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Dunedin City Council – Land Information Memorandum

Property Address: 104A Victoria Road St Kilda

Prepared for: Rowena Margaret Simons

Prepared on: 03-Sep-2026

Property Details:

Property ID	5060476
Address	104A Victoria Road St Kilda
Parcels	LOT 3 DP 5263

Disclaimer:

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 03-Sep-2026

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

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.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Commissioned by: Otago Regional Council

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.

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.

Reference Number: 12075

OVERLAND FLOW PATH

Description: South Dunedin Natural Hazards Qualitative Risk Assessment - Applying the Otago RPS and NPS-NH risk frameworks

Van Woerden, T. (2026). *Applying the NPS-NH risk framework: South Dunedin natural hazards qualitative risk assessment*. Otago Regional Council.

Commissioned by: Otago Regional Council

Purpose: To consider the natural hazard risk in South Dunedin under both the NPS-NH and pORPS frameworks to support DCC in determining whether the current plan is fit for purpose.

Scope of report: The same as the focus area for the South Dunedin Future adaptation programme and the SDF risk assessment by Kia Rōpine... an area including the South Dunedin, St. Kilda North and St. Kilda South, and parts of St. Clair, Caversham, Tainui, and Musselburgh.

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

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

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

Commissioned by: Dunedin City Council

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.

Scope of report: Harbourside and South City areas of Dunedin

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.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

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.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

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.

Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

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.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

Commissioned by: Dunedin City Council

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.

Scope of report: South Dunedin

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.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

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.

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.

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

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.

Scope of report: Dunedin City district

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

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

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 **19th April 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.

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	2060476
Address	104A Victoria Road St Kilda
Valuation Number	27510-55101

Latest Valuation Details

Capital Value	\$440,000
Land Value	\$285,000
Value of Improvements	\$155,000
Area (Hectares)	0.0371HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,703.94

Rates Outstanding for Year \$3,703.96

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

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

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

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

Building and Drainage Consents

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

Building and Drainage Permits

[H-1971-197829](#) AAD19710311

H9958 - New Drainage, (Castle Investments). The permit was lodged on 16-Dec-1971.

[H-1971-247488](#) AAK19710067

5332 - Erect Dwelling, (Castle Investments). The permit was lodged on 06-Sep-1971.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and 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)
 - Victoria Rd is a Collector road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Independent Building Report(s)

An Independent Building Report was submitted to Council on **23-Jun-1999**.

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 104A Victoria Road St Kilda

[1822 R Victoria Road St Kilda](#)

[LUC-2010-593](#) Land Use Consent directional sign on Scout Hall advertising the Dunedin Holiday Park. The outcome was Granted on 16/02/2011.

[RMA-2005-368654](#) Resource Management Act (Historical Data) NEW BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 08/02/2005.

[5038155 1 Second Beach Road Dunedin](#)

[RMA-2005-369369](#) Resource Management Act (Historical Data) TO ERECT SIGNAGE TO PROVIDE INFORMATION ABOUT USING THE DUNES (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/04/2006.

[5060477 104 Victoria Road St Kilda](#)

[RMA-1998-362156](#) Resource Management Act (Historical Data) REVIEW OF CONDITION UNDER SEC 127 OF THE RESOURCE MANAGEMENT ACT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/07/1998.

[RMA-1998-362042](#) Resource Management Act (Historical Data) erect garage (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/07/1998.

[5060484 47 Jackson Street Dunedin](#)

[RMA-1997-360961](#) Resource Management Act (Historical Data) COMMUNITY HOUSING Certificate of Compliance (Other). The outcome was Granted on 20/06/1997.

[5060485 45 Jackson Street Dunedin](#)

[RMA-1990-353022](#) Resource Management Act (Historical Data) ADD TO DWELLING Ownr:CORLET / App: CORLET (Non-Notified - Non Complying). The outcome was Granted on 14/01/1991.

[5060487 41 Jackson Street Dunedin](#)

[BACT-2018-57](#) Boundary Activity Notice boundary activity for extension of an existing dwelling with bulk and location breaches and the relocation of existing deck with bulk and location breaches. The outcome was Issued on 05/10/2018.

[5101542 11 John Wilson Ocean Drive Dunedin](#)

[RMA-2001-364739](#) Resource Management Act (Historical Data) Earthworks in Urban Landscape Conservation Area (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/05/2001.

[RMA-2003-366935](#) Resource Management Act (Historical Data) Signage on Marlow Park (Non-Notified - Non Complying). The outcome was Granted on 21/08/2003.

[RMA-1996-359788](#) Resource Management Act (Historical Data) ERECT SIGNS ON CAFE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/12/1996.

[5101557 105 Victoria Road St Kilda](#)

[POL-2022-26](#) Planning Other Legislation Planning certificate for the sale of liquor. The outcome was Granted on 25/05/2022.

[LUC-2021-335](#) Land Use Consent an ancillary licenced premises being the Otago Indoor Bowls Association. The outcome was Granted on 08/07/2021.

[LUC-2011-259](#) Land Use Consent fixing temporary pvc banners to the Dunedin Ice Stadium for the winter games. The outcome was Granted on 01/07/2011.

[RMA-2004-368527](#) Resource Management Act (Historical Data) ADDITIONAL SIGNAGE FOR ICE STADIUM (Notified - Non Complying). The outcome was Declined on 07/04/2005.

[5101875 41 Victoria Road St Kilda](#)

[RMA-2001-365021](#) Resource Management Act (Historical Data) ADDITIONAL MANAGERS RESIDENCE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/09/2001.

5101877 41A Victoria Road St Kilda

LUC-2018-70/B Land Use Consent late s357 objection to decision on LUC-2018-70 for land use consent for the establishment of permanent hoardings (posters within timber frames and associated livery signage). The outcome was S357 Upheld on 01/07/2020.

LUC-2018-70/A Land Use Consent s357 objection to fees for LUC-2018-70. The outcome was S357 Upheld on 03/07/2020.

LUC-2018-70 Land Use Consent the establishment of permanent hoardings (posters within timber frames and associated livery signage) at various locations. The outcome was Granted on 06/11/2018.

5101881 25 John Wilson Ocean Drive Dunedin

RMA-1997-361413 Resource Management Act (Historical Data) DECK ADDITION TO CLUBHOUSE CONTRARY TO DESIGNATION AND IN URBAN LANDSCAPE CONSERVATION AREA CHQ ST KILDA SURF CLUB (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/12/1997.

