 10111

LIQUEFACTION

Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

<p>Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). <i>Assessment of liquefaction hazards in the Dunedin City district</i>. GNS Science.</p>
<p>https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.</p>
<p>Scope of report: Dunedin City district</p>

Reference Number: 11407

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

Further Comments

Historic Building Compliant – XBCC 11 – Completed – 04/05/2026 Drainage plans on file are indicative only. Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are show in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

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.

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2040962
Address	210 Bay View Road Dunedin
Valuation Number	27470-67300

Latest Valuation Details

Capital Value	\$570,000
Land Value	\$450,000
Value of Improvements	\$120,000
Area (Hectares)	0.0757HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,866.80

Rates Outstanding for Year \$966.70

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-1998-345135](#) Building Consent - Alter Dwelling

Lodgement Date	13-Nov-1998
Decision	Granted
Decision Date	27-Nov-1998
Current Status	CCC Issued
Previous Number	ABA983281

(Applications before 2007)

Building and Drainage Permits

[H-1941-24128](#) AAB19410580

573 - Demolish Building (Loan). The permit was lodged on 02-Jul-1941.

[H-1949-34110](#) AAB19491619

7793 - Erect Dwelling (Wilson). The permit was lodged on 27-May-1949.

[H-1948-31931](#) AAB19481267

728 - Demolish Dwelling (Wilson). The permit was lodged on 06-Sep-1948.

[H-1969-70373](#) AAB19691336

438 - Extend Garage, Concrete Driveway and Wall (Wilson). The permit was lodged on 09-Apr-1969.

[H-1913-127444](#) AAD19131986

A4883 - DEMOLISHED - Drainage (Fleming). The permit was lodged on 23-Dec-1913.

[H-1914-129605](#) AAD19141747

A4940 - DEMOLISHED - Alter Plumbing (Fleming). The permit was lodged on 09-Jan-1914.

[H-1931-148713](#) AAD19310664

C5788 - DEMOLISHED - Alter Plumbing and Extend Drain (Fleming). The permit was lodged on 27-Mar-1931.

[H-1949-165910](#) AAD19491076

E5990 - Seal Drain on Demolished Dwelling, No Plan (Wilson). The permit was lodged on 23-May-1949.

[H-1949-165911](#) AAD19491077

E6795 - Plumbing and Drainage (Wilson). The permit was lodged on 13-Dec-1949.

[H-1969-195383](#) AAD19691722

H5460 - Extend Stormwater (Wilson). The permit was lodged on 11-Apr-1969.

[H-1982-215542](#) AAD19821356

K4562 - Alter Bathroom Plumbing, No Plan (McKay). The permit was lodged on 13-Sep-1982.

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

- 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

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

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 210 Bay View Road Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 210 BAY VIEW ROAD DUNEDIN

5040960 206 Bay View Road Dunedin

LUC-2016-205 Land Use Consent land use consent to establish a dwelling extension (including a covered deck) that breaches the height plane angle requirement and continue existing height plane angle and on-site manoeuvring breaches in relation to the existing dwelling. The outcome was Granted on 08/06/2016.

5040967 220 Bay View Road Dunedin

RMA-1996-359292 Resource Management Act (Historical Data) ERECT CARPORT (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/1996.

5040997 243 Oxford Street Dunedin

POL-2025-21 Planning Other Legislation right of way. The outcome was Granted on 30/04/2025.

5040998 241 Oxford Street Dunedin

POL-2025-21 Planning Other Legislation right of way. The outcome was Granted on 30/04/2025.

5059789 60 Young Street Dunedin

RMA-1991-353251 Resource Management Act (Historical Data) DISPENSATION 1881 EXTEND AND ENCLOSE EXISTING VERANDAH TO FORM BEDROOM (Non-Notified - Non Complying). The outcome was Granted on 26/09/1991.

5059807 119 Bay View Road Dunedin

LUC-2008-477 Land Use Consent extension and deck to rear and to legitimise existing dwelling breaches. The outcome was Granted on 12/09/2008.

5113771 251 Oxford Street Dunedin

SUB-2008-17 Subdivision Consent Two lot subdivision. The outcome was Granted on 03/04/2008.

5113772 251A Oxford Street Dunedin

SUB-2008-17 Subdivision Consent Two lot subdivision. The outcome was Granted on 03/04/2008.

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.

Environmental Health

One noise complaint has been received by Environmental Health regarding this property in the past. Should the property be purchased for rental purposes then noise control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

Transport

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

Encroachment on road reserve – privately owned asphalt path

On the property's frontage there is a privately owned asphalt path that appear to be located on road reserve. These may remain at the pleasure of Council. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

MH Manhole
PL Plumbing
PLB Plumbing
PTE Private
SIS Sewer in section
WC Water course
WT Water table
SW Stormwater

General terms

RDMS Records and Document Management System

Appendices



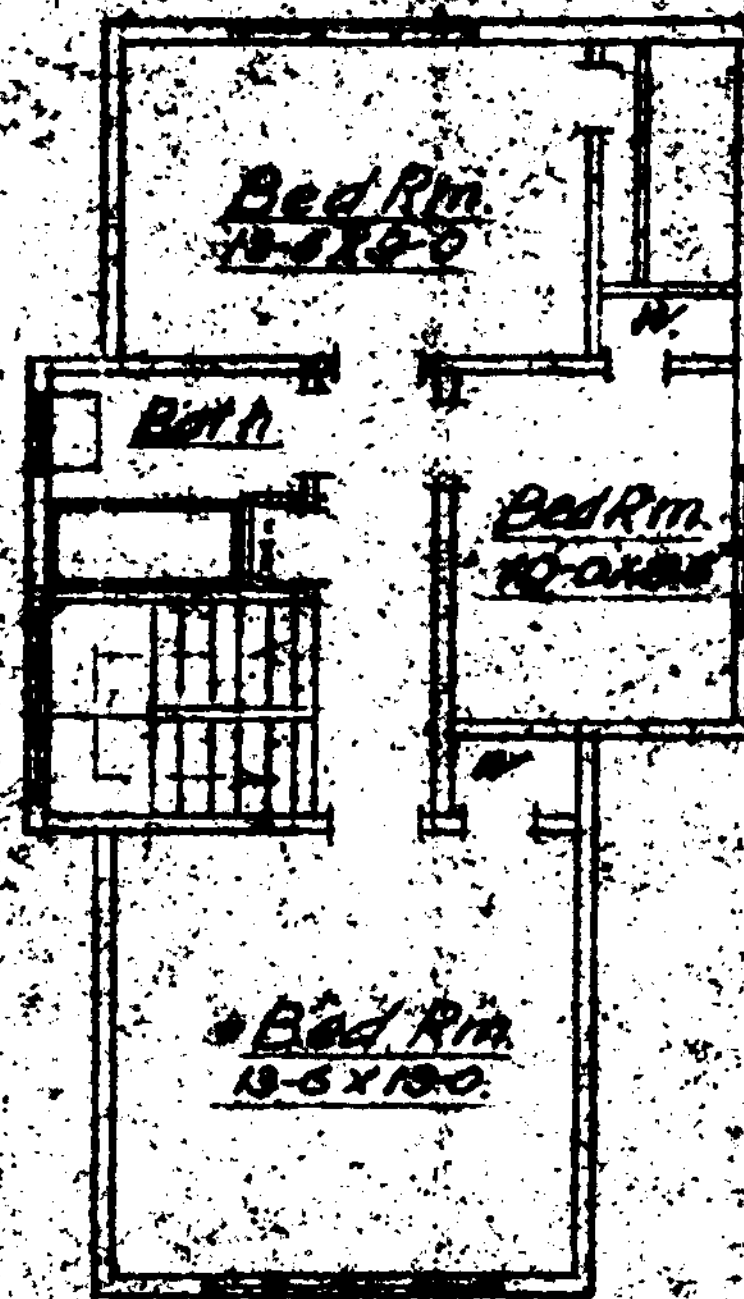
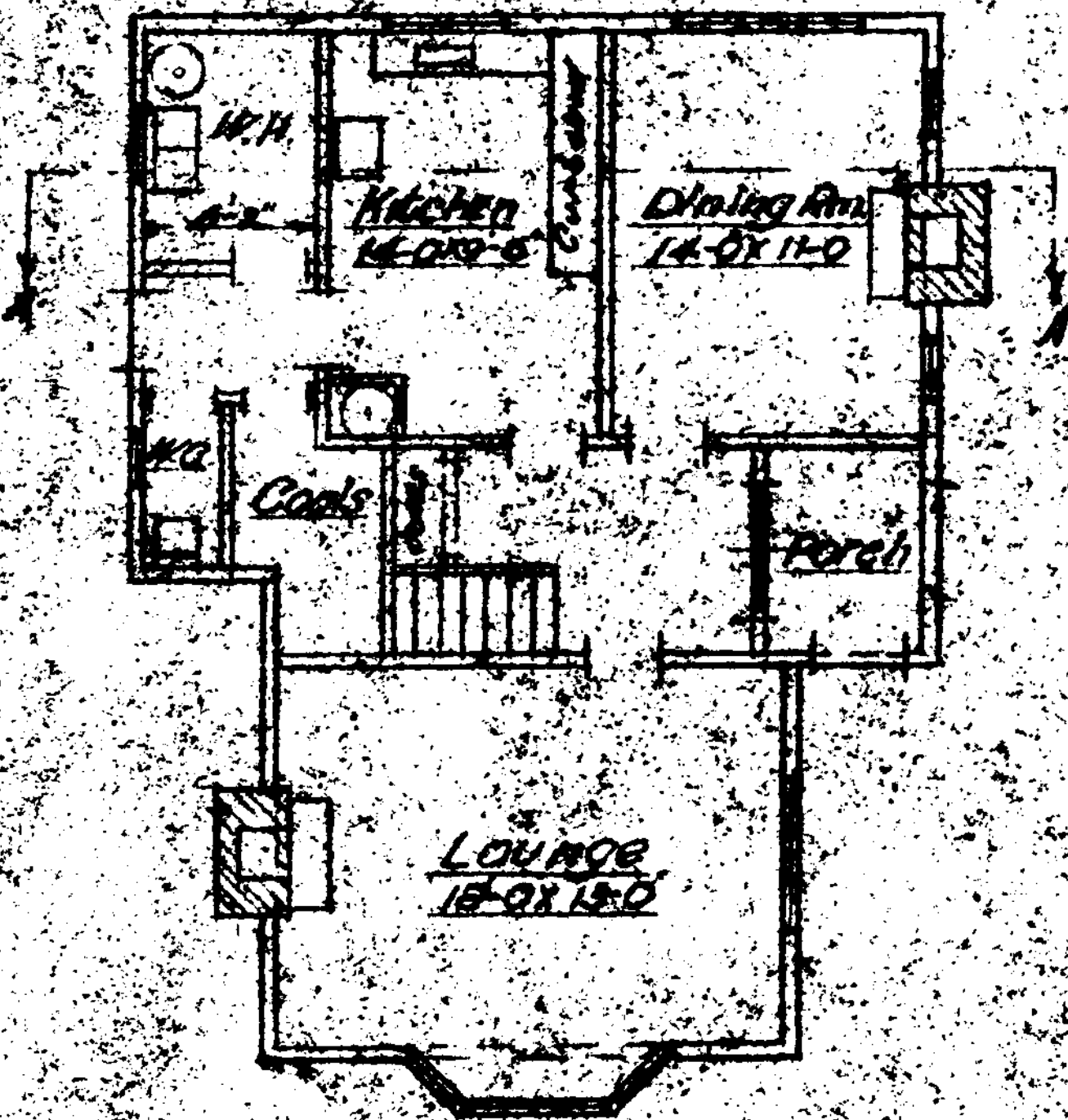
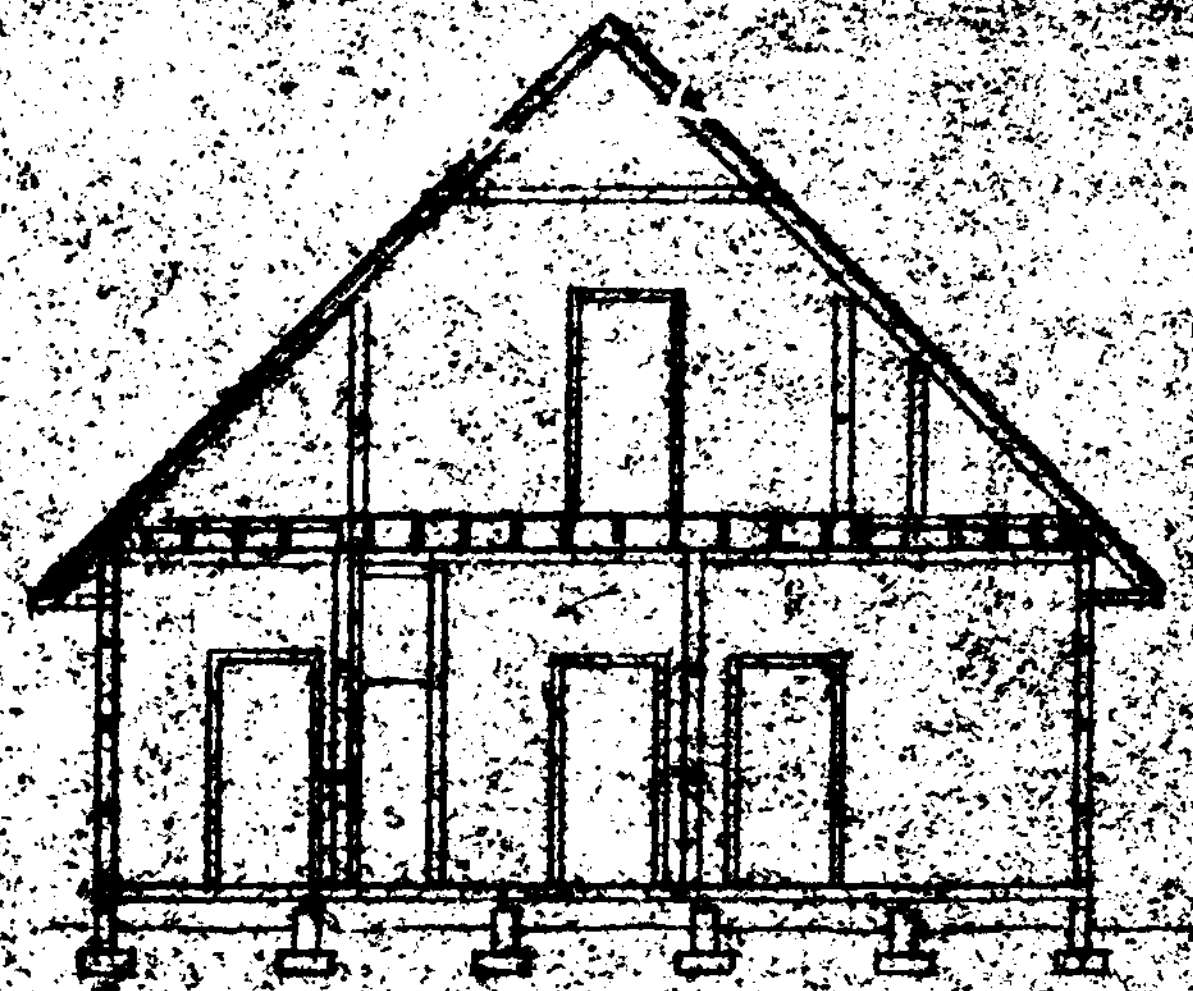
Photographic Map

