

Dunedin City Council Land Information Memorandum

98864

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **20 November 2024**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

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

PROPERTY ADDRESS

9 Kaikorai Valley Road Dunedin

**LIM Applicant
Print Date**

Lawrence Joseph Cornelius Peeters
20-Nov-2024

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PROPERTY DETAILS

Property ID 5019330
Address 9 Kaikorai Valley Road Dunedin
Parcels LOT 2 DP 8716

Rubbish Day Tuesday

RATES DETAILS

Rate Account 2019330

Address 9 Kaikorai Valley Road Dunedin

Valuation Number 26970-41901

Latest Valuation Details

Capital Value \$570,000
Land Value \$255,000
Value of Improvements \$315,000
Area (Hectares) 0.0509HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,423.89

Rates Outstanding for Year \$2,567.92

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas: <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land.

Drainage Plan indicates Private Stormwater Drain discharges to Street Channel.

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 53238 – 25/05/2001– Completed

Seepage Incident 53374 – 29/01/2002 – Completed

Seepage Incident 54017 – 21/08/2003– Completed

Seepage Incident 514115 – 5/03/2020– Completed

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Drainage Plan indicates Private foul Drain connect to Council Foul Sewer in Street.

Council Stormwater & Foul Sewer Connections available.

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

Private Foul drains servicing adjoining properties.

There are Private Foul drains servicing any adjoining properties, which pass through this land.

Drainage Plan H-1959-179986 indicates Private Foul Drain for 14 Oates Street passes through this land.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
Archived	/CCC	-	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.
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-1994-326999](#) Building Consent - Heater

Saxon,,S

9 Kaikorai Valley Rd Dunedin

Lodgement Date	23-Jun-1994
Decision	Granted
Decision Date	27-Jun-1994
Current Status	CCC Issued
Previous Number	ABA942574
<i>(Applications before 2007)</i>	

Building and Drainage Permits

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

[H-1958-50730](#) AAB19580368

2026 - Erect Dwelling (Rodger). The permit was lodged on 23-Oct-1958.

[H-1959-179986](#) AAD19591075

G806 - Drainage for New Dwelling (Rodger). The permit was lodged on 11-Feb-1959.

[H-1959-179987](#) AAD19591076

G871 - Plumbing for New Dwelling, No Plan (Rodger). The permit was lodged on 25-Feb-1959.

[H-1967-191477](#) AAD19671020

H2596 - Repair Drainage, No Plan (Simmons). The permit was lodged on 01-Jun-1967.

[H-1989-227318](#) AAD19891521

L4796 - Reconnect Boiler Tube, No Plan (Dunedin City Council Works Department). The permit was lodged on 12-Jun-1989.

[H-1924-139757](#) AAD19240540

B5211 - Plumbing and Drainage, (Hutton). The permit was lodged on 15-Jul-1924.

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

HAZARDS

SITE HAZARDS

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Kaikorai, Haz Id 12094.

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

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

Consent Notices

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

District Plan Information

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

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

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

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1> .

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

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

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

Type

REGIONAL

Kaikorai Valley Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Wastewater Constraint Mapped Area
 - Name: Kaikorai Valley and South Dunedin
- Road Classification Hierarchy (main roads within 30m of site)
 - Kaikorai Valley Rd is a Commercial Centre road

Resource Consents

The following Resource Consents are recorded for this property.

[RMA-1991-351194](#)

Resource Management Act (Historical Data)

Description

Certificate 312

Lodgement Date

10-Oct-1991

Decision

Granted

Decision Date

09-Dec-1991

Current Status

Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 9 KAIKORAI VALLEY ROAD DUNEDIN

1732 R Taieri Road Dunedin

[LUC-2013-513](#) Land Use Consent temporary signs for fundraising event (Mardi Gras). The outcome was Granted on 03/02/2014.

[RMA-2004-368223](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGN FOR EVENT 1/10/04 - 5/11/04 (Non-Notified - Non Complying). The outcome was Granted on 09/09/2004.

[RMA-1998-362134](#) Resource Management Act (Historical Data) ESTABLISH 23 SITES TO ERECT ELECTION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 21/07/1998.

[RMA-1996-360126](#) Resource Management Act (Historical Data) ERECT ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

[RMA-1996-359776](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/06/1996.

[RMA-1996-359896](#) Resource Management Act (Historical Data) ELECTION SIGNS AT VARIOUS LOCATIONS DEBTOR- DUNEDIN NORTH CAMPAIGN COMMITTEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1996-359995](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/08/1996.

[RMA-1996-359986](#) Resource Management Act (Historical Data) ERECT 44 ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

[RMA-1996-359930](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/08/1996.

[RMA-1996-360090](#) Resource Management Act (Historical Data) ELECTION SIGNS NO FEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

[RMA-1996-360069](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/09/1996.

[RMA-1996-360054](#) Resource Management Act (Historical Data) ERECTION OF GENERAL ELECTION SIGNS DBTR - NEIL BENSON (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

5019306 11 Oates Street Dunedin

[LUC-2022-323](#) Land Use Consent The construction of a garage contravening road boundary setbacks, and to contravene the requirements for location and screening of access and parking areas.. The outcome was Granted on 01/09/2022.

5019308 32 Hereford Street Dunedin

[LUC-2007-559](#) Land Use Consent construct deck within front yard. The outcome was Granted on 02/11/2007.

5019327 433 Stuart Street Dunedin

[POL-2007-350573](#) Planning Other Legislation Liquor certificate for liquor king Kaikorai.. The outcome was Granted on 28/11/2007.

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-1963-353689](#) Resource Management Act (Historical Data) ALTERATIONS TO SERVICE STATION / App: MCALLUM & BLACK (Notified - Non Complying). The outcome was Granted on 30/07/1963.

[RMA-1991-351131](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

5019329 14 Oates Street Dunedin

[RMA-1991-351194](#) Resource Management Act (Historical Data) Certificate 312 (Non-Notified - Non Complying). The outcome was Granted on 09/12/1991.

5019331 11 Kaikorai Valley Road Dunedin

[RMA-2006-370786](#) Resource Management Act (Historical Data) Change Plunket Rooms to residential dwelling. The outcome was Granted on 11/12/2006.

5019336 36 Hereford Street Dunedin

[RMA-1973-353975](#) Resource Management Act (Historical Data) ERECT 2ND DWELLING IN RES A Ownr:HARRISON / App: R G HARRISON BOX 645 WILKINSON ROLFE.. (Notified - Non Complying). The outcome was Granted on 16/01/1974.

5019449 41 Hereford Street Dunedin

[POL-2008-40](#) Planning Other Legislation Cancellation of Building Line Restriction. The outcome was Granted on 24/06/2008.

[LUC-2008-305](#) Land Use Consent Land Use consent to demolish carport and construct a new garage. The outcome was Granted on 24/06/2008.

[RMA-1995-357353](#) Resource Management Act (Historical Data) ADD FIRST STOREY DECK ON DWG Ownr:GT & HN MASON / App: GT & HN MASON 41 HEREFORD ST (Non-Notified - Non Complying). The outcome was Granted on 22/03/1995.

5019450 43 Hereford Street Dunedin

[RMA-1995-353468](#) Resource Management Act (Historical Data) ROOFED-OVER STORAGE AREA (Notified - Non Complying). The outcome was Declined on 17/06/1995.

5019803 2 Mellor Street Dunedin

[POL-2023-7](#) Planning Other Legislation Certificate for the sale of Liquor. The outcome was Granted on 03/04/2023.

[RMA-2001-365195](#) Resource Management Act (Historical Data) EXTEND HOURS FOR EXISTING LICENSED PREMISES. CABLEWAYS TAVERN (Non-Notified - Non Complying). The outcome was Granted on 01/11/2001.

[RMA-2001-364808](#) Resource Management Act (Historical Data) RELOCATION OF CASINO AREA OF EXISTING TAVERN TO PART OF BUILDING NOT CURRENTLY OCCUPIED FOR THIS COMMERCIAL ACTIVITY (Non-Notified - Non Complying). The outcome was Granted on 12/06/2001.

[RMA-1999-363293](#) Resource Management Act (Historical Data) TO EXTEND STORAGE/DELIVERY AREA OF AN EXISTING TAVERN Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/09/1999.

[RMA-1997-360997](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor (Other). The outcome was Granted on 10/06/1997.

[RMA-1970-353448](#) Resource Management Act (Historical Data) SUPERMARKET AND SHOPS / App: STH DUNEDIN HOLDINGS BOX 11 WEBB ALLAN BRASH (Notified - Non Complying). The outcome was Declined on 17/06/1995.

[RMA-1995-353447](#) Resource Management Act (Historical Data) SUPERMARKET AND SHOPS / App: WARDELLS/STH DN HOLD (Notified - Non Complying). The outcome was Declined on 17/06/1995.

[RMA-1993-356135](#) Resource Management Act (Historical Data) ER SIGNS Ownr:M NASH/R OWEN / App: E L OLSEN C/-CABLEWAY TAVERN (Non-Notified - Non Complying). The outcome was Granted on 12/08/1993.

[RMA-1985-354418](#) Resource Management Act (Historical Data) NEIGHBOURHOOD TAVERN Ownr:WILSON NEILL LTD / App: DOMINION BREWERIES BOX 1252 ARROW INTERNAT. (Notified - Non Complying). The outcome was Granted on 10/07/1986.

[RMA-1975-354028](#) Resource Management Act (Historical Data) WHOLESALE WINE AND SPIRIT SHOP / App: WILSON NEILL LTD BOX 923 ANDERSON LLOYD... (Notified - Non Complying). The outcome was Declined on 02/03/1976.