5101885 59 Victoria Road St Kilda

LUC-2010-593 Land Use Consent directional sign on Scout Hall advertising the Dunedin Holiday Park. The outcome was Granted on 16/02/2011.

5101887 63 Victoria Road St Kilda

RMA-1999-363343 Resource Management Act (Historical Data) TO ALTER AND EXTEND AN EXISTING SCOUT HALL COMPLEX (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/10/1999.

5101888 105 Victoria Road St Kilda

RMA-2004-368103 Resource Management Act (Historical Data) SIGN ON DUNEDIN STADIUM FOR ICE SKATING (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/10/2004.

RMA-1991-353222 Resource Management Act (Historical Data) NOT NOW REQUIRED (Non-Notified - Non Complying).

5101890 16 Moana Rua Road St Kilda

LUC-2023-213 Land Use Consent Temporary occupation in the Coastal Marine Area and maintenance of existing beach access ramp at St Clair Beach. The outcome was Granted on 16/08/2023.

POL-2019-39 Planning Other Legislation planning certificate for sale of alcohol. The outcome was Granted on 04/07/2019.

RMA-1991-353189 Resource Management Act (Historical Data) RUGBY CLUB FOR LICENSED PREM. Ownr:DN FOOTBAL / App: CAUDWELLS (Non-Notified - Non Complying). The outcome was Granted on 22/07/1991.

5101891 121 Victoria Road St Kilda

RMA-2001-364517 Resource Management Act (Historical Data) To Erect a Conservatory with an Urban Landscape Conservation Area (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/01/2001.

RMA-1991-353188 Resource Management Act (Historical Data) BOWLING CLUB LICENSED PREMISES Ownr:FORB.PK.BO / App: CAUDWELLS (Non-Notified - Non Complying). The outcome was Granted on 22/07/1991.

5101894 133 Victoria Road St Kilda

RMA-1996-359295 Resource Management Act (Historical Data) Existing use rights (Converted - Ended). The outcome was Granted on 25/01/1996.

[5104783 7 John Wilson Ocean Drive Dunedin](#)

[POL-2022-26](#) Planning Other Legislation Planning certificate for the sale of liquor. The outcome was Granted on 25/05/2022.

[LUC-2014-170/A](#) Land Use Consent coastal Erosion Maintenance Works. The outcome was s127 Upheld on 18/08/2021.

[LUC-2021-335](#) Land Use Consent an ancillary licenced premises being the Otago Indoor Bowls Association. The outcome was Granted on 08/07/2021.

[LUC-2018-632](#) Land Use Consent the continued occupation, usage and maintenance of the existing surf lifesaving ramp at the eastern end of the St Clair Esplanade. The outcome was Granted on 06/12/2018.

[LUC-2017-272](#) Land Use Consent land use consent for the painting of signage on 2 park benches to be installed at Lawyer's Head. The outcome was Granted on 07/07/2017.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[LUC-2014-170](#) Land Use Consent earthworks, NES and land use to continue from LUC-2008-9. The outcome was Granted on 20/12/2014.

[LUC-2013-415](#) Land Use Consent construct temporary beach access ramp in OLCA. The outcome was Granted on 04/11/2013.

[LUC-2012-510](#) Land Use Consent establish murals on the Marlow Park toilet block. The outcome was Granted on 07/12/2012.

[LUC-2011-417/A](#) Land Use Consent s127 variation to paint a mural. The outcome was s127 Upheld on 16/08/2012.

[LUC-2011-417](#) Land Use Consent paint a mural on the St. Kilda building on 3 walls. The outcome was Granted on 04/10/2011.

[POL-2011-48](#) Planning Other Legislation planning certificate for the sale of liquor act 1991. The outcome was Granted on 16/08/2011.

[LUC-2011-259](#) Land Use Consent fixing temporary pvc banners to the Dunedin Ice Stadium for the winter games. The outcome was Granted on 01/07/2011.

[LUC-2010-593](#) Land Use Consent directional sign on Scout Hall advertising the Dunedin Holiday Park. The outcome was Granted on 16/02/2011.

[LUC-2008-9](#) Land Use Consent retrospective land use consent for emergency works and short term consent for maintenance works associated with coastal protection work at Ocean Beach. The outcome was Granted on 31/07/2009.

[LUC-2007-340](#) Land Use Consent self contained unit for commercial residential activity. The outcome was Granted on 10/08/2007.

[SUB-2007-61](#) Subdivision Consent BOUNDARY ADJUSTMENT SUBDIVISION BETWEEN OT19A/380 AND OT19A/381. The outcome was Granted on 01/06/2007.

[RMA-2004-368103](#) Resource Management Act (Historical Data) SIGN ON DUNEDIN STADIUM FOR ICE SKATING (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/10/2004.

[LUC-2007-13](#) Land Use Consent Access & beach platform for the sewerage outfall pipe. The outcome was Granted on 08/02/2007.

[RMA-2006-370577](#) Resource Management Act (Historical Data) SIGN FOR ACCESS ONTO BEACH ORDER NO 7823245 (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/09/2006.

[RMA-2006-369926](#) Resource Management Act (Historical Data) SEPARATE SPECIAL ALLOTMENT UNDER SEC 226 RMA (Other). The outcome was Granted on 24/03/2006.

[RMA-2003-366534](#) Resource Management Act (Historical Data) Construction of Grass Mounds in Association with Bicycle Skills Area (Non-Notified - Restricted Discretionary). The outcome was Granted on 22/04/2003.

[RMA-2001-364739](#) Resource Management Act (Historical Data) Earthworks in Urban Landscape Conservation Area (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/05/2001.

[RMA-2001-365021](#) Resource Management Act (Historical Data) ADDITIONAL MANAGERS RESIDENCE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/09/2001.

[RMA-2005-369369](#) Resource Management Act (Historical Data) TO ERECT SIGNAGE TO PROVIDE INFORMATION ABOUT USING THE DUNES (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/04/2006.

[RMA-2002-366142](#) Resource Management Act (Historical Data) WATER QUALITY SIGNS ON 4 LOCATIONS ALONG ST KILDA - ST CLAIR BEACH (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/12/2002.

[RMA-2002-365889](#) Resource Management Act (Historical Data) EXTEND AND CONSTRUCT NEW WALL ALONG ST CLAIR ESPLANADE; BACK FILLING AND USE OF LAND AT WEST END FOR PARKING, PEDESTRIAN ACCESS AND LANDSCAPING (Notified - Non Complying). The outcome was Granted on 07/04/2003.