Scale at A4:
 1:750
 28/04/2026
 8:05:05 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.

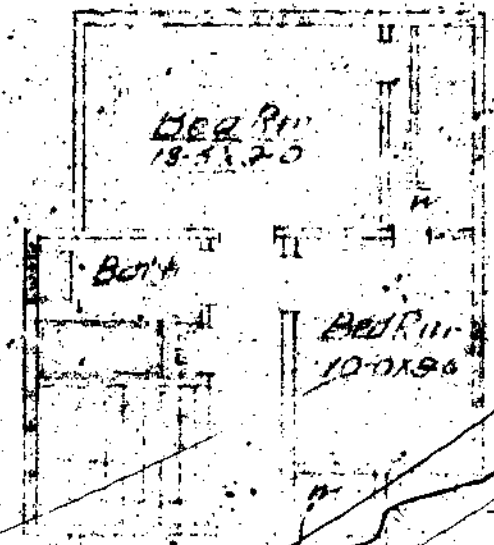
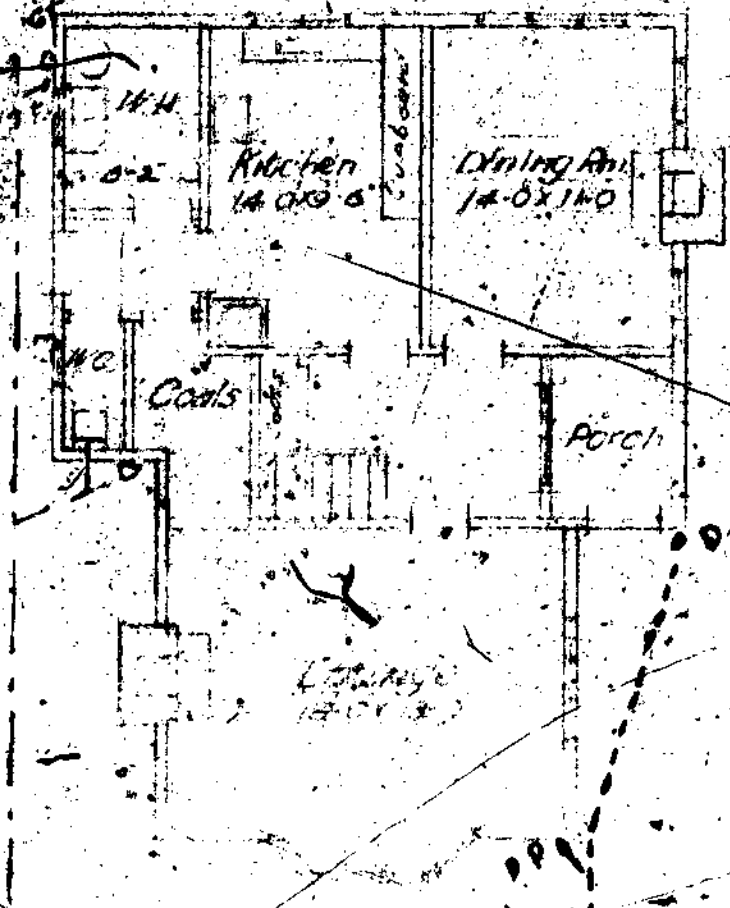
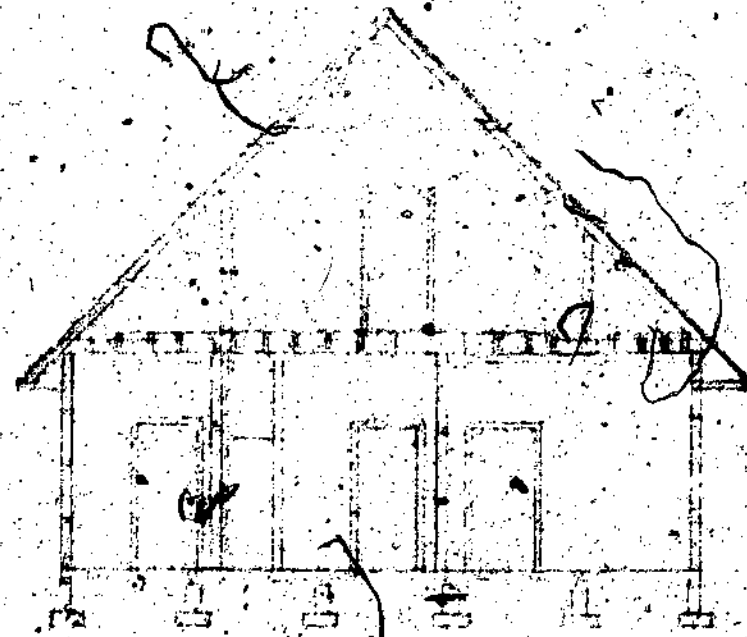
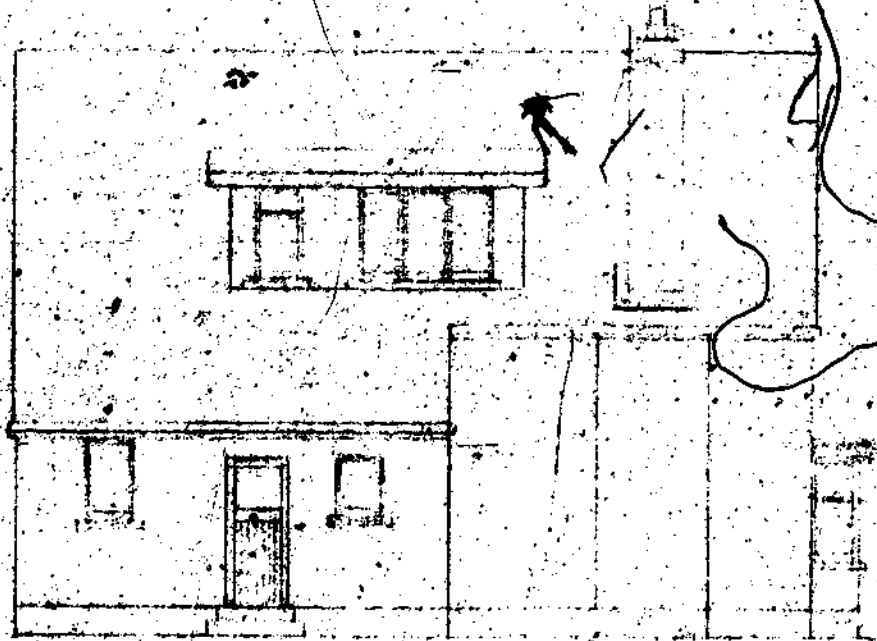
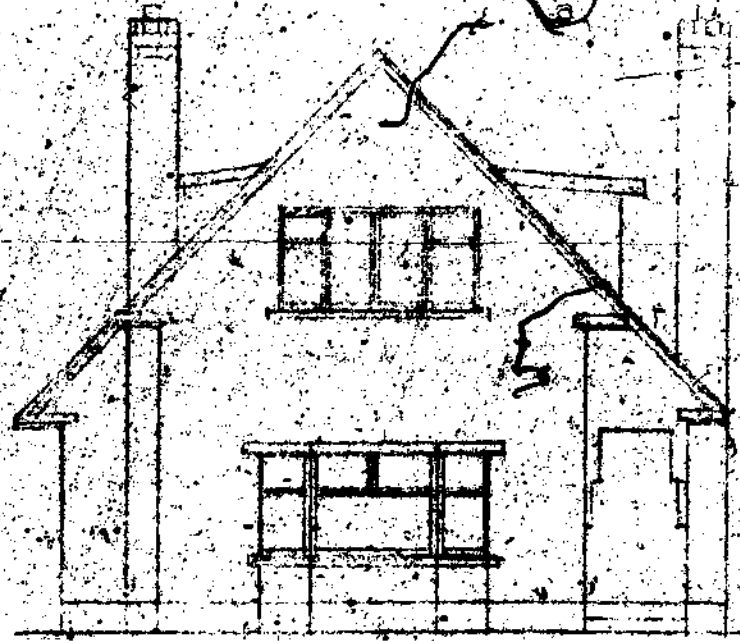
2018-2019 Urban. Copyright DCC/Aerial Surveys
 Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
 2013 Urban and rural photography Jan/Feb 2013.
 Copyright DCC. CC BY 3.0 NZ.
 2006/2007 Urban photography March 2007,
 copyright NZAM. Rural photography March
 2006, copyright Terralink International Ltd.