5067864 15A Kaikorai Valley Road Dunedin

[RMA-2006-370960](#) Resource Management Act (Historical Data) ATTACH A 1.2 X 2.4 SIGN. The outcome was Granted on 01/02/2007.

5067865 15 Kaikorai Valley Road Dunedin

[RMA-1990-352756](#) Resource Management Act (Historical Data) MEAT PROCESSING OPERATION Ownr:DAGG (Non-Notified - Non Complying). The outcome was Declined on 27/03/1990.

5100384 2 Mellor Street Dunedin

[POL-2023-7](#) Planning Other Legislation Certificate for the sale of Liquor. The outcome was Granted on 03/04/2023.

[RMA-2005-369153](#) Resource Management Act (Historical Data) EXTERNAL ADDITION - SMOKING AREA, CABLE CAR (Non-Notified - Non Complying). The outcome was Granted on 30/06/2005.

[RMA-1989-354609](#) Resource Management Act (Historical Data) ALTER & EXTEND TAVERN AND ERECT SIGN Ownr:DOMINION BREWERIES / App: DOMINION BREWERIES BOX 1144,DUNEDIN (Notified - Non Complying). The outcome was Granted on 28/08/1989.

5102726 45 Hereford Street Dunedin

[BACT-2017-7](#) Boundary Activity Notice deemed boundary activity - deck. The outcome was Issued on 05/12/2017.

5104223 2 Mellor Street Dunedin

[POL-2023-7](#) Planning Other Legislation Certificate for the sale of Liquor. The outcome was Granted on 03/04/2023.

[RMA-2005-369153](#) Resource Management Act (Historical Data) EXTERNAL ADDITION - SMOKING AREA, CABLE CAR (Non-Notified - Non Complying). The outcome was Granted on 30/06/2005.

[RMA-2001-365195](#) Resource Management Act (Historical Data) EXTEND HOURS FOR EXISTING LICENSED PREMISES. CABLEWAYS TAVERN (Non-Notified - Non Complying). The outcome was Granted on 01/11/2001.

[RMA-2001-364808](#) Resource Management Act (Historical Data) RELOCATION OF CASINO AREA OF EXISTING TAVERN TO PART OF BUILDING NOT CURRENTLY OCCUPIED FOR THIS COMMERCIAL ACTIVITY (Non-Notified - Non Complying). The outcome was Granted on 12/06/2001.

[RMA-1999-363293](#) Resource Management Act (Historical Data) TO EXTEND STORAGE/DELIVERY AREA OF AN EXISTING TAVERN Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/09/1999.

[RMA-1997-360997](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor (Other). The outcome was Granted on 10/06/1997.

[RMA-1989-354609](#) Resource Management Act (Historical Data) ALTER & EXTEND TAVERN AND ERECT SIGN Ownr:DOMINION BREWERIES / App: DOMINION BREWERIES BOX 1144,DUNEDIN (Notified - Non Complying). The outcome was Granted on 28/08/1989.

[RMA-1970-353448](#) Resource Management Act (Historical Data) SUPERMARKET AND SHOPS / App: STH DUNEDIN HOLDINGS BOX 11 WEBB ALLAN BRASH (Notified - Non Complying). The outcome was Declined on 17/06/1995.

[RMA-1995-353447](#) Resource Management Act (Historical Data) SUPERMARKET AND SHOPS / App: WARDELLS/STH DN HOLD (Notified - Non Complying). The outcome was Declined on 17/06/1995.

[RMA-1993-356135](#) Resource Management Act (Historical Data) ER SIGNS Ownr:M NASH/R OWEN / App: E L OLSEN C/-CABLEWAY TAVERN (Non-Notified - Non Complying). The outcome was Granted on 12/08/1993.

[RMA-1985-354418](#) Resource Management Act (Historical Data) NEIGHBOURHOOD TAVERN Ownr:WILSON NEILL LTD / App: DOMINION BREWERIES BOX 1252 ARROW INTERNAT. (Notified - Non Complying). The outcome was Granted on 10/07/1986.

[RMA-1975-354028](#) Resource Management Act (Historical Data) WHOLESALE WINE AND SPIRIT SHOP / App: WILSON NEILL LTD BOX 923 ANDERSON LLOYD... (Notified - Non Complying). The outcome was Declined on 02/03/1976.

5113707 99 Taieri Road Dunedin

[LUC-2018-93](#) Land Use Consent land use consent for the additions and alterations to an existing KFC restaurant and increased and replacement signage associated with the activity. The outcome was Granted on 23/03/2018.

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-1991-353272](#) Resource Management Act (Historical Data) DISPENSATION Ownr:K F CHICKE (Non-Notified - Non Complying). The outcome was Declined on 12/07/2006.
[RMA-1991-353329](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Declined on 11/11/1991.

5113708 115 Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113709 433 Stuart Street Dunedin

[LUC-2016-567](#) Land Use Consent land use consent to establish a third fast food outlet, namely 'Domino's Pizza' on the site. The outcome was Granted on 14/12/2016.

[LUC-2011-335](#) Land Use Consent two fast food outlets and a heating and efficient/alternative energy use retail outlet. The outcome was Granted on 29/08/2011.

[POL-2007-350573](#) Planning Other Legislation Liquor certificate for liquor king Kaikorai.. The outcome was Granted on 28/11/2007.

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-1963-353689](#) Resource Management Act (Historical Data) ALTERATIONS TO SERVICE STATION / App: MCALLUM & BLACK (Notified - Non Complying). The outcome was Granted on 30/07/1963.

[RMA-1991-351131](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

5113710 117 Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113711 121 Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113712 8Q Nairn Street Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.
[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.
[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113713 8R Nairn Street Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.
[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.
[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113714 8S Nairn Street Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.
[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.
[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113715 8T Nairn Street Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.
[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.
[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113716 115A Taieri Road Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.
[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.
[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.
5113717 115B Taieri Road Dunedin
[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113718 115C Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113719 115D Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113720 115E Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113721 115F Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113722 117G Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113723 117H Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113724 117J Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113725 117K Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113726 117L Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113727 117M Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113728 117N Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113729 121O Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

5113730 121P Taieri Road Dunedin

[LUC-2007-495](#) Land Use Consent Alter the type of retail activity for third tenancy (replaces RMA-2006-370359). The outcome was Granted on 16/10/2007.

[RMA-2006-370359](#) Resource Management Act (Historical Data) TO ESTABLISH COMMERCIAL ACTIVITIES (Notified - Non Complying). The outcome was Granted on 02/11/2006.

[RMA-2005-369435](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE ARISING FROM SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

[RMA-2005-369433](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 26/10/2005.

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

TRANSPORT

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

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

Private retaining wall-

There is a private retaining wall that is located on this property's boundary at this property frontage on Kaikorai Valley Road. The replacement/maintenance of this private asset is the responsibility of the property owner.

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

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

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

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

FOUL SEWER AND WASTE WATER

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 **13th January 1999**.

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

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

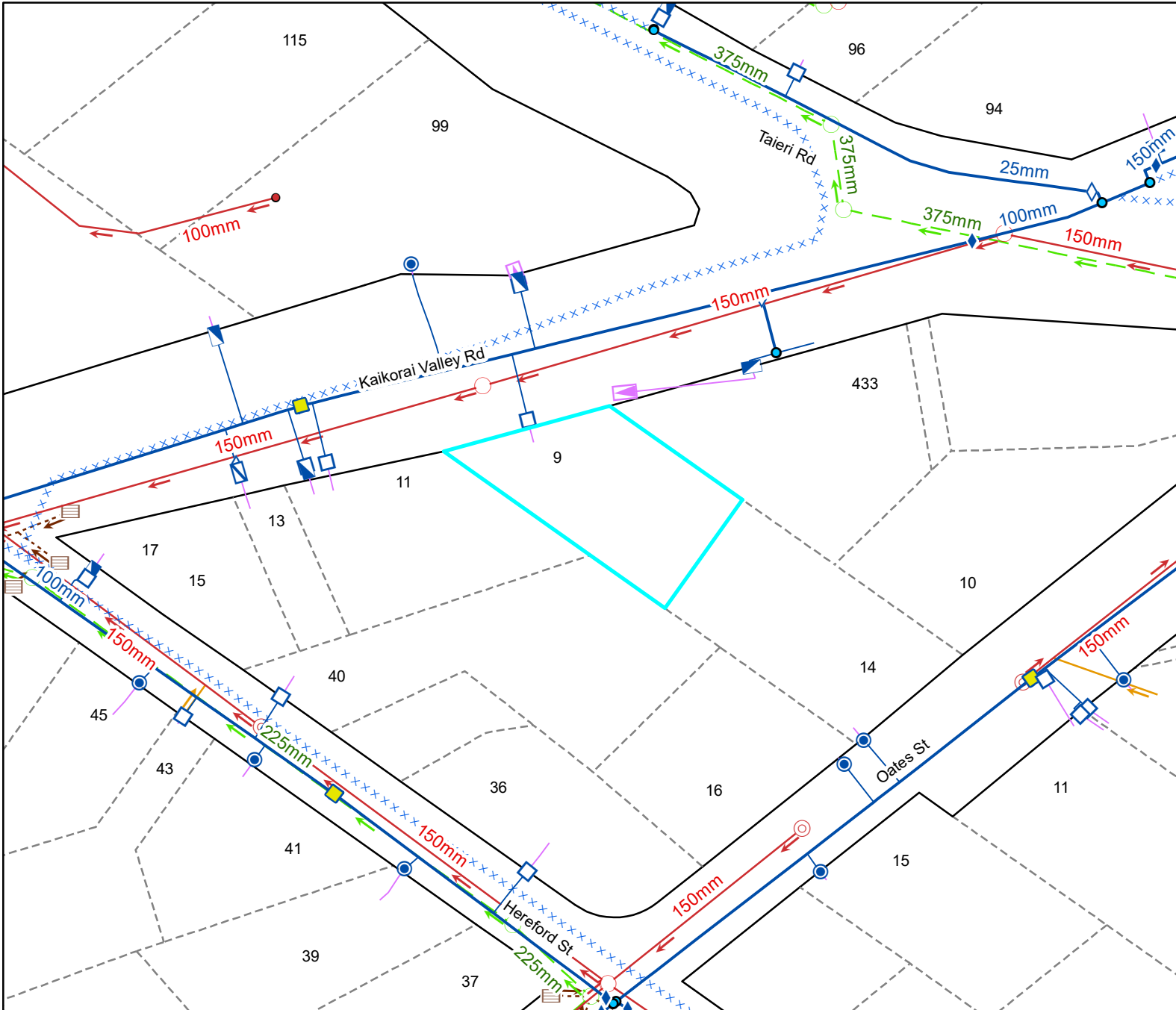
Terms used in Permits & Consents

- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

General terms

- RDMS Records and Document Management System





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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			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)