[RMA-2004-368527](#) Resource Management Act (Historical Data) ADDITIONAL SIGNAGE FOR ICE STADIUM (Notified - Non Complying). The outcome was Declined on 07/04/2005.

[RMA-1999-363343](#) Resource Management Act (Historical Data) TO ALTER AND EXTEND AN EXISTING SCOUT HALL COMPLEX (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/10/1999.

[RMA-2003-366935](#) Resource Management Act (Historical Data) Signage on Marlow Park (Non-Notified - Non Complying). The outcome was Granted on 21/08/2003.

[RMA-2001-365258](#) Resource Management Act (Historical Data) ERECT MAST (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/11/2001.

[RMA-2001-364517](#) Resource Management Act (Historical Data) To Erect a Conservatory with an Urban Landscape Conservation Area (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/01/2001.

[RMA-1997-361413](#) Resource Management Act (Historical Data) DECK ADDITION TO CLUBHOUSE CONTRARY TO DESIGNATION AND IN URBAN LANDSCAPE CONSERVATION AREA CHQ ST KILDA SURF CLUB (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/12/1997.

[RMA-1996-359788](#) Resource Management Act (Historical Data) ERECT SIGNS ON CAFE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/12/1996.

[RMA-1996-359587](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor (Other). The outcome was Granted on 09/05/1996.

[RMA-1996-359295](#) Resource Management Act (Historical Data) Existing use rights (Converted - Ended). The outcome was Granted on 25/01/1996.

[RMA-1994-357109](#) Resource Management Act (Historical Data) OPERATE MOON BUGGY'S Ownr:L & M CUTHBERTSON / App: L & M CUTHBERTSON 860/2 CUMBERLAND ST (Non-Notified - Non Complying). The outcome was Granted on 22/12/1994.

[RMA-1991-353189](#) Resource Management Act (Historical Data) RUGBY CLUB FOR LICENSED PREM. Ownr:DN FOOTBAL / App: CAUDWELLS (Non-Notified - Non Complying). The outcome was Granted on 22/07/1991.

[RMA-1991-353188](#) Resource Management Act (Historical Data) BOWLING CLUB LICENSED PREMISES Ownr:FORB.PK.BO / App: CAUDWELLS (Non-Notified - Non Complying). The outcome was Granted on 22/07/1991.

[RMA-1991-353222](#) Resource Management Act (Historical Data) NOT NOW REQUIRED (Non-Notified - Non Complying).

[RMA-1993-356214](#) Resource Management Act (Historical Data) ESTABLISH CLUB LICENCE FOR PIRATES SQUASH (Non-Notified - Non Complying). The outcome was Granted on 27/09/1993.

[5105982 41 Victoria Road St Kilda](#)

[RMA-2001-365021](#) Resource Management Act (Historical Data) ADDITIONAL MANAGERS RESIDENCE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/09/2001.