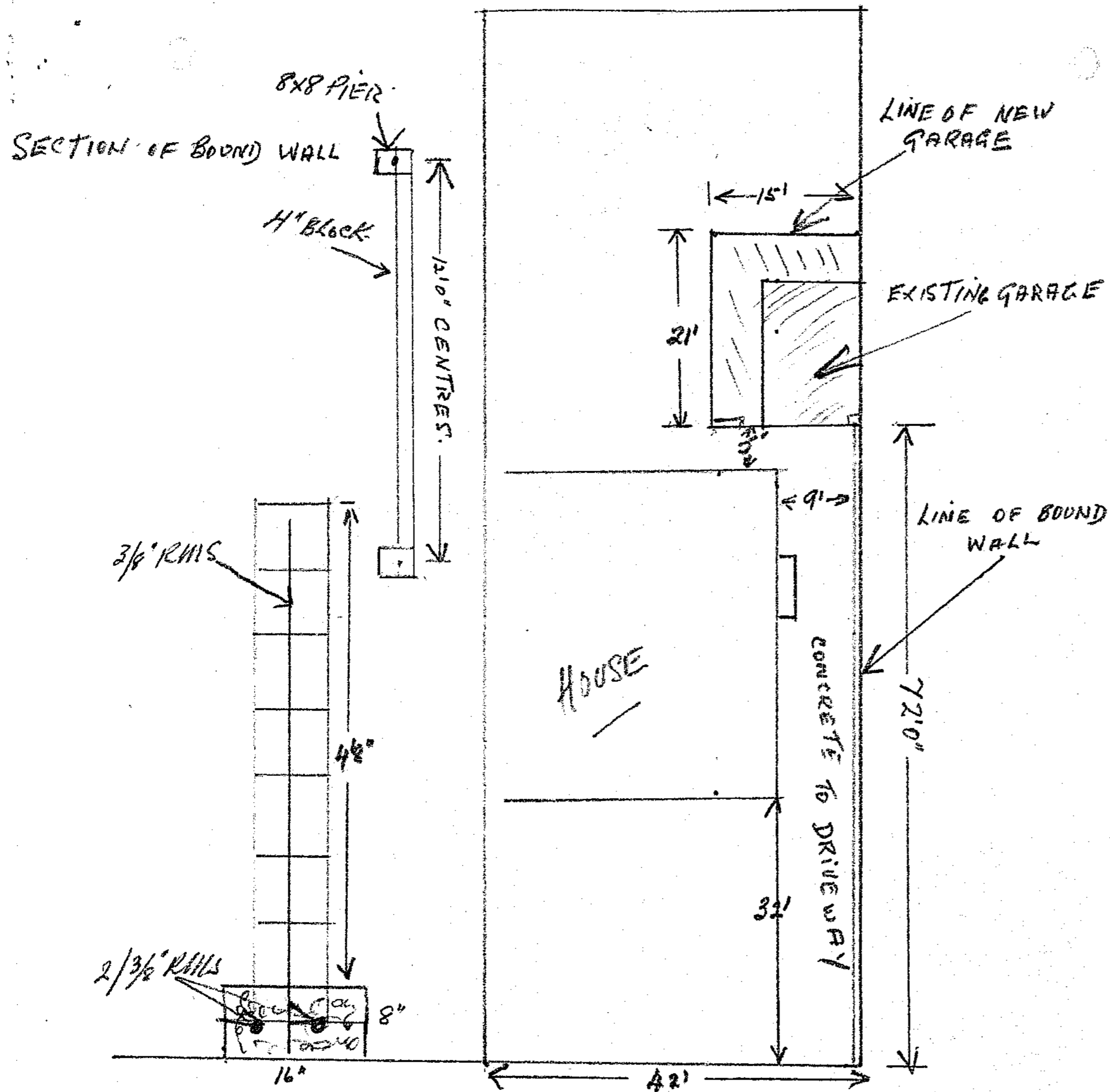


PROPOSED RESIDENCE FOR MR & MRS WILSON BAYVIEW RD

Scale 1/4" = 1'-0"

1911 11-2-22





PROPOSED GARAGE, CONCRETE DRIVE AND BOUNDARY WALLING FOR MR WILSON 210 BAYVIEW ROAD
 STORM WATER TO EXISTING AT HOUSE

Plan E/6795 Swt & existing

438.

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

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is 2" above paving at boundary.

Arrangements made for Crossing are existing
J. Adams for City Engineer Date 25.3.69
 NOTE:—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively.
 Stormwater to be discharged to existing storm water drain
 Foul sewage to be discharged to _____

21/3/69
 J. Adams

DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN OR SPECIFICATION TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
 DATE 9.4.69
[Signature] CITY ENGINEER