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



Council Water & Drainage Services

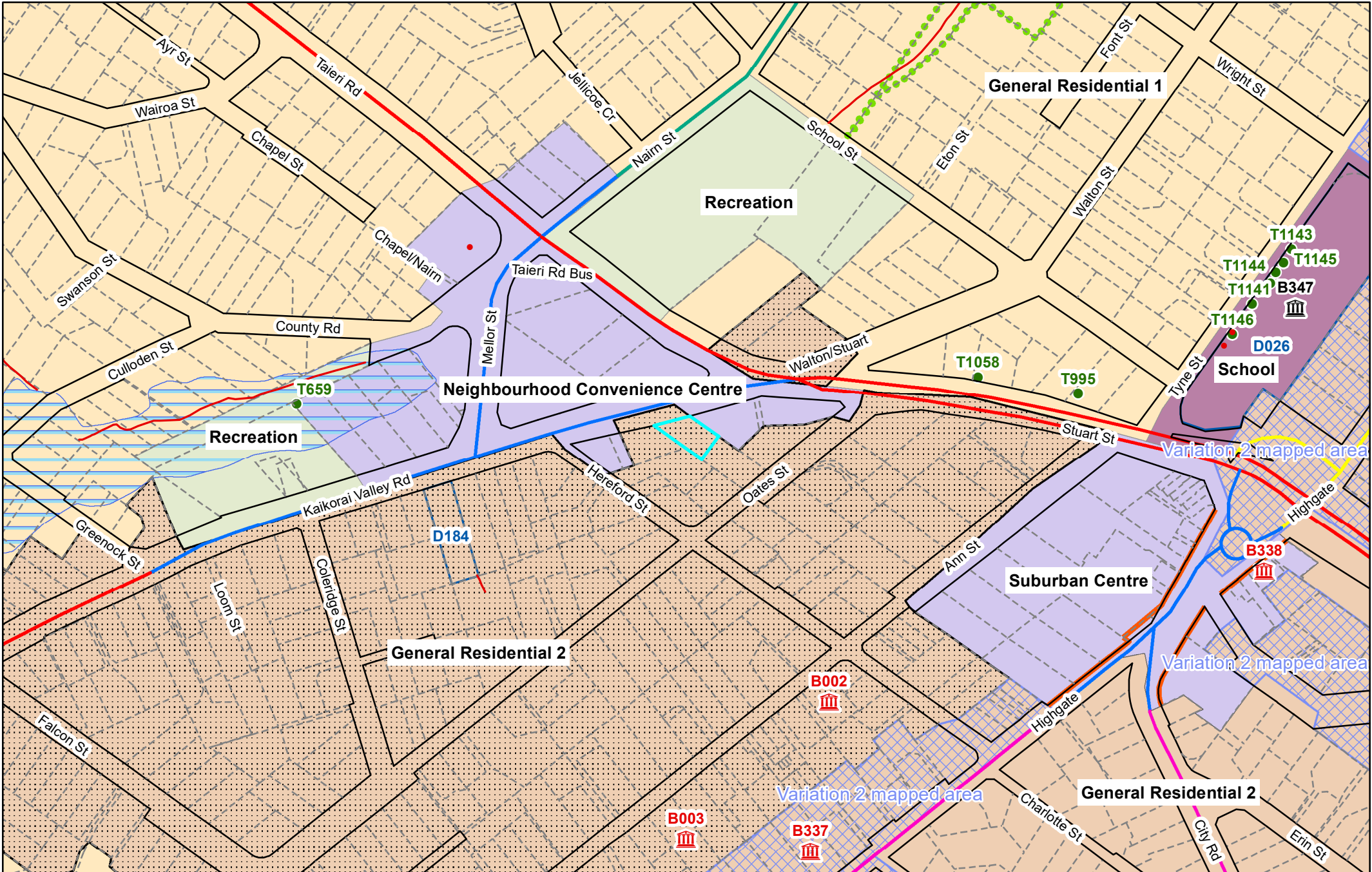
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

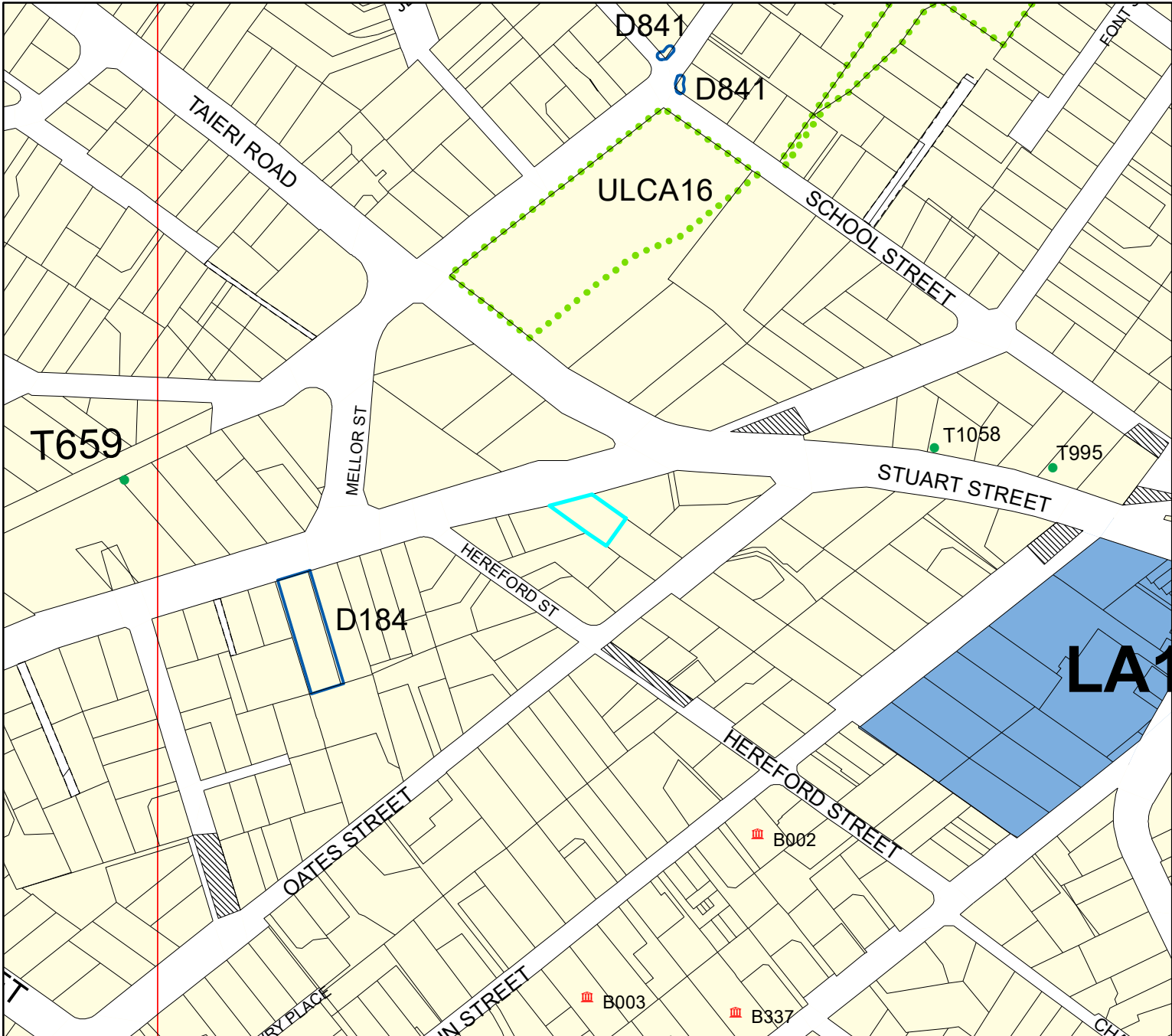
Scale at A4:
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19/11/2024
8:06:46 PM



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.

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2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.





Legend

- Significant Trees
 - Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiieri Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000
Optimal scale range is 1:2000 - 1:5000

This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.



Operative District Plan Map

Scale at A4:
1:3,000
19/11/2024
8:07:15 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.