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Transport

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

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

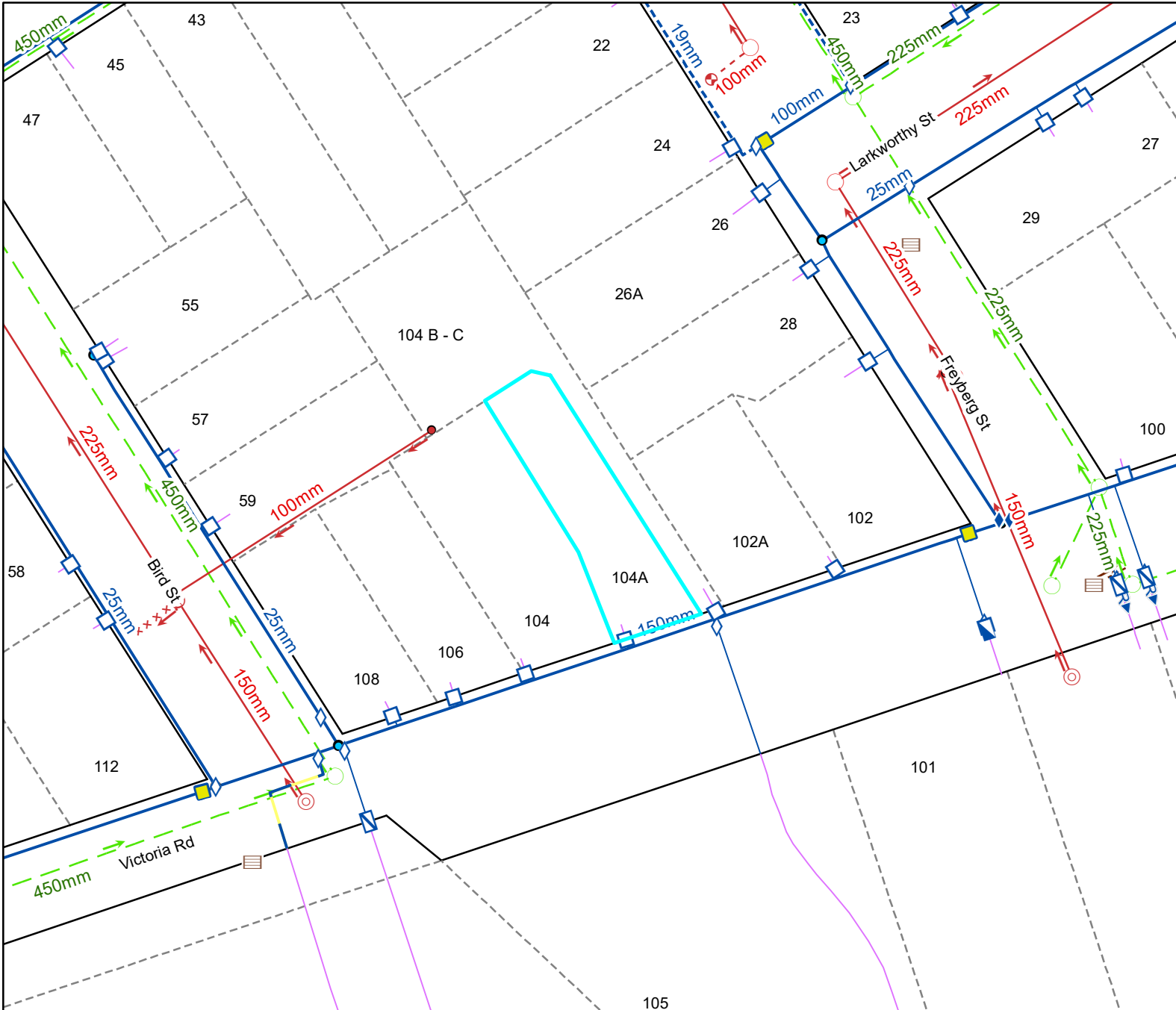
General terms

RDMS Records and Document Management System



Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

PROPOSED RESIDENCE

104 VICTORIA RD

FOR CATTLE INKING



DUNEDIN DRAINAGE & SEWERAGE BOARD

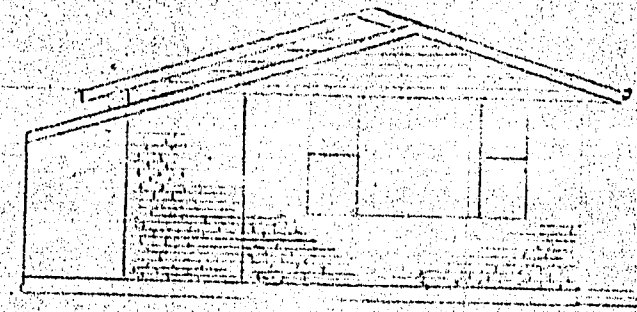
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to Street Channel

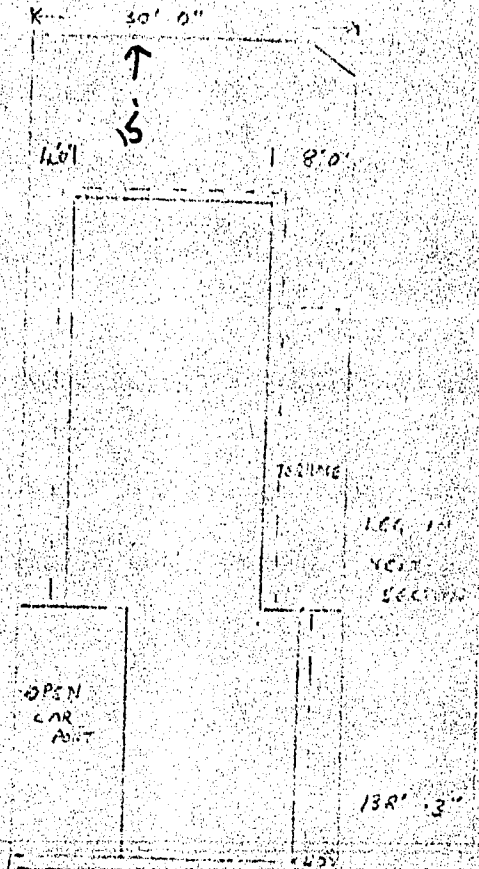
Foul sewage to be discharged to Board Foot
~~Channel in Common in Section~~
~~Exception Channel to be sealed~~
~~Internal Head to have 27 square with vent~~
~~open air~~

6/10/71
 H.G. Lowe

6' 3" 11' 5" 8' 11' 6' 6' 11' 8' 0" 10' 0"



FRONT ELEVATION



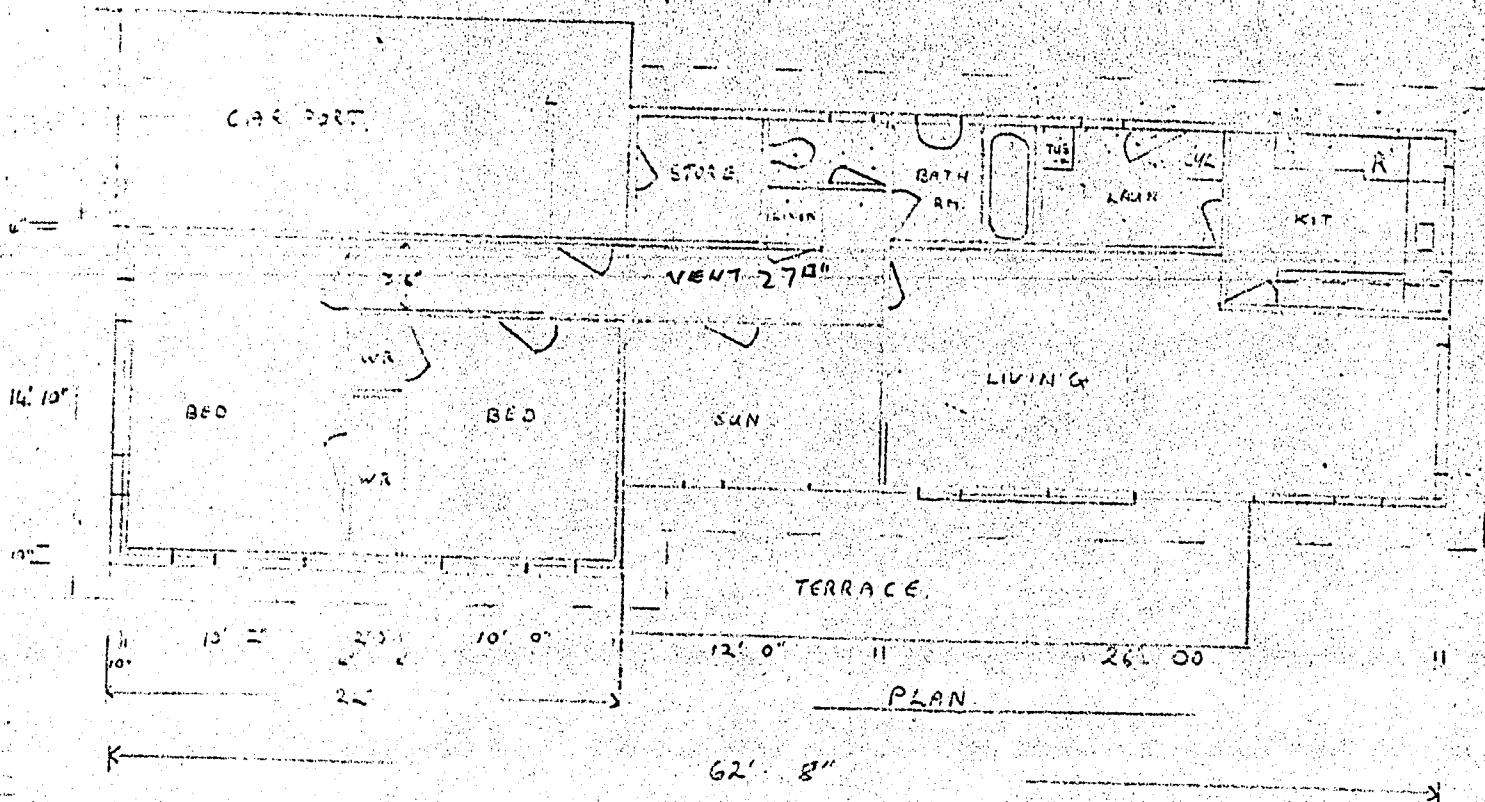
SITE

PLAN

SCALE 1/8" TO 1'