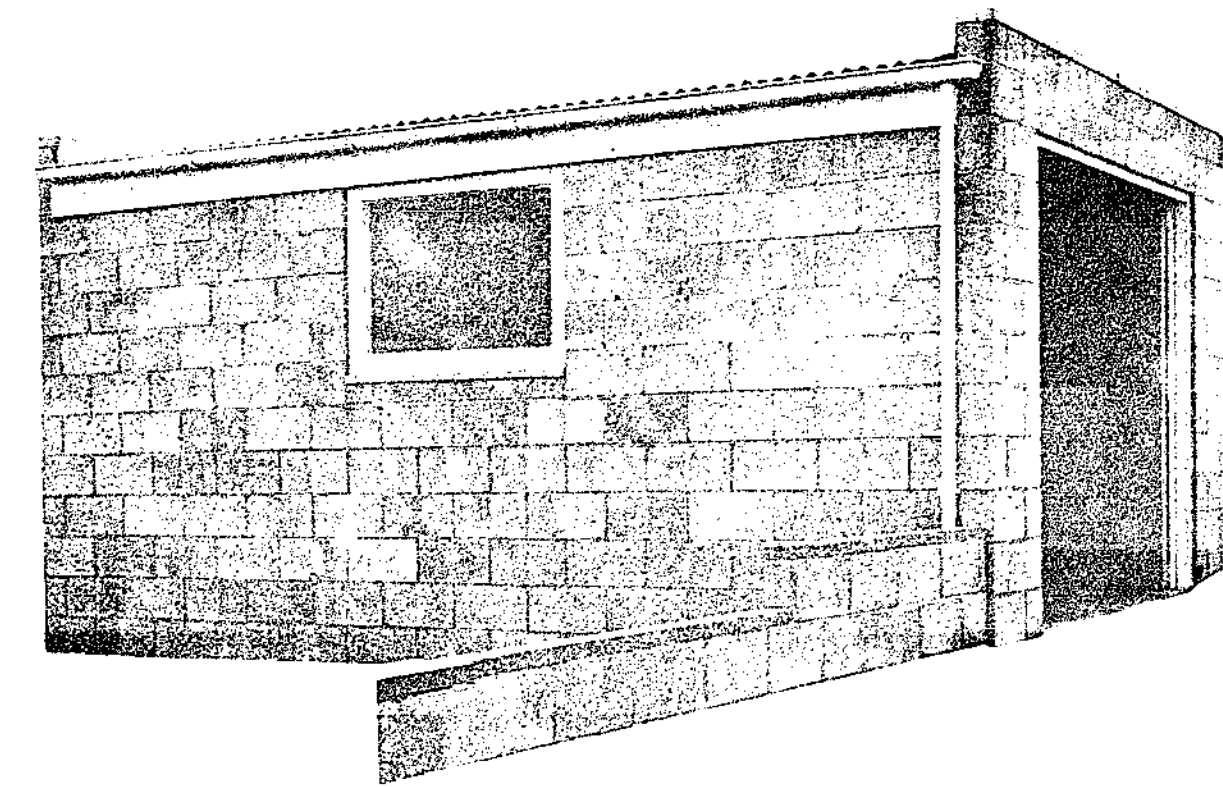
438

Present this plan to obtain your building permit

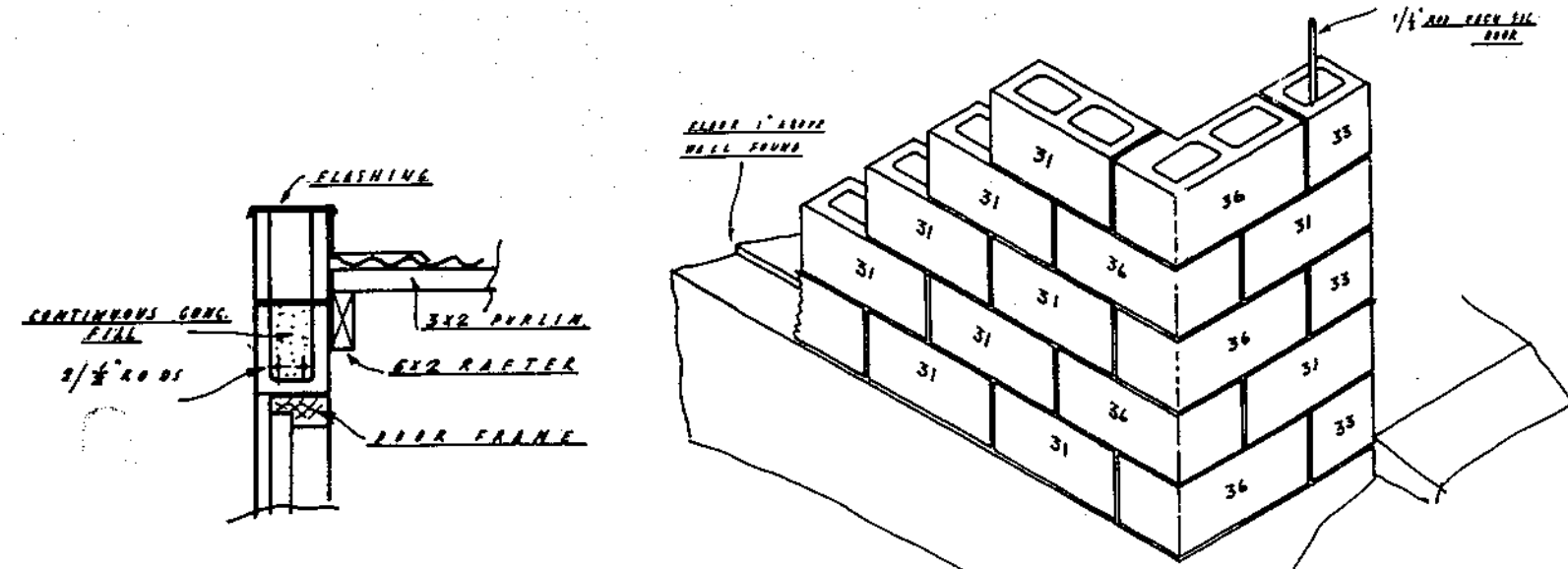
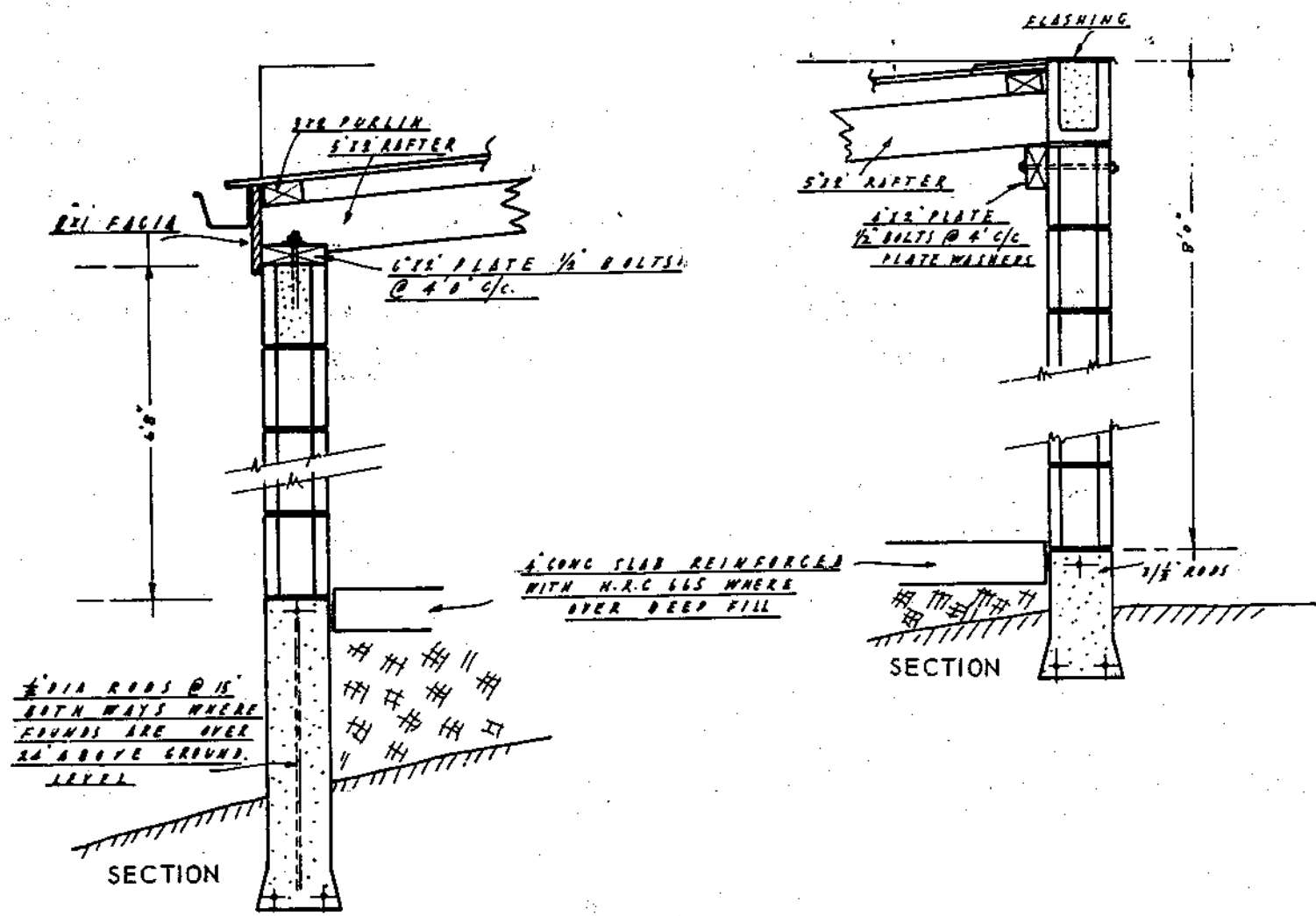
For Greater Economy and Satisfaction

McGILL'S VERSATILE CONCRETE MASONRY

Here is a Garage that is simple and easy to erect, the Plan meeting the requirements of existing building by-laws.



INSIDE FLOOR AREA 19'8" x 11' 216 Sq. Ft.

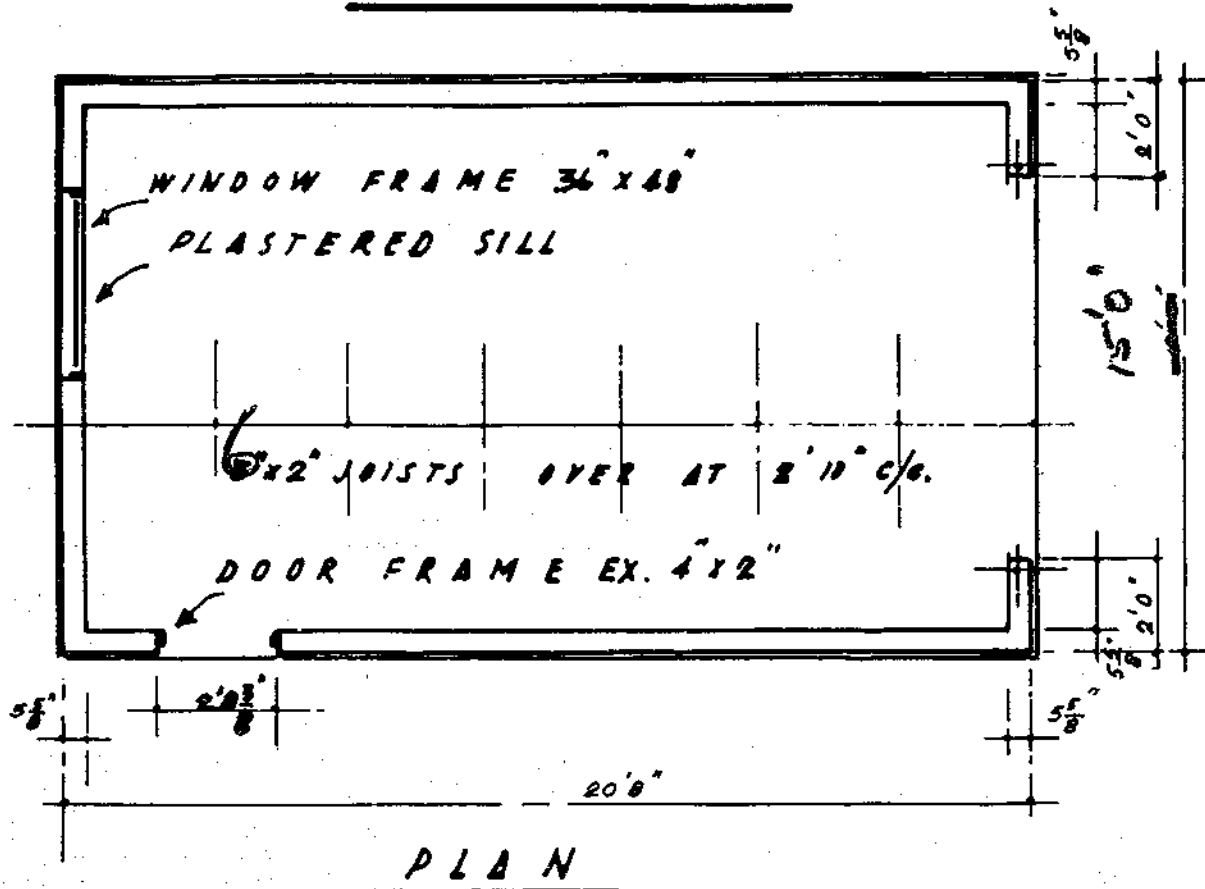
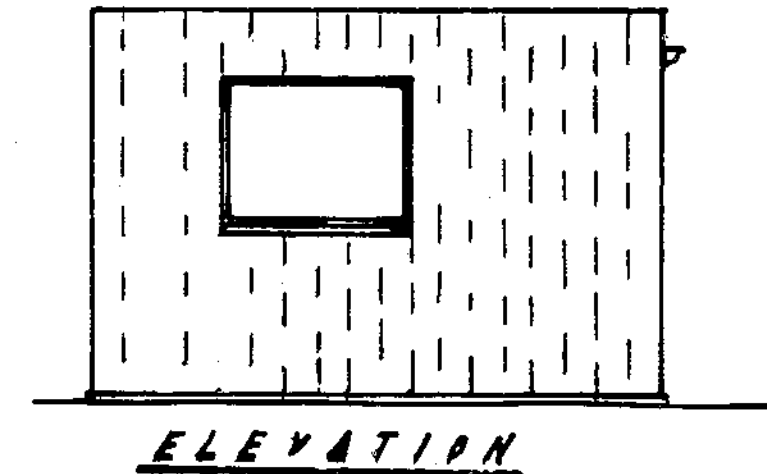
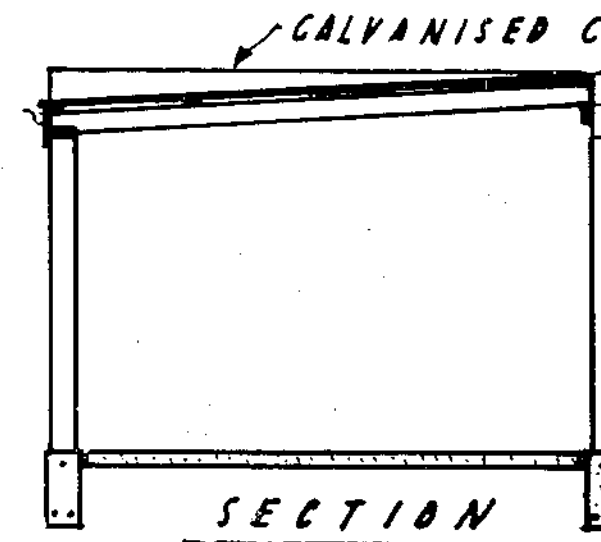
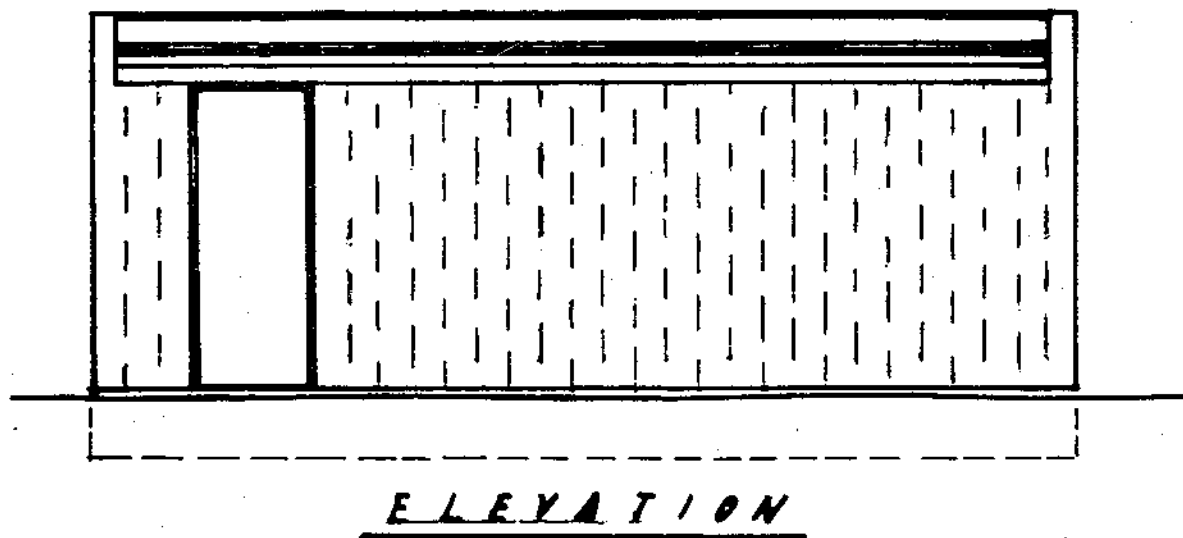