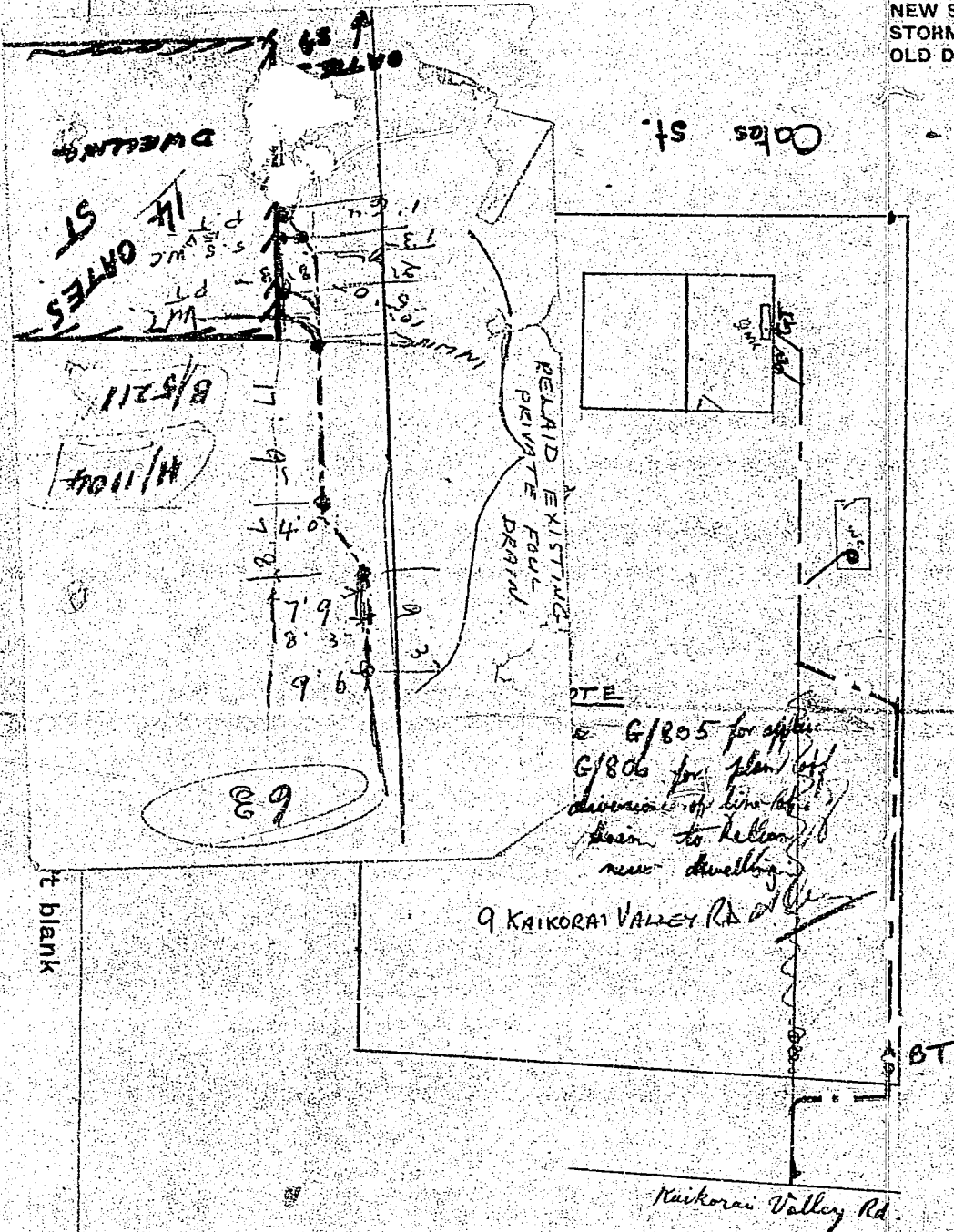
HOUSE CONNECTION PLAN.

APPLICATION No. **B/5211**

DATE **15/7/14**

SCALE: $\frac{1}{2}$ in. to a Foot

NEW SEWAGE-DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK



LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner M. Hutton
Street Cates St
Locality Kaikorai

Block 1st
Section 20
Allotment 35

Signature of Drainer P. H. Homan

SEWERAGE BOARD

ION PLAN.

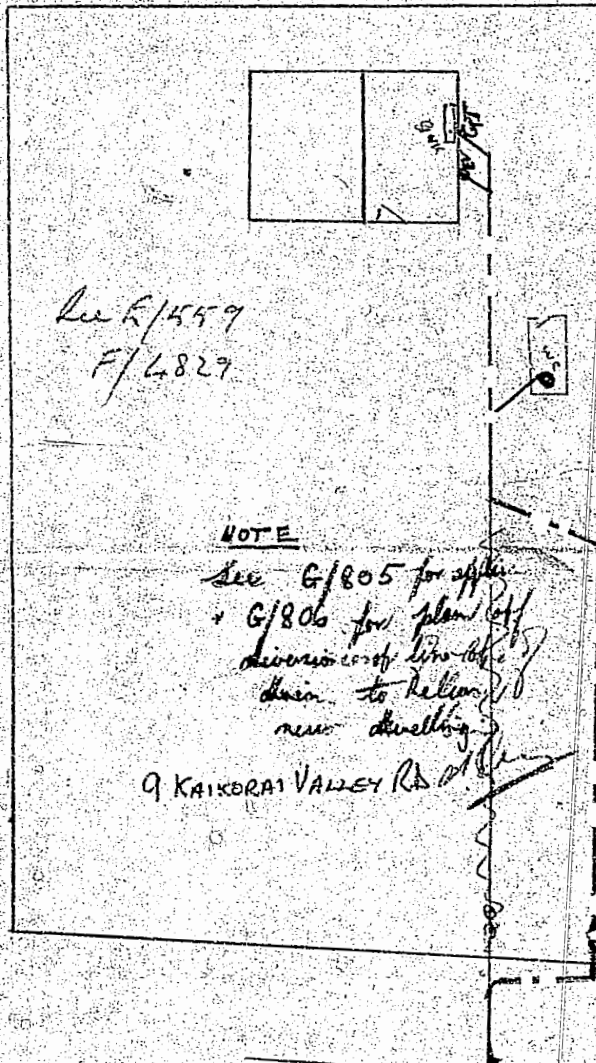
APPLICATION No. B/3271

DATE 15/7/12

SCALE: 1/4 in. to a Foot.

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

Coles St.



See G/4559
F/4829

NOTE

See G/805 for appn
+ G/806 for plan of
division of the site
into two dwellings

9 KAIKORAI VALLEY RD

BT

Kaikorai Valley Rd.