14.65 PLS

VICTORIA RD

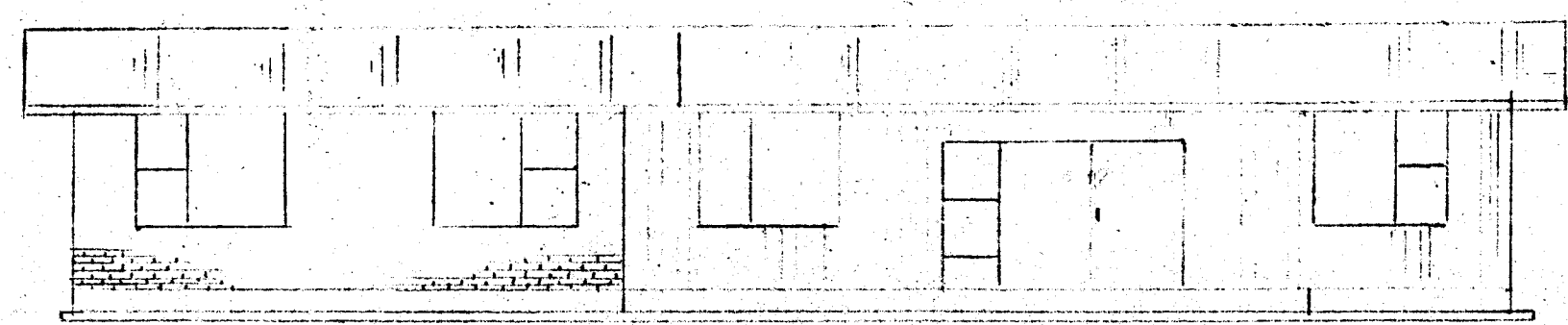


PLAN

SCALE 1/8" TO 1'

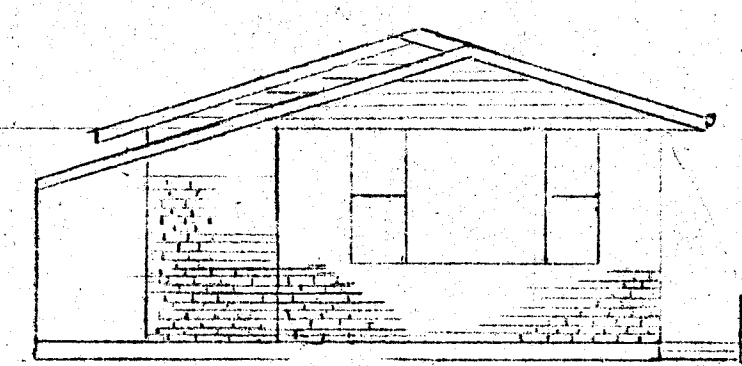
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S.V.
16/12/71.