TYPICAL CORNER CONSTRUCTION (detail at right front corner)

Phone 84-1115 to obtain further copies of this plan

McGill Concrete Ltd.
 Head Office and Factory, 17, Byfield Drive, Phone 774
 and 20 South Road, Dunelm, Phone 338-4115

McGill's Versatile Concrete Masonry



No. 1 FOR THE MEDIUM SIZE CAR
16' x 12' 8' Wide Door Opening 4' x 2'8" Window No Side Door
TO BE BUILT IN WATERPROOF ONODA N.N. BLOCKS & MORTAR.

Units Required:-

300	No. 601	Standard 6"	N.N. Blocks
16	No. 603	6" Half	N.N. Blocks
10	No. 605	6" Bond Beam	N.N. Blocks
42	No. 606	6" Return Corners	N.N. Blocks
24	No. 607	K.O. Bond Beam	N.N. Blocks
2	No. 608	Corner K.O.	N.N. Blocks

Plus Delivery Charges - Plus approximately 2/3 cubic yard of N.N. Mortar Mix required for building blockwork.

No. 2 FOR ALMOST ANY CAR
20' x 12' 8' Wide Door Opening 4' x 2'8" Window
TO BE BUILT IN WATERPROOF ONODA N.N. BLOCKS & MORTAR

Units Required:-

338	No. 601	Standard 6"	N.N. Blocks
26	No. 603	6" Half	N.N. Blocks
10	No. 605	6" Bond Beam	N.N. Blocks
42	No. 606	6" Return Corners	N.N. Blocks
27	No. 607	K.O. Bond Beam	N.N. Blocks
2	No. 608	Corner K.O.	N.N. Blocks

Plus Delivery Charges - Plus approximately 3/4 cubic yard of N.N. Mortar Mix required for building blockwork

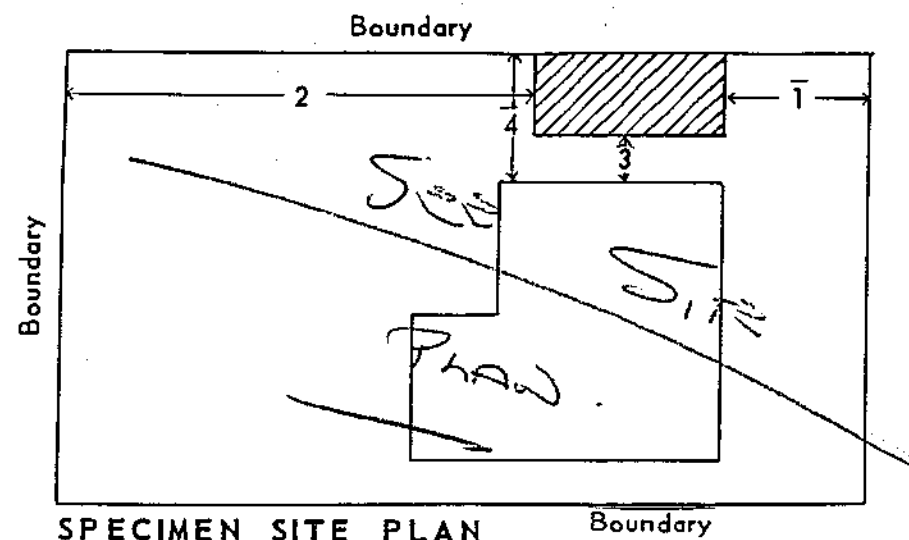
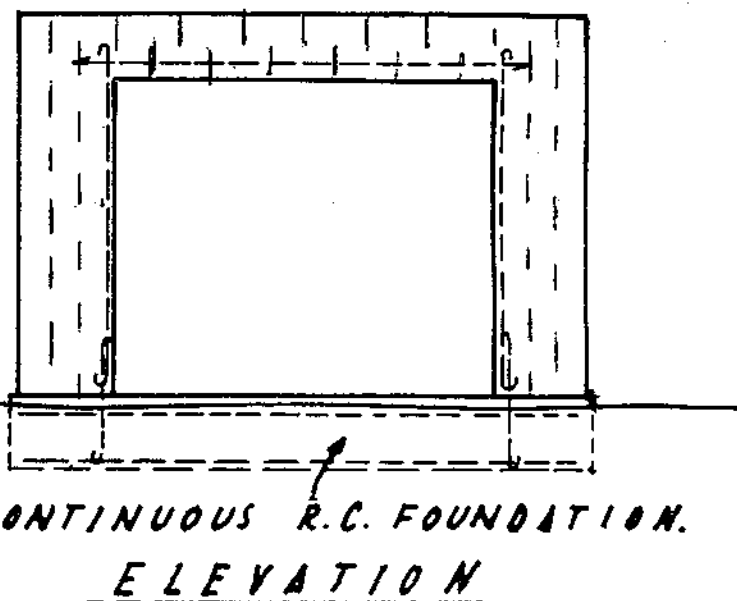
No. 3 FOR THE LARGE SEDAN
24' x 12' Main Door 8' x 6'8" 4' x 2'8" Rear Window Side Door 2'8" x 6'8"
TO BE BUILT IN WATERPROOF ONODA N.N. BLOCKS & MORTAR

Units Required:-

400	No. 601	Standard 6"	N.N. Blocks
26	No. 603	6" Half	N.N. Blocks
10	No. 605	6" Bond Beam	N.N. Blocks
42	No. 606	6" Return Corners	N.N. Blocks
30	No. 607	K.O. Bond Beam	N.N. Blocks
2	No. 608	Corner K.O.	N.N. Blocks

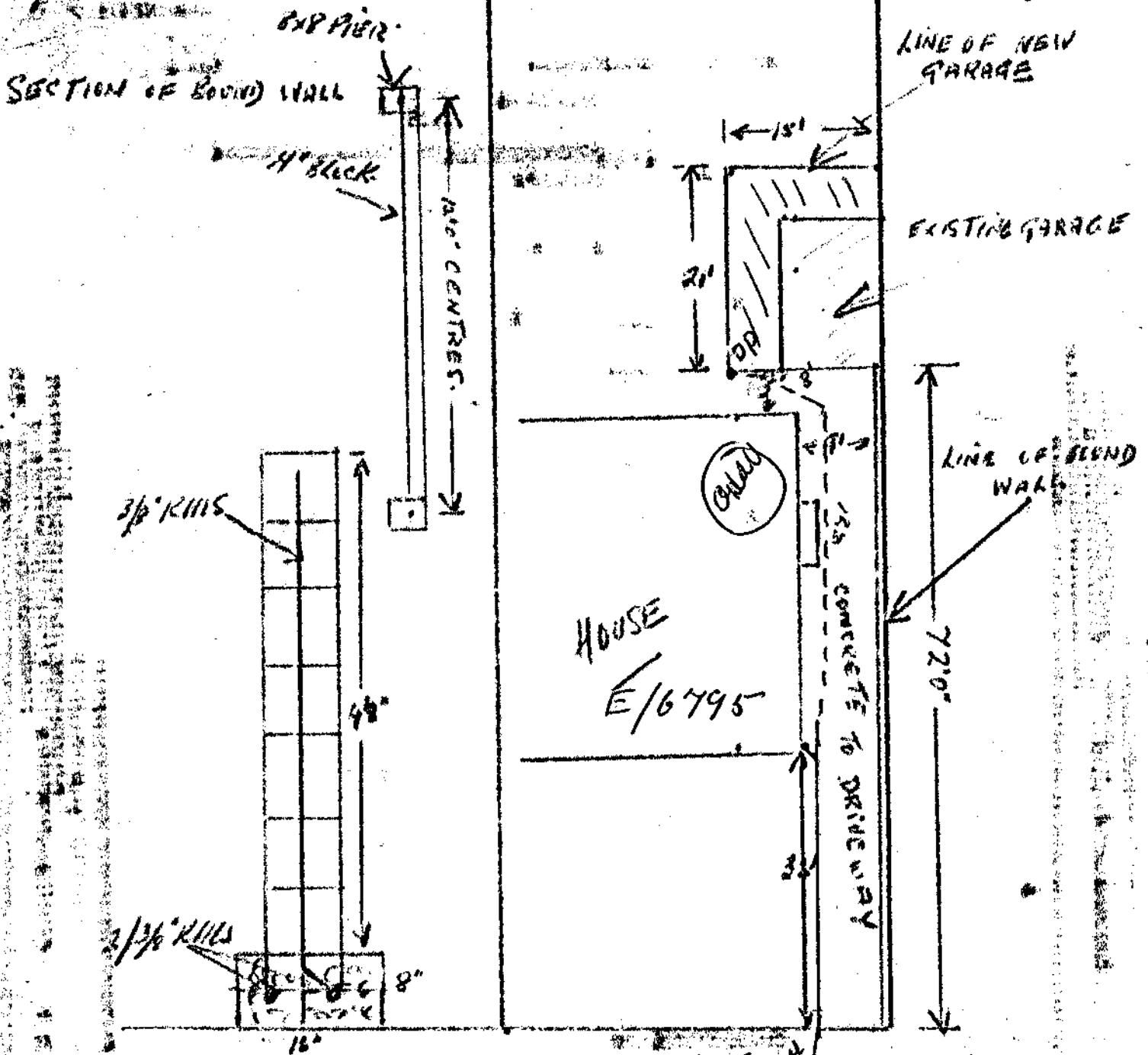
Plus Delivery Charges - Plus approximately 1 yard of N.N. Mortar Mix required for building blockwork.