LEGEND

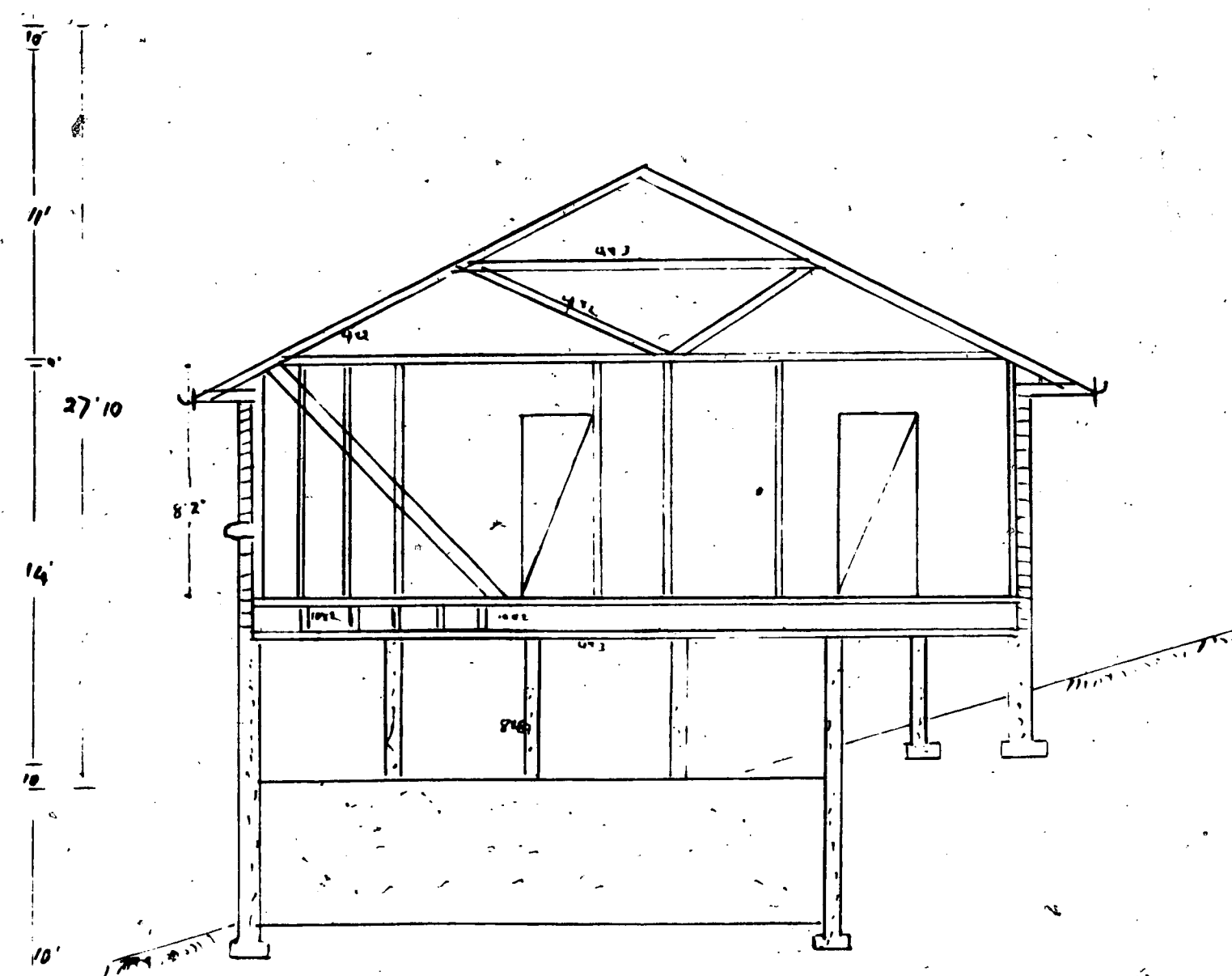
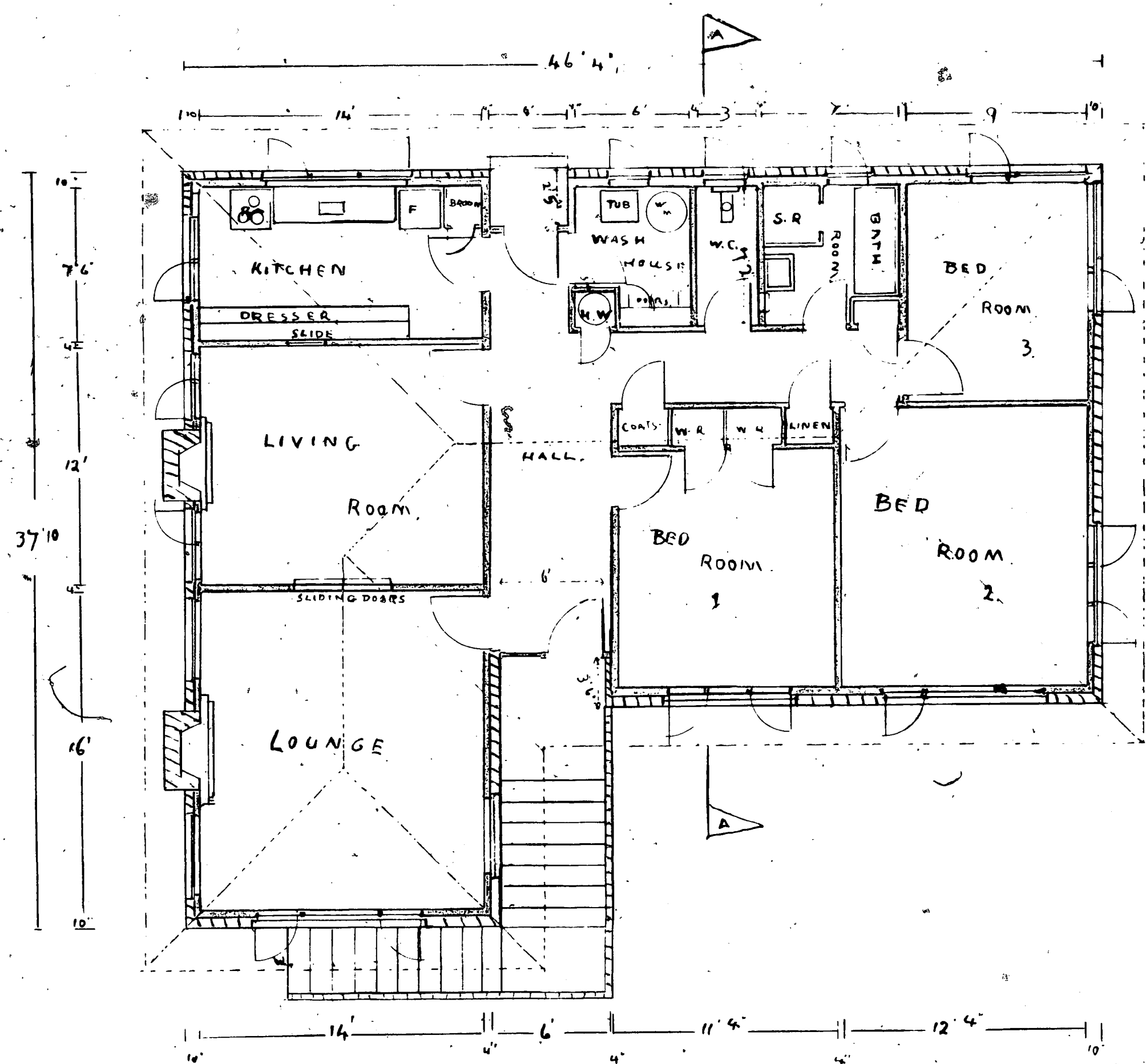
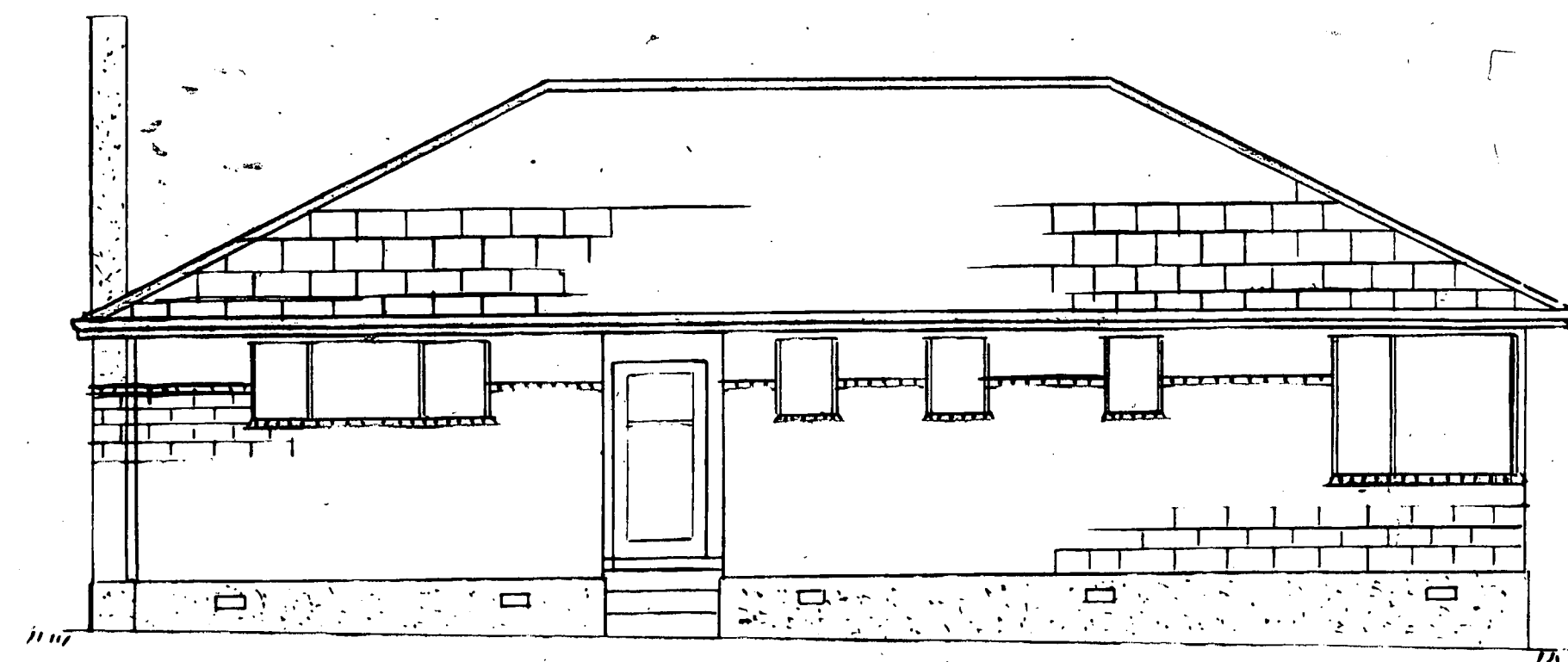
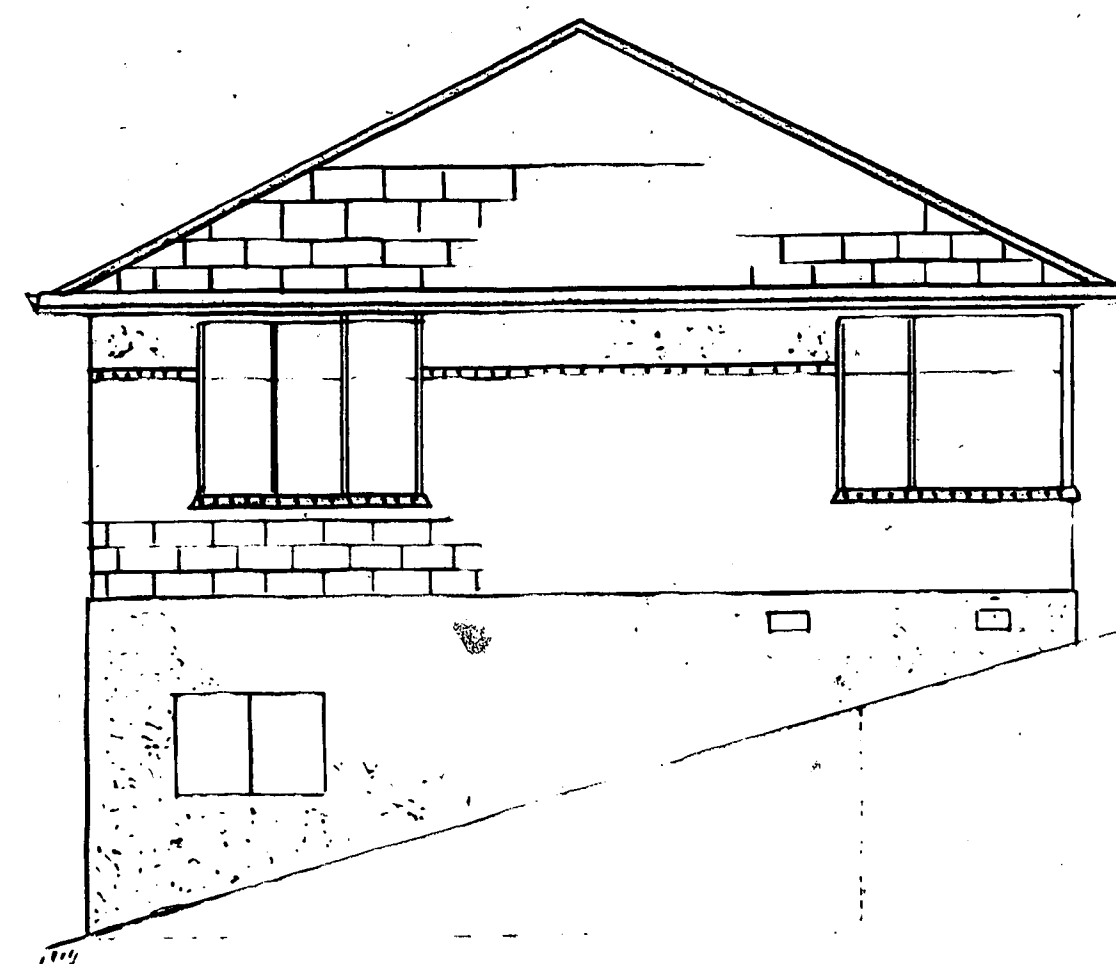
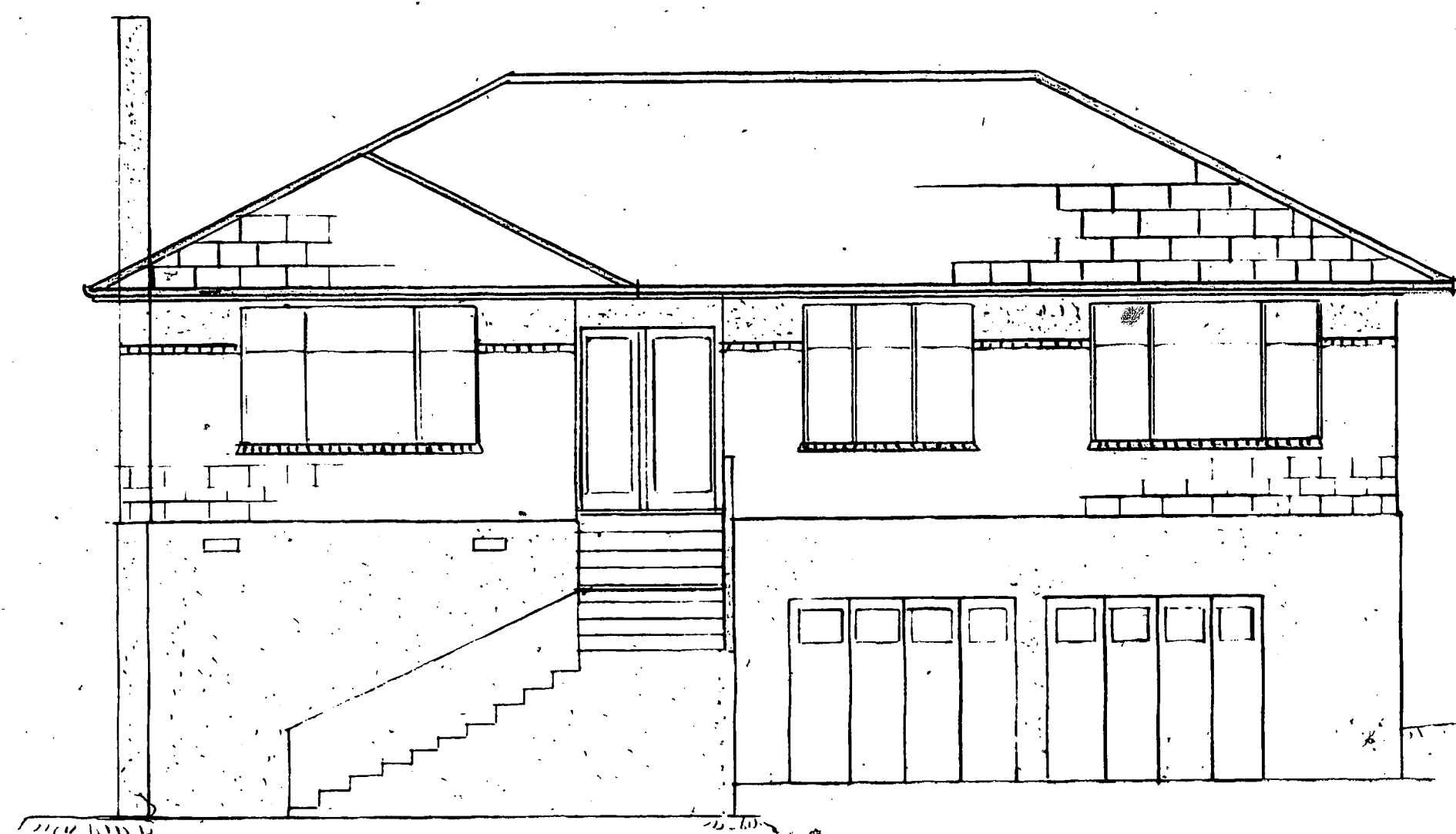
- Existing Drains
- New Food Drains
- New Stormwater Drains