PROPOSED RESIDENCE
104 VICTORIA RD.
FOR CASTLE INVESTMENTS

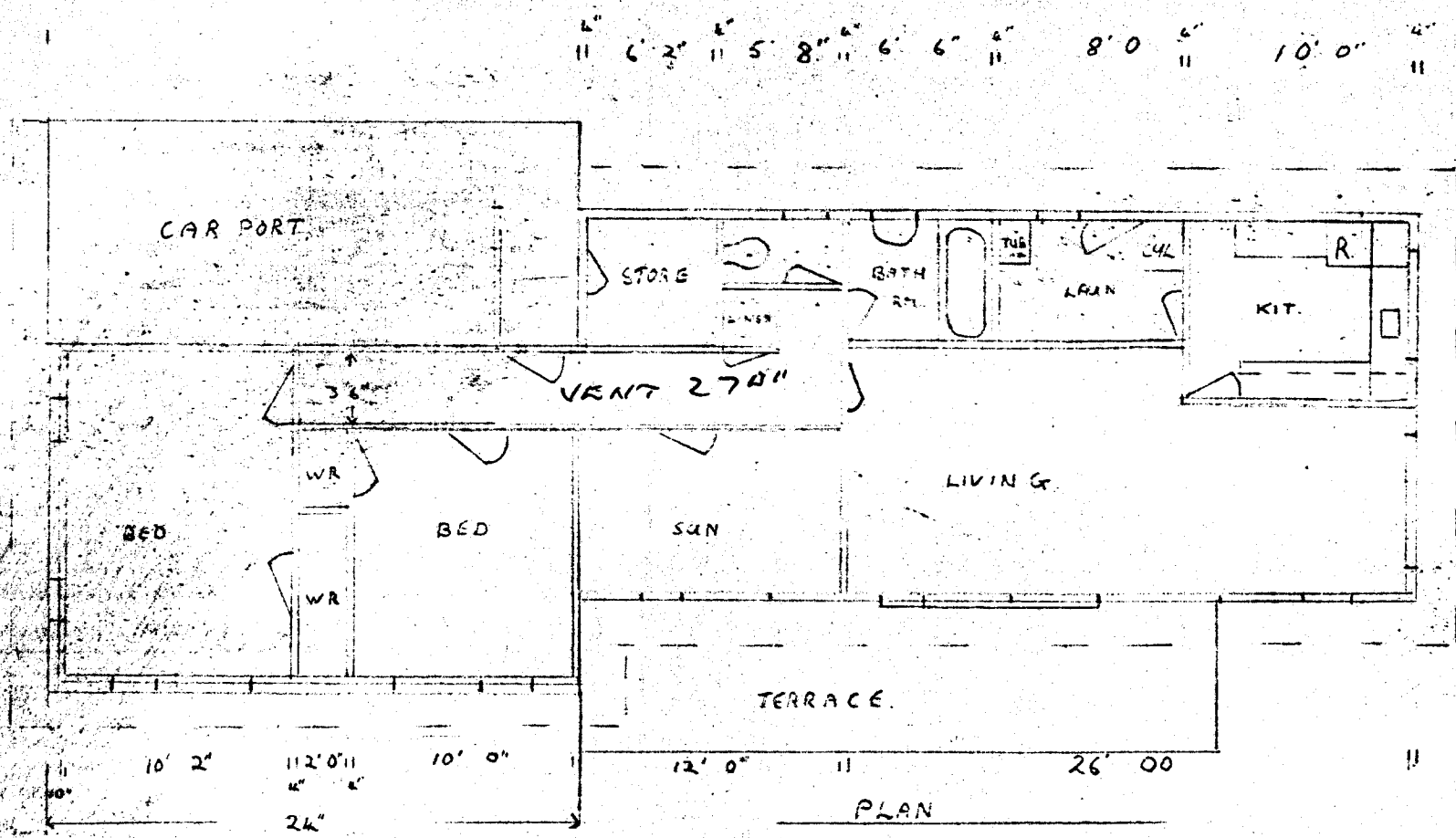


SIDE ELEVATION

LEGEND
 — Existing Drains
 - - - New Foul Drains
 - - - New Stormwater Drains



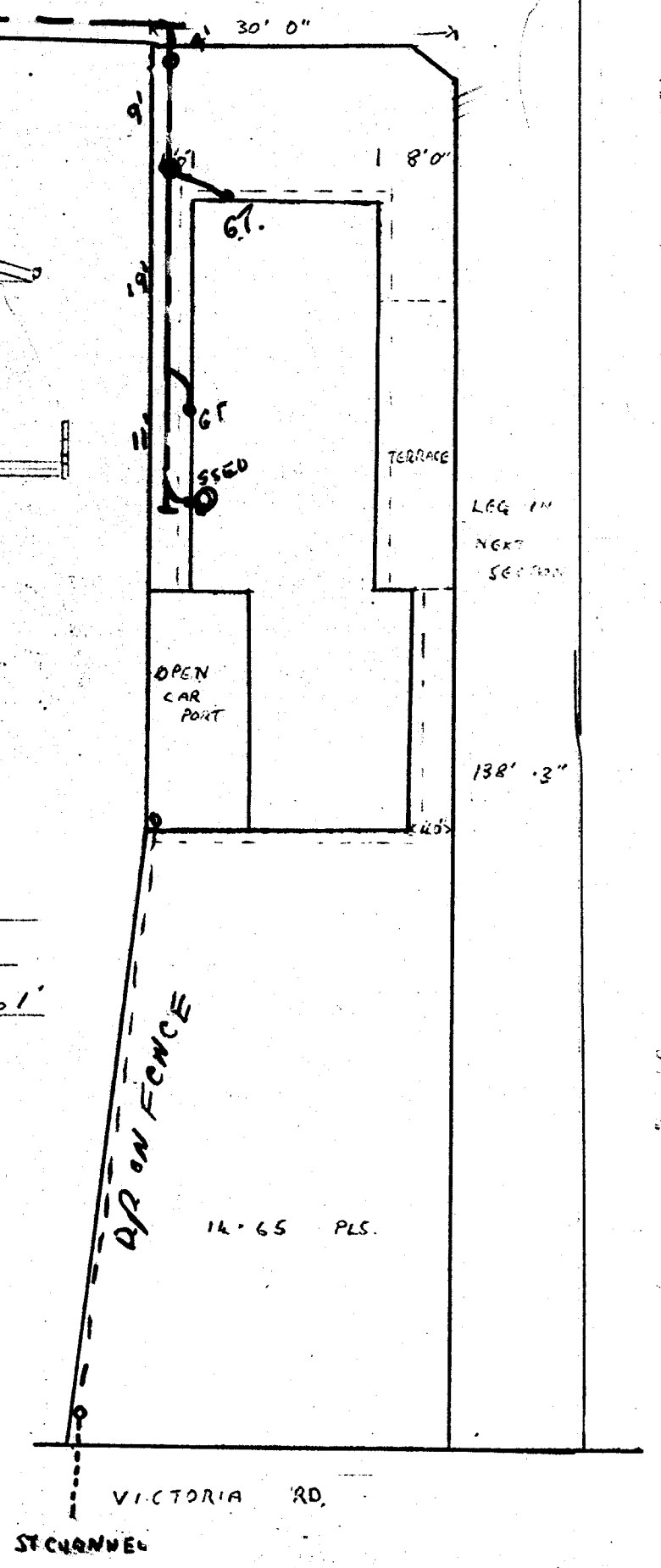