438



THE FOLLOWING MEASUREMENTS ARE REQUIRED.
From nearest wall of proposed garage to - 1. Street frontage (must exceed 15 ft.) 2. Garage to rear boundary. 3. House to garage. 4. House to boundary.

H5460
S.V.



PROPOSED GARAGE, CONCRETE DRIVE AND BOUNDARY
WALLING FOR MR. WILSON 210 BAYVIEW ROAD
STORM WATER TO EXISTING AT HOUSE

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 913281	Reference No:	5040962
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: PHISKIE, MAURICE DAVID 210 BAY VIEW ROAD DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALTER DWG
Property Number: 5040962 Valuation Roll No: 27470 67300	Intended Life:
Street Address: 210 BAY VIEW ROAD, DUNEDIN 9001	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description:	Specified as years
LOT 3 DP 4577	Demolition <input type="checkbox"/>

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 upfitting 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: 12/07/2000

BUILDING CONSENT



Section 35, Building Act 1991

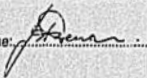
ISSUED BY:

DUNEDIN CITY COUNCIL

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

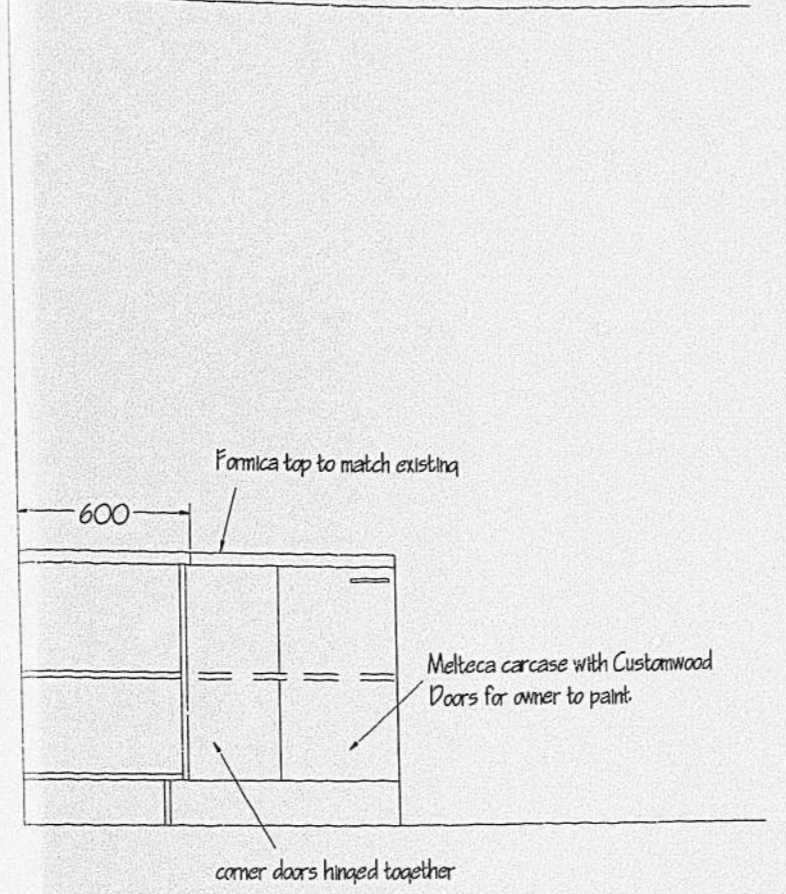
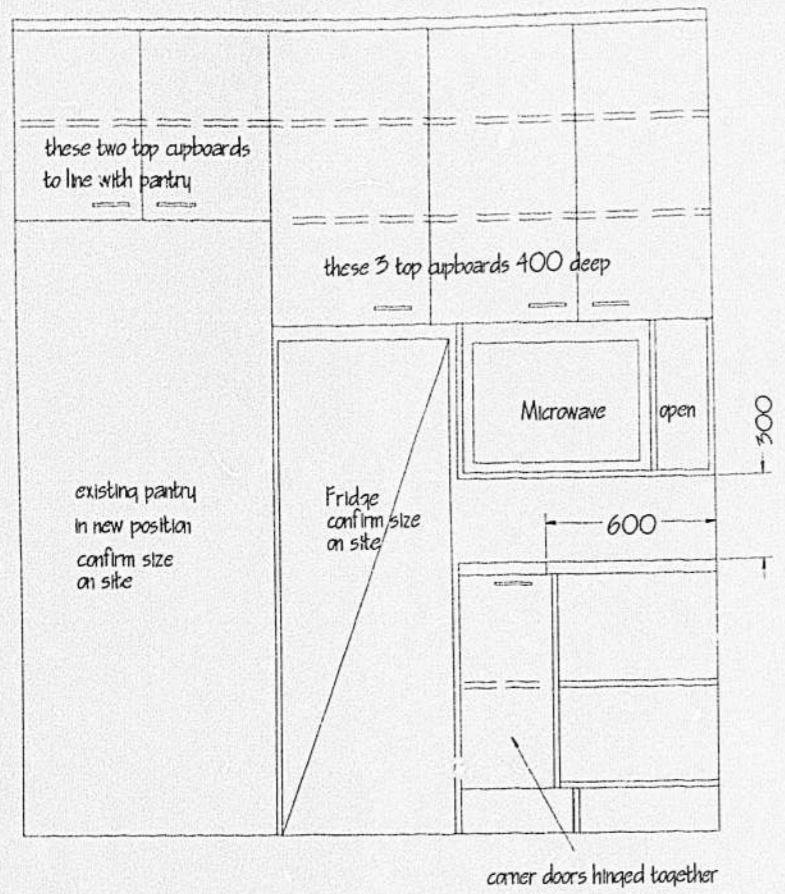
Telephone No:	477-4000	Consent No:	ABA 983281	Reference No:	5040962
---------------	----------	-------------	------------	---------------	---------

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

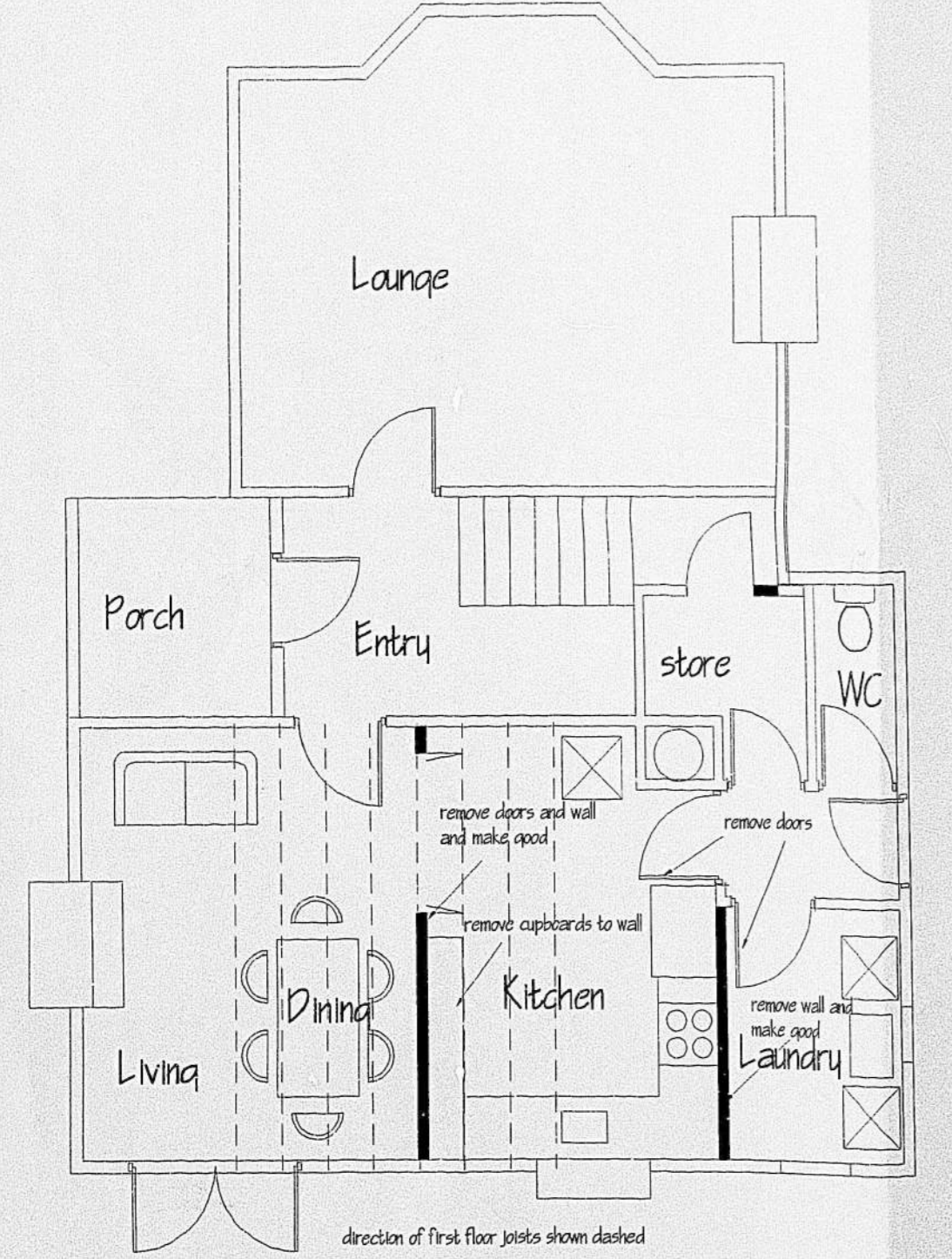
APPLICANT	PROJECT
Name: PHISKIE, MAURICE DAVID 210 BAY VIEW ROAD DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 210 BAY VIEW ROAD, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALTER DWG
Property Number: 5040962	Intended Life:
Valuation Roll No: 27470 67300	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 3 DP 4577	Specified as years
	Demolition <input type="checkbox"/>
	Estimated Value: \$3600
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 27/11/1998

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.