Owner M. Hutton
Street Coles St
Locality Kaikorai

Block 15
Section 20
Allotment 38

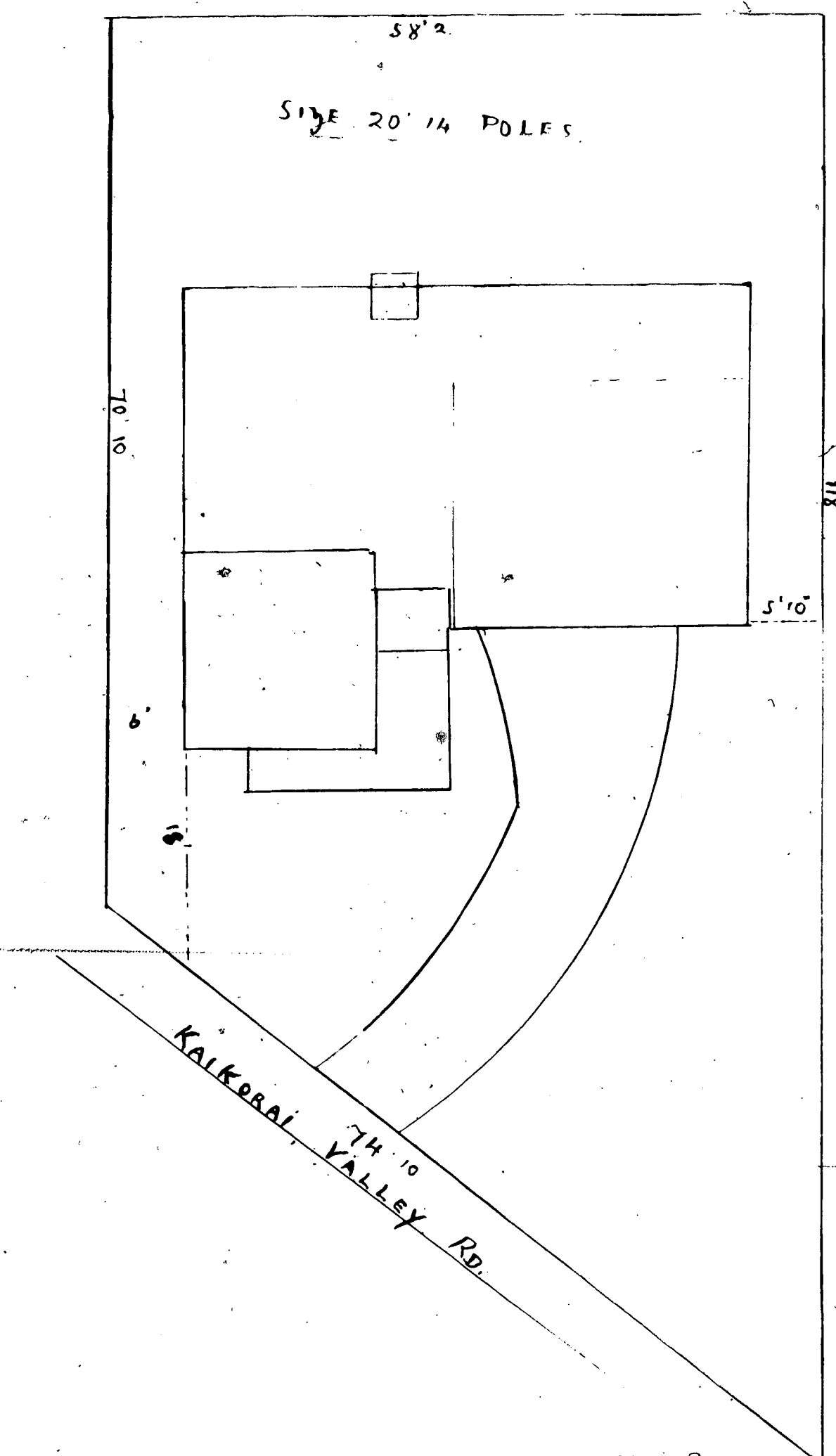
Signature of Drainer A. D. Horner

Binding Margin to be left blank



PROPOSED RESIDENCE FOR

MR. S. J. RODGER



SITE PLAN.
SCALE 1/4" = 1 FT.