FRONT ELEVATION



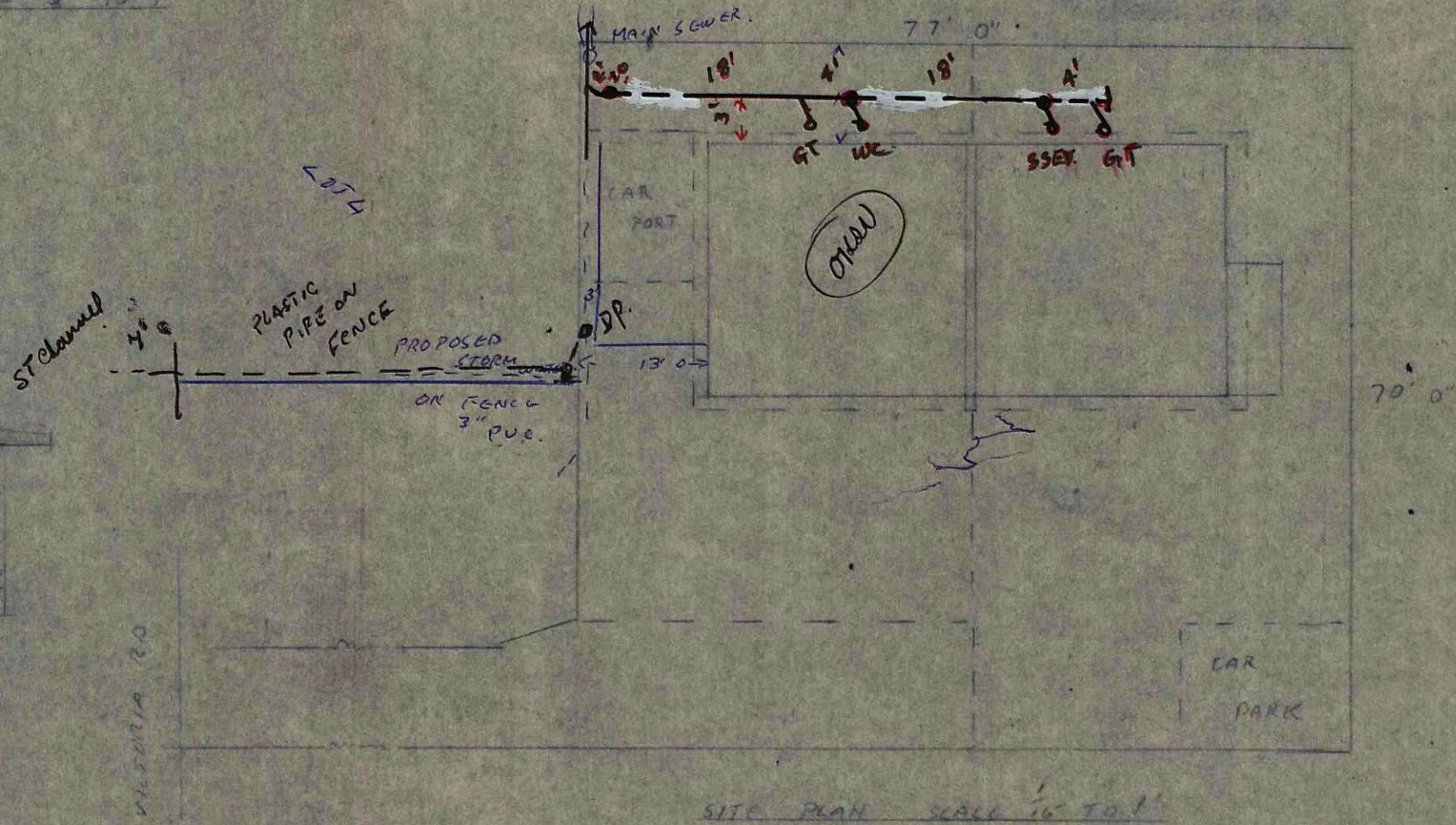
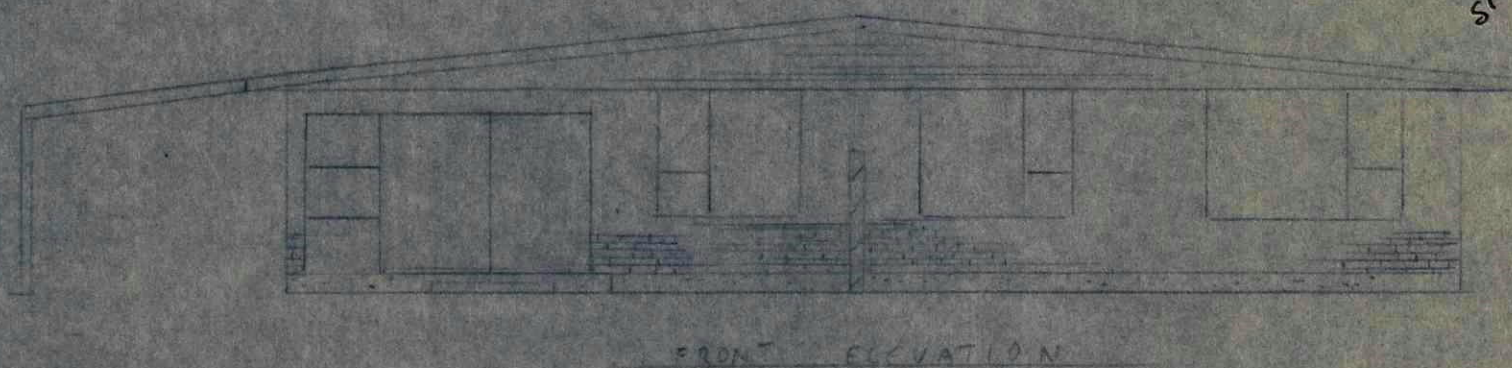
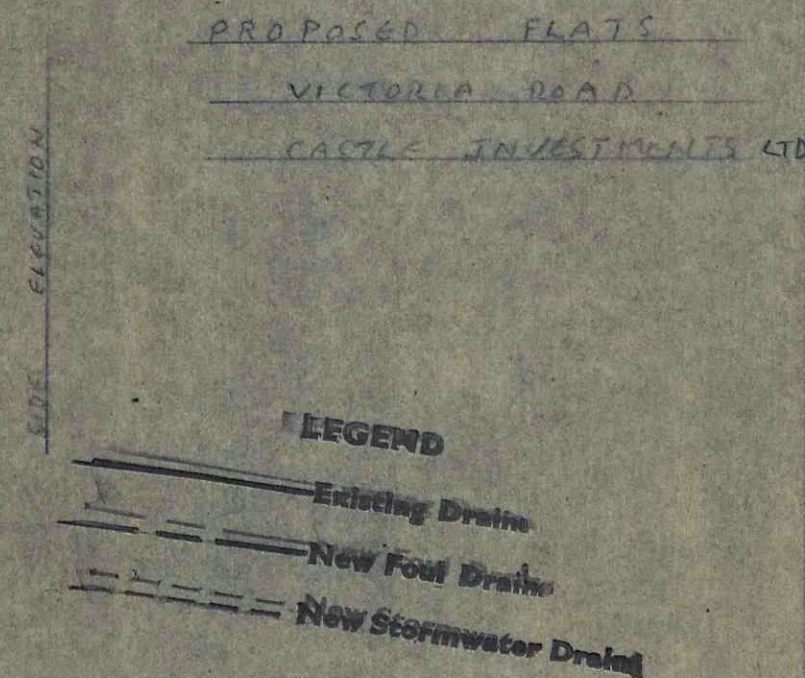
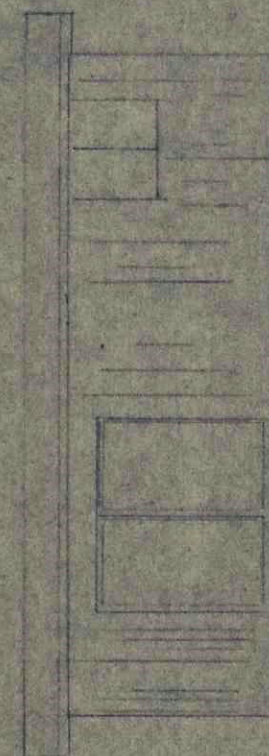
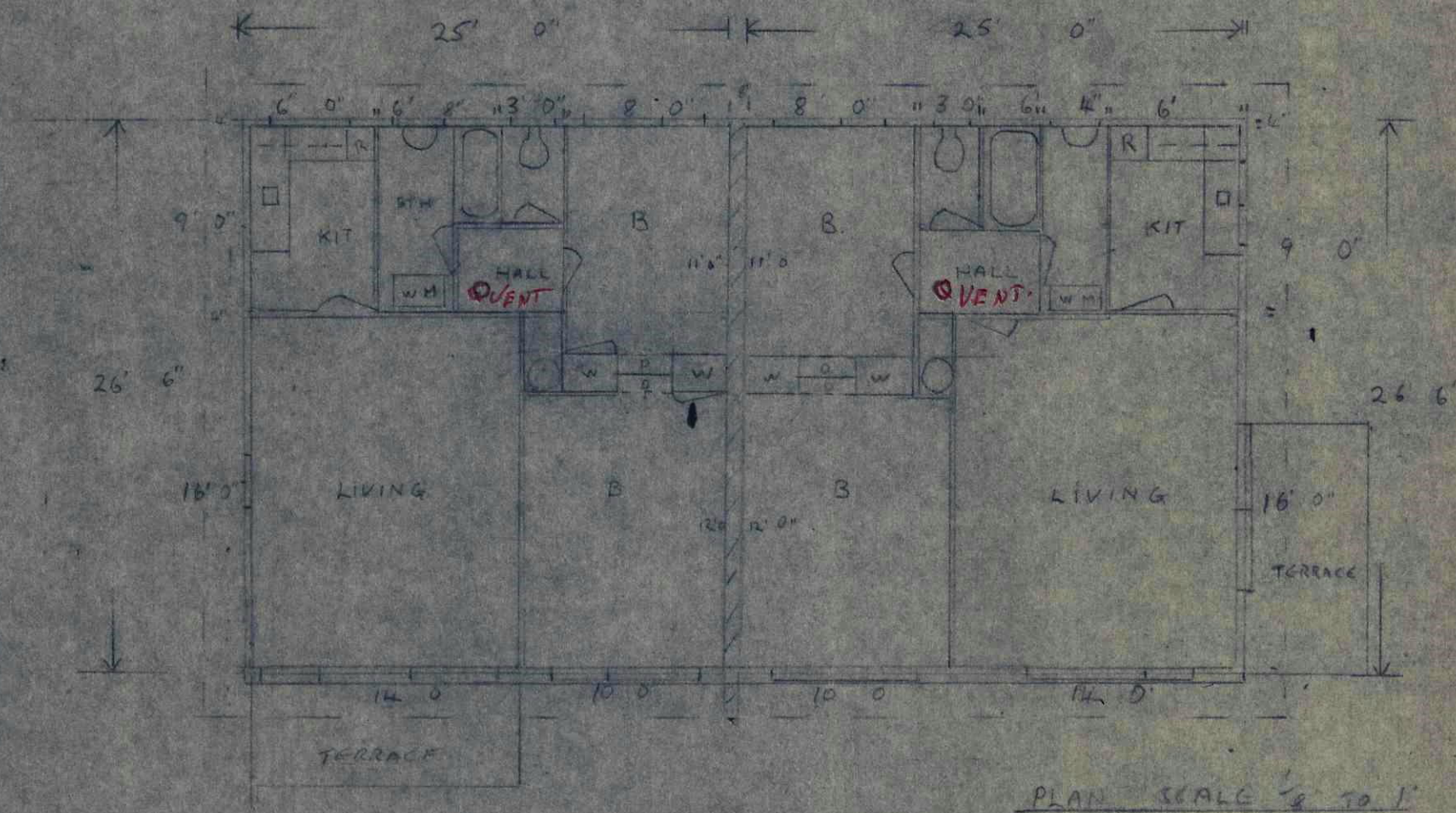
H/9958
62' 8"