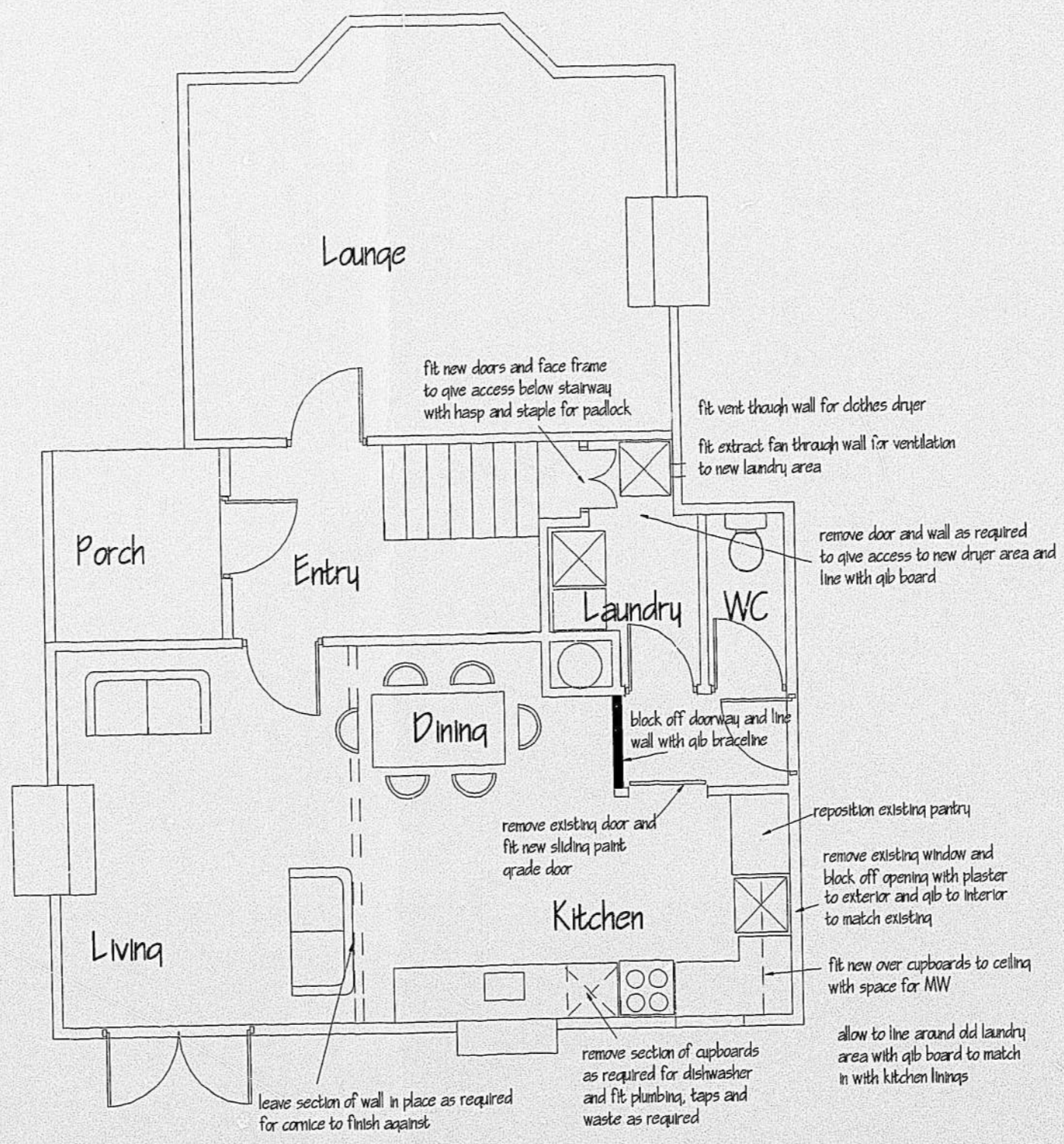
This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."



KITCHEN JOINERY



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

210 Bay View Rd

98/3281

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request
 Building Date
 Drainage Date 17/1/98
 Health Date
 NOTE

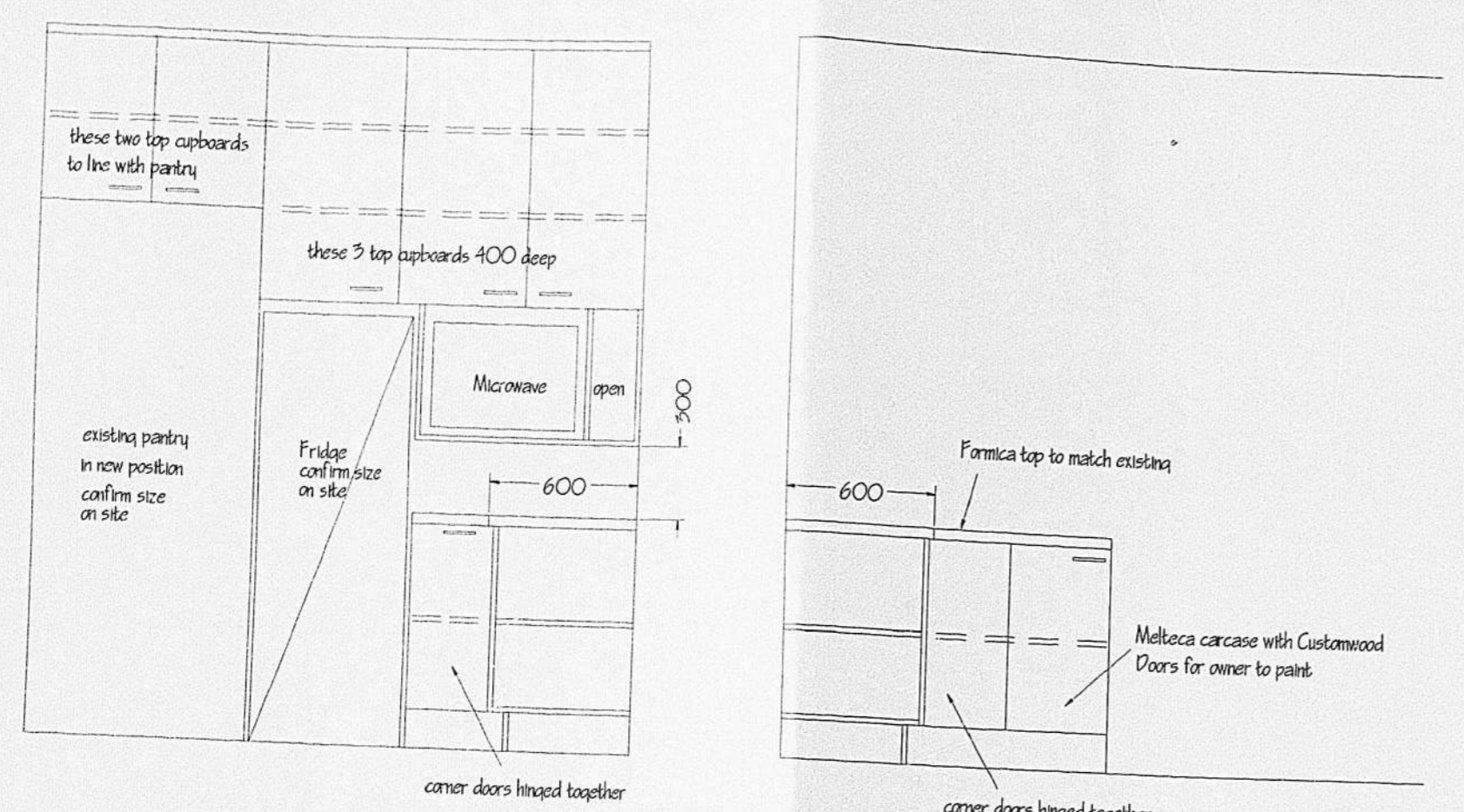
PROPOSED ALTERATIONS

Bay View Road Dunedin
 Maurice and Jocelyn Phiskie

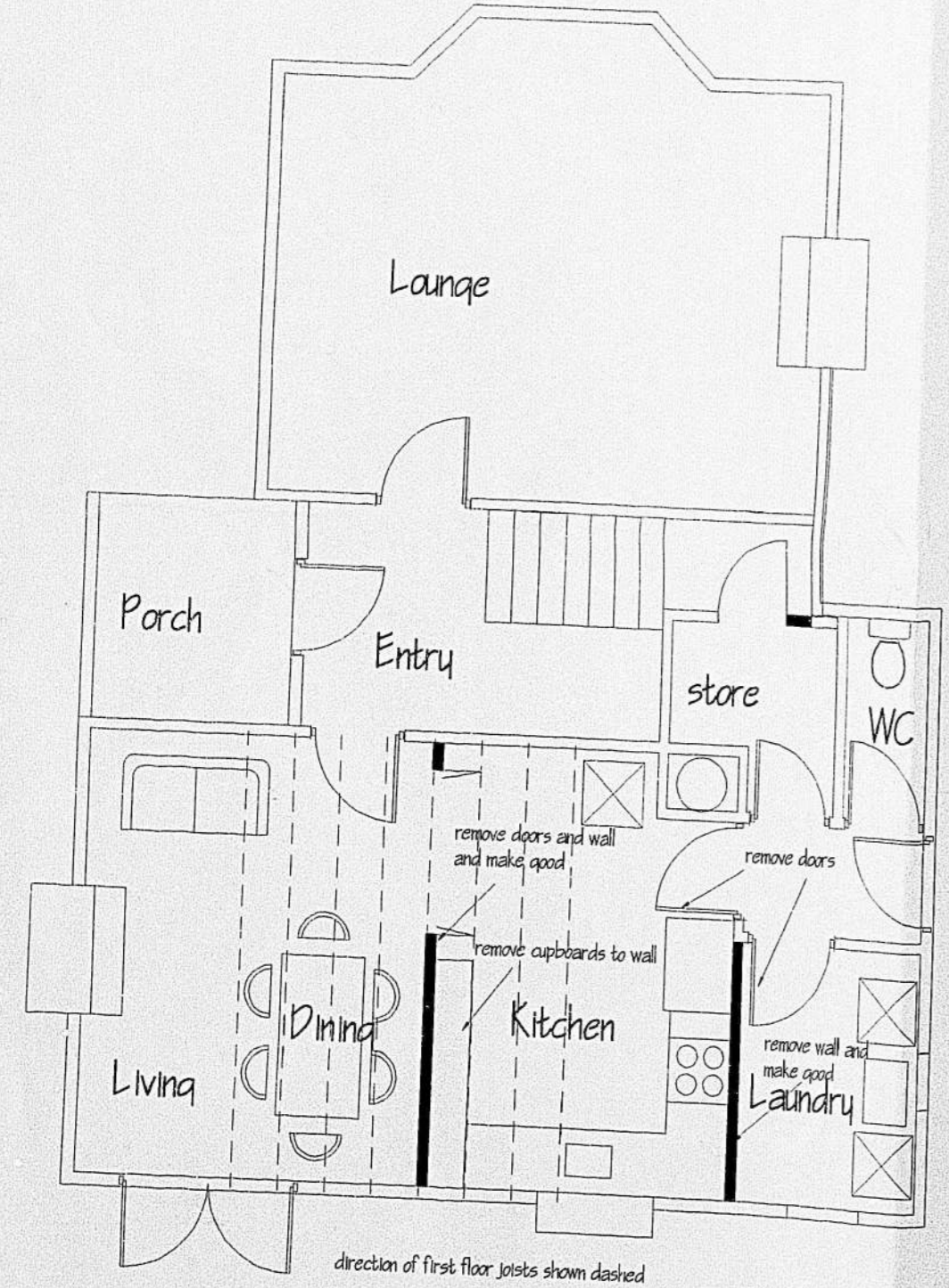
JOB No 1432
 Scale 1:100
 Date September 1998