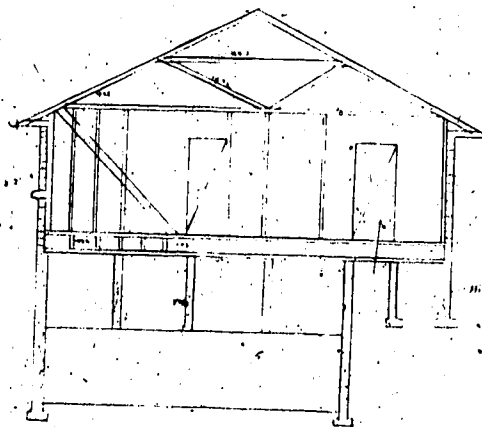
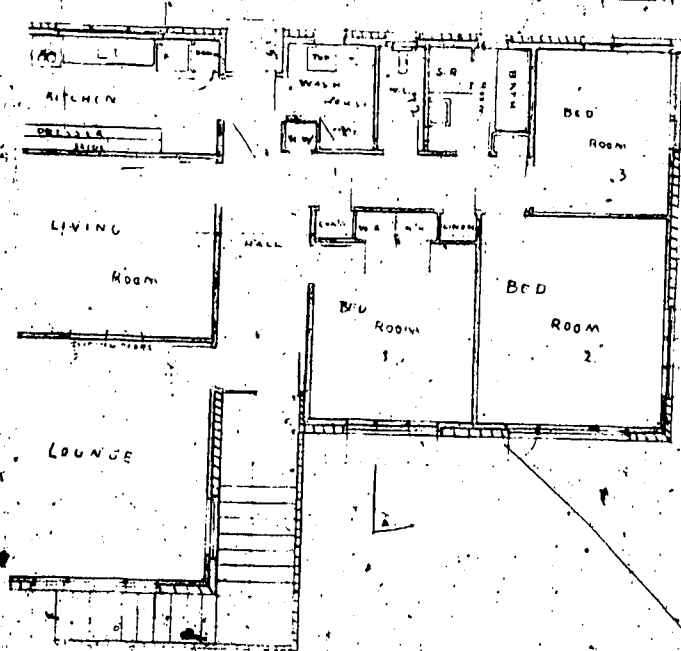
SECTION 2, LOT 2 DP8716.

THOMPSON & OGG LTD.

KALKORAI VALLEY RD.

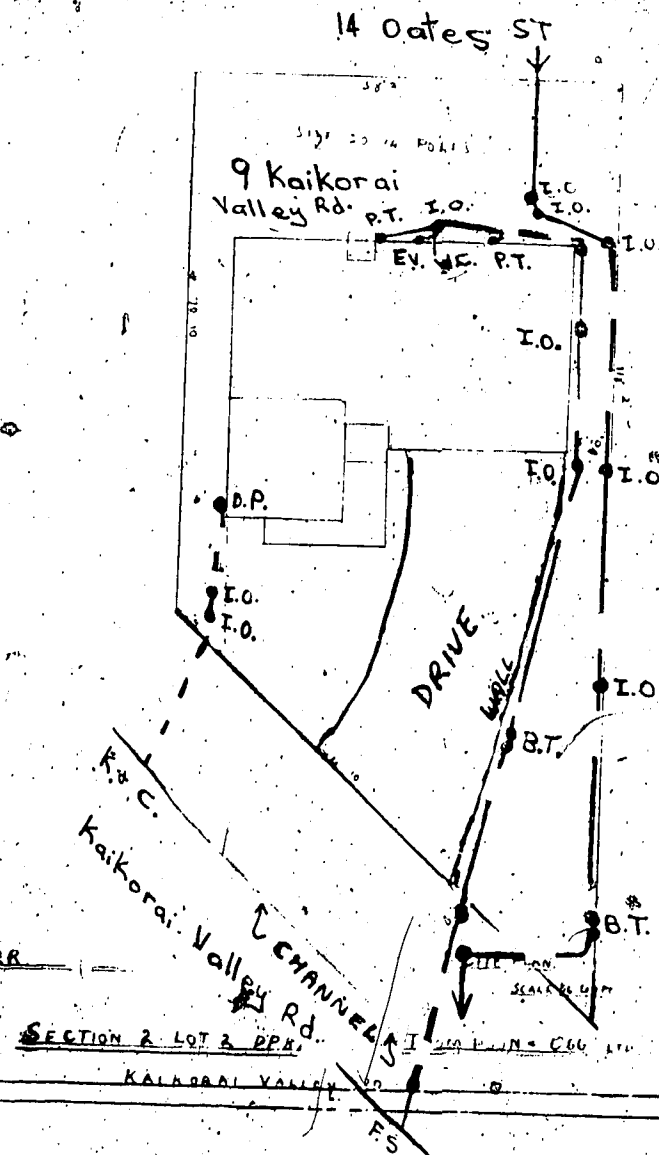
12026

H - 1959 - 179986



PROPOSED RESIDENCE FOR

MR S. J. RODGER



CODE COMPLIANCE CERTIFICATE No.: 94/2574

Section 43(3), Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

BUILDING CONSENT No.: 94/2574

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

PROJECT		PROJECT LOCATION	
All	<input type="checkbox"/>	Street Number:	
Stage No. of:	of an intended stages	S SAXON 9 KAIKORAI VALLEY RD DUNEDIN	
New or relocated building	<input type="checkbox"/>		
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail): HOUSING ALTERATION HEATER		LEGAL DESCRIPTION	
Intended Life:		Property Number: 193308	
Indefinite, but not less than 50 years		Valuation Roll Number: 2697041901	
Specified as 5 years		Lot: 2 DP: 8716	
Demolition		Section: Block: 4	
		Survey District:	

This is:



A final code compliance certificate issued in respect of all of the building work under the above building consent



An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent



This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No.:

Signed for and on behalf of the Council:

Name: f. Dewar

Position: _____

Date: 14 10 7 1994

BUILDING CONSENT No.: 94/2574

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: S. SAXON Mailing Address: 9 KAIKORAI VALLEY RD DUNEDIN	All <input type="checkbox"/> Stage No. X of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): HOUSING ALTERATION HEATER Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as 5 years Demolition <input type="checkbox"/> Estimated Value: \$ 3,000.00
PROJECT LOCATION Street Address: 9 KAIKORAI VALLEY RD DUNEDIN	
LEGAL DESCRIPTION Property Number: 193308 Valuation Roll Number: 2697041901 Lot: 2 DP: 8716 Section: Block: 4 Survey District:	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: _____ Date: <u>28/06/94</u>

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. /".

Mrs Saxon

9 Kaikorai

Valley

Rd

Kitchen

To instal Yucca ceggs
on slab with
stainless steel flue
between Dining Room
+ Kitchen.

Lounge.

DNEDIN CITY COUNCIL

Copy of Approved Plan
and/or Specification

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

DATE 2.7.6.9k...

BUILDING INSPECTOR

ENVIRONMENTAL HEALTH CONDITIONS:-
SOLID FUEL BURNER TO BE OPERATED
IN NUISANCE FREE MANNER

PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION Ph. 477-4000 FOR ADVICE ON
OWNER RESPONSIBILITIES

9/4/25/7
Dunedin

FIG. No 5 WITH FLUE GUARD FITTED

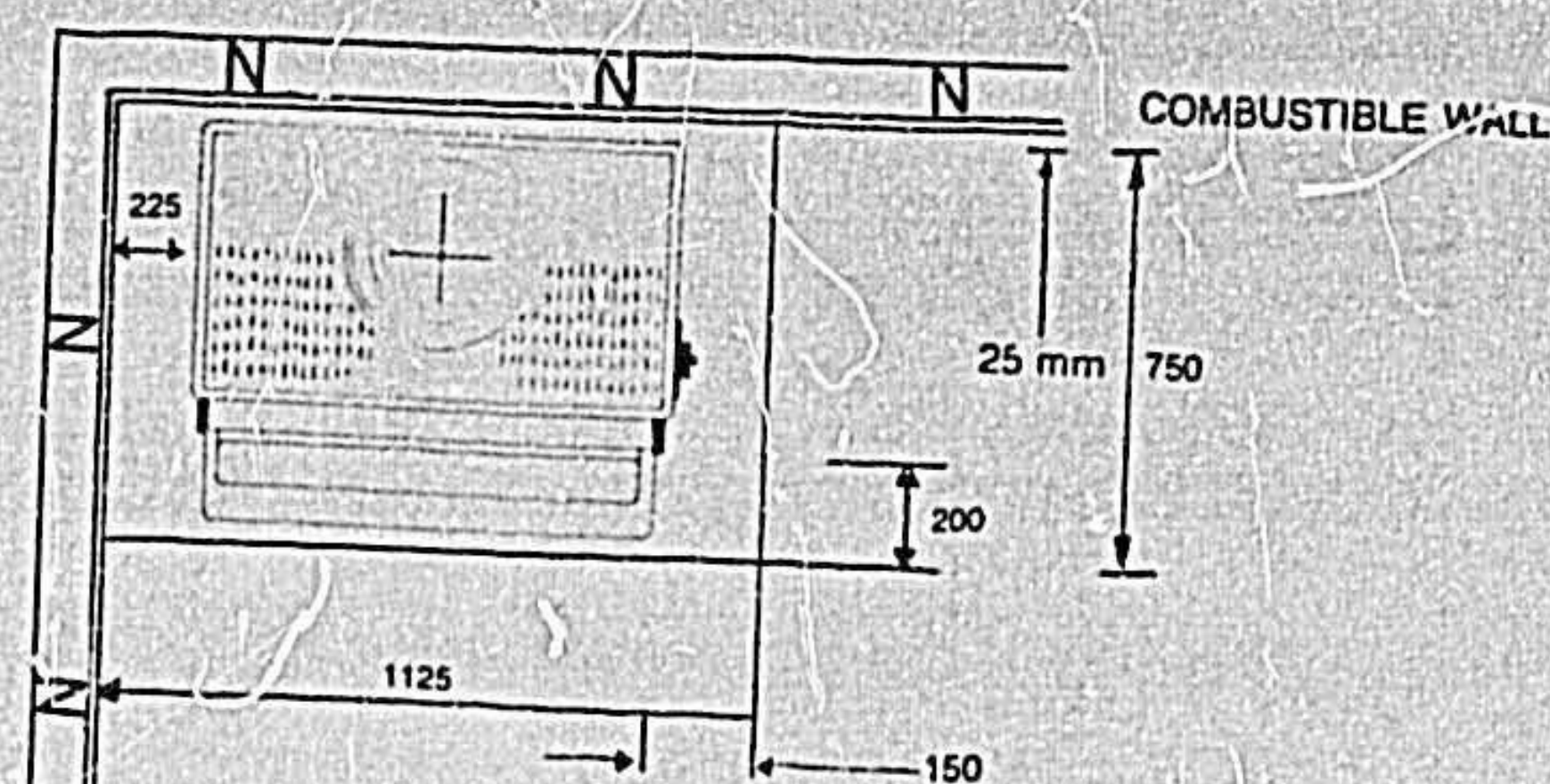
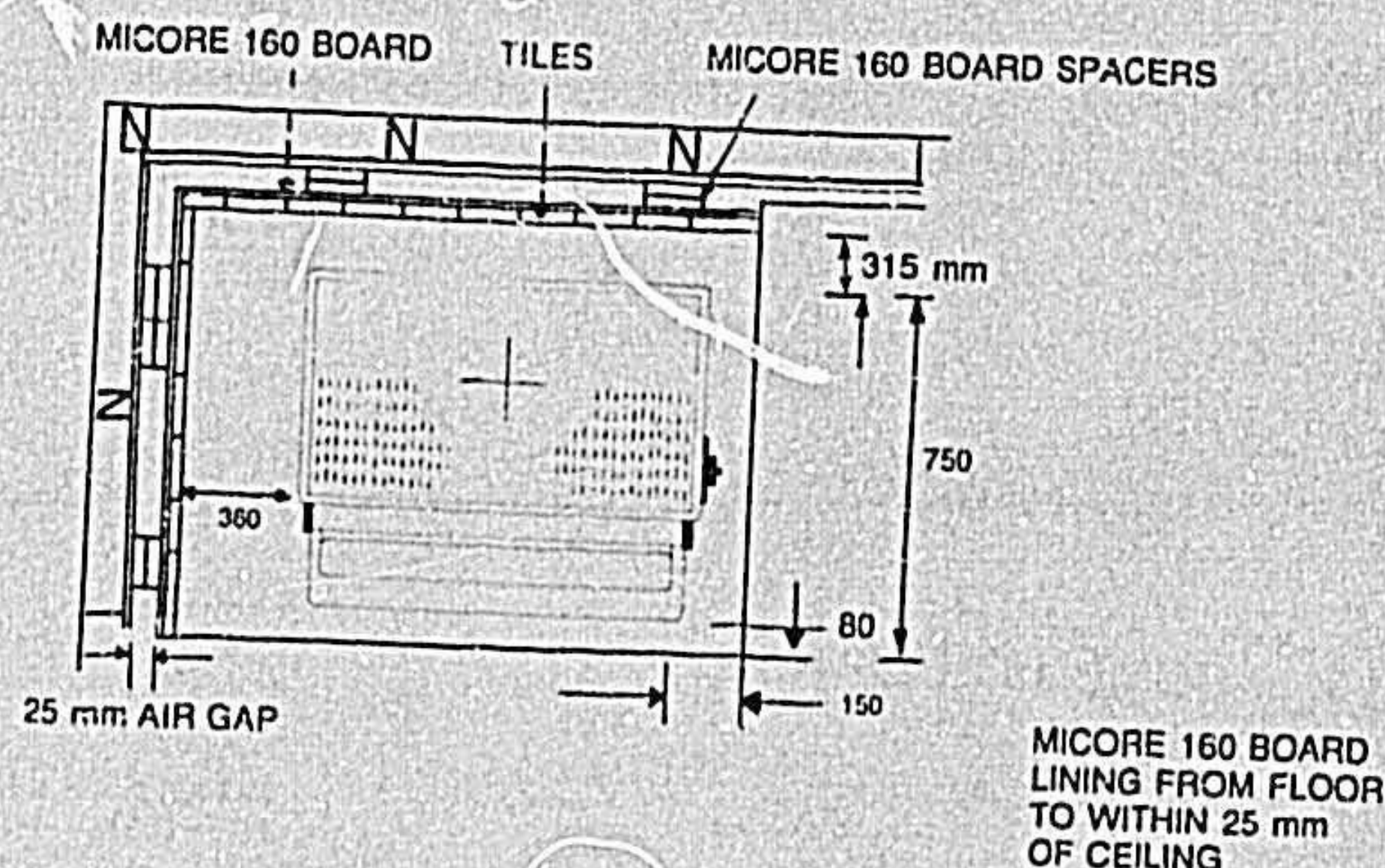


FIG. No 6 WITHOUT FLUE GUARD FITTED



IF USING MICORE 160 BOARD OR SIMILAR AS A HEAT SHIELD, AND ASSUMING THE FREE AIR CLEARANCE TO A COMBUSTIBLE/ HEAT SENSITIVE WALL IS 225 mm (IF FULL FLUE GUARD FITTED) AND 800 mm (NO FLUE GUARD) APPLY MANUFACTURER'S FACTOR FIGURES ACCORDINGLY. EXAMPLE: A SINGLE THICKNESS OF MICORE 160 BOARD SPACED 25 mm OUT FROM WALL LINING = .45 (FACTOR) THEREFORE HEATER WITHOUT FLUE GUARD FITTED = $800 \times .45 = 360$ mm. 360 mm IS THE DISTANCE BETWEEN THE MICORE 160 BOARD AND THE HEATER AS IN FIG. No. 6.



YUNCA VEGJ

A division of Terry Young Ltd. CITY COUNCIL
(JULY 1992)

INSTALLATION INSTRUCTIONS WOODFIRE FREESTANDING TESTED TO NZS 7421 1990 + AS 2918 1990

Copy of Approved Plan
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 2.7.94
BUILDING INSPECTOR

- Manufacturer recommends all installation be carried out by competent trades persons e.g. (Space Heater Installer) to obtain maximum performance and maintenance free heating.
- A permit is normally required and we suggest you check with your local building inspectors as by-laws can vary from place to place. Also notify your Insurance Company that a space heater has been installed.
- Ash Hearth:
 - Must extend at least 200 mm in front of heater loading aperture.
 - Must extend at least 150 mm on each side of heater plinth.
 - Must be constructed of non combustible materials.
- Manufacturers recommended minimum clearances from combustible walls. In compliance with NZS 7421 1990 + AS 2918 1990

Rear Clearance (with Wegj flue guard fitted)	25 mm (Fig. No. 1-2-5)
Side Clearance (with Wegj flue guard fitted)	225 mm (Fig. No. 5)
Corner Clearance (with Wegj flue guard fitted)	40 mm (Fig. No. 3)
Minimum Ash Hearth Size (in front of heater loading aperture)	200 mm
Rear Clearance (without Wegj flue guard)	700 mm (Fig. No. 6)
Side Clearance (without Wegj flue guard)	800 mm (Fig. No. 6)
Corner Clearance (without Wegj flue guard)	200 mm (Fig. No. 3)

E. Flue Kit

- Combined Burner in New Zealand consists of 4.2 m x 180 mm stainless steel flue.
- 1 x weather cap assembly.
- 1 x ceiling tile.
- 2 x spider brackets.
- 2.25 m x 275 mm galvaniser/linor.
- 1 x insulation boundary shield.

F. Standard Flue Guard Kit

- 1 x 1200 length back guard.
- 1 x 1200 length perf. front guard.
- 1 x 900 length adjustable back guard.

G. Accessory 1200 Flue Guard Kit

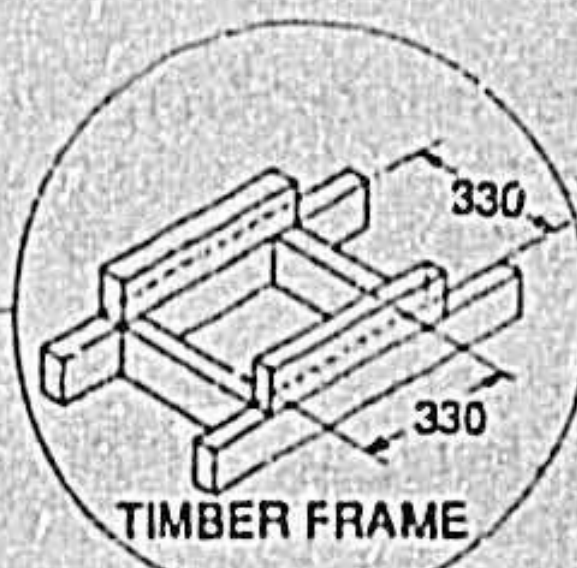