SCALE 1/8" TO 1'

SITE
PLAN
SCALE 1/8" TO 1'



J/2/53
S.V.
12/6/73



Reference: Dev 100
Enquiries To: Colin Gray
Direct Phone: 474-3809

23 June 1999

Independent Building Advisory Services Ltd
178 Balmacewen Road
DUNEDIN

Dear Sir

PROPERTY ADDRESS: 104A VICTORIA ROAD, ST KILDA, DUNEDIN
PROPERTY NUMBER: 5060476

I am pleased to advise that your report on the above property is acceptable to Council and will be placed on the Development Services property file for the property.

Yours faithfully

Colin Gray
MANAGER BUILDING CONTROL



23 June 1999

Mr C Gray
Manager Building Control
Dunedin City Council
P.O. Box 5045
Dunedin

5060476

Dear Sir,

Re: 104 A Victoria Road, St Kilda, Dunedin.

I inspected the above property on 18 June 1999, and following a request from Mrs T Walsh, the owner of the property, I report as follows:

An alteration has been carried out to the above property, without the required Building Permit. The house is constructed of concrete foundations, Summerhill stone veneer cladding with a galvanised corrugated iron roof.

The house was built with the required building permit in 1971. Since this time the rear portion of the original carport, attached to the left side front corner of the house, has been altered to form an enclosed rear entry porch which has been used as an office/storage room. The carport is located close to the left side boundary of the section. The front portion of the carport still has sufficient room for a car.

The rear portion of the carport has been closed off by constructing a partition across the carport with an access door installed in the partition. The left side has timber framing installed between the steel posts of the carport with the upper portion lined with translucent sheet cladding to allow light to the room. The original open area at the left rear corner of the carport has been framed in and an exterior door installed to provide access to the rear path.

A concrete floor has been installed to the closed off area. Cannot ascertain if dampproof course has been installed but there are no signs of dampness to this area. The floor level is lower than the house floor level. The closing in of this room has not affected the ventilation to the house.

Interior linings are hardboard walls and part original weatherboards with hardboard ceiling. Has 1 single power point and a telephone jackpoint installed.

The alteration has been constructed to a good standard by a competent tradesman and is structurally sound.

I have advised Mrs T Walsh this report will be submitted to you for your perusal and following your acceptance, will be placed on the Development Services file for that address.

Yours faithfully,

K R BUSWELL NZCB, MBOINZ, MNZIBS, IQP
REGISTERED BUILDING SURVEYOR & BUILDING CONSULTANT

cc: Mrs T Walsh, 104 A Victoria Road, St Kilda, Dunedin