R. J. OLIVER and ASSOCIATES
 Architectural Designers
 45 Brasside, Mosgiel Ph 489 4797 Fax 489 8992

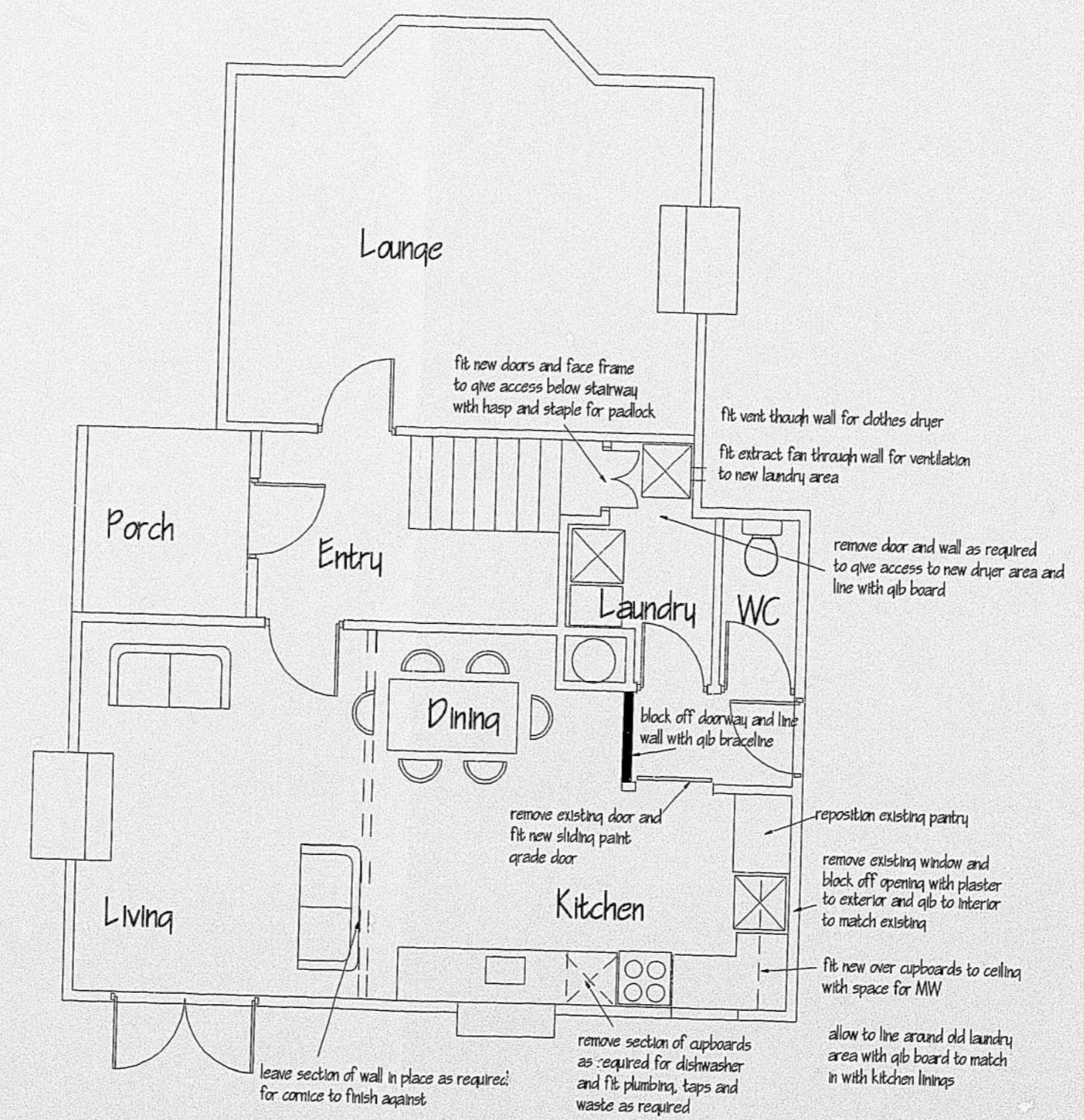




KITCHEN JOINERY



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

210 Bay View Rd

98/3281

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
With The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request
Building Date 19/11/98
Drainage Date
Health Date
NOTE

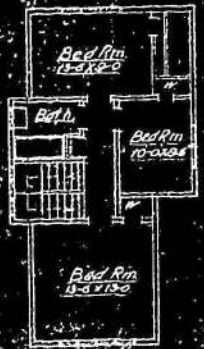
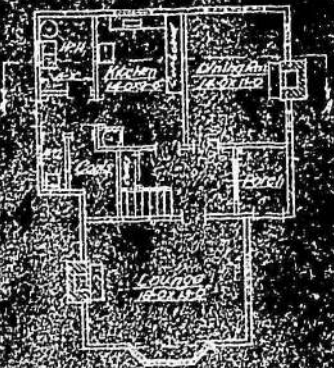
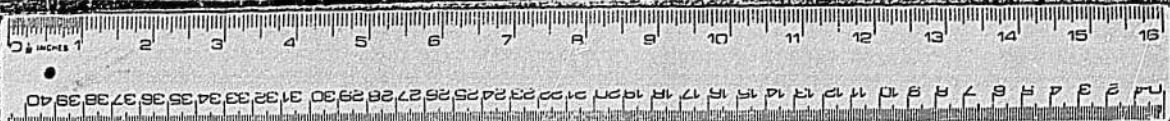
PROPOSED ALTERATIONS

Bay View Road Dunedin
Maurice and Jocelyn Phiskie

JOB No 1432
Scale 1:100
Date September 1998

R. J. OLIVER and ASSOCIATES
Architectural Designers
45 Braeside, Mosgiel Ph 489 4797 Fax 489 8992






PROPOSED RESIDENCE FOR MR. & MRS. WILSON, BAY VIEW RD.

Scale 1/4" = 1'-0"

MINOR DRAIN REPAIRS / REPLACEMENTS

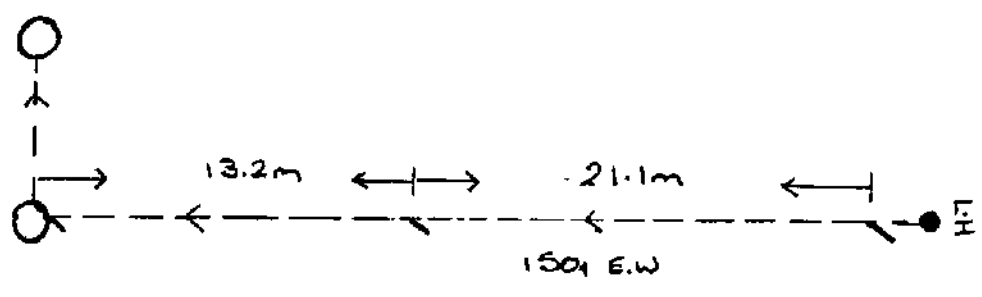
- A: Notification of intention to repair or replace an existing stormwater boiler tube in the same position, within the public footway, which discharges to the street channel.
 tick
- B: Notification of intention to repair or replace an existing private foul or stormwater drain within the owner's property in the same position where the developed length of such repair or replacement does not exceed two metres in length, and the diameter of such drain is not more than 150mm.
 tick
- C: Notification of intention to reconnect an existing foul or stormwater drain to a public sewer when the drain diameter does not exceed 150mm and the developed length of drain does not exceed 2.0m and the work is being undertaken as part of Council's Drainage works programme.
 tick

<p align="center"><u>APPLICANT</u></p> <p>NAME: Jonston, Ronald J</p> <p>MAILING ADDRESS: C/o Fulton Hogan Ltd Private Bag 1962, Dunedin</p> <p>CONTACT NAME: D Waters</p> <p>POSITION: Engineer</p> <p>PHONE: (03) 488 3059</p> <p>FAX: 488 2411</p>	<p align="center"><u>REGISTERED DRAINLAYER</u></p> <p>NAME: R Harris</p> <p>ADDRESS: C/o Fulton Hogan</p> <p>REGISTRATION NO.: 08381</p> <p>SIGNATURE: </p> <p>DATE: 6TH - 10TH - 94</p>
<p align="center"><u>PROJECT LOCATION</u></p> <p>STREET ADDRESS: 210 Bayview Rd</p> <p>PROPERTY NO.: 409623</p> <p>VALUATION NO.: 27470-673</p> <p>LOT: 3 DP: 4577</p> <p>SECTION: BLOCK: 13</p> <p>SURVEY DISTRICT: Forburg</p>	<p align="center"><u>COUNCIL CHARGES</u></p> <p>ADMINISTRATIVE CHARGES \$20.00 (GST INCLUSIVE)</p> <p>251972 24Jul95 08:47 CHEM \$1,280.00 VARIOUS \$20-00 APPLI \$1,280.00* TAX INVOICE GST 142.2 1,280.00 FULTON HOGAN LTD PRIVATE BAG 1962 DUNEDIN</p>

Moreau St

Wynick Rd.

Dalgely St



214

212

210

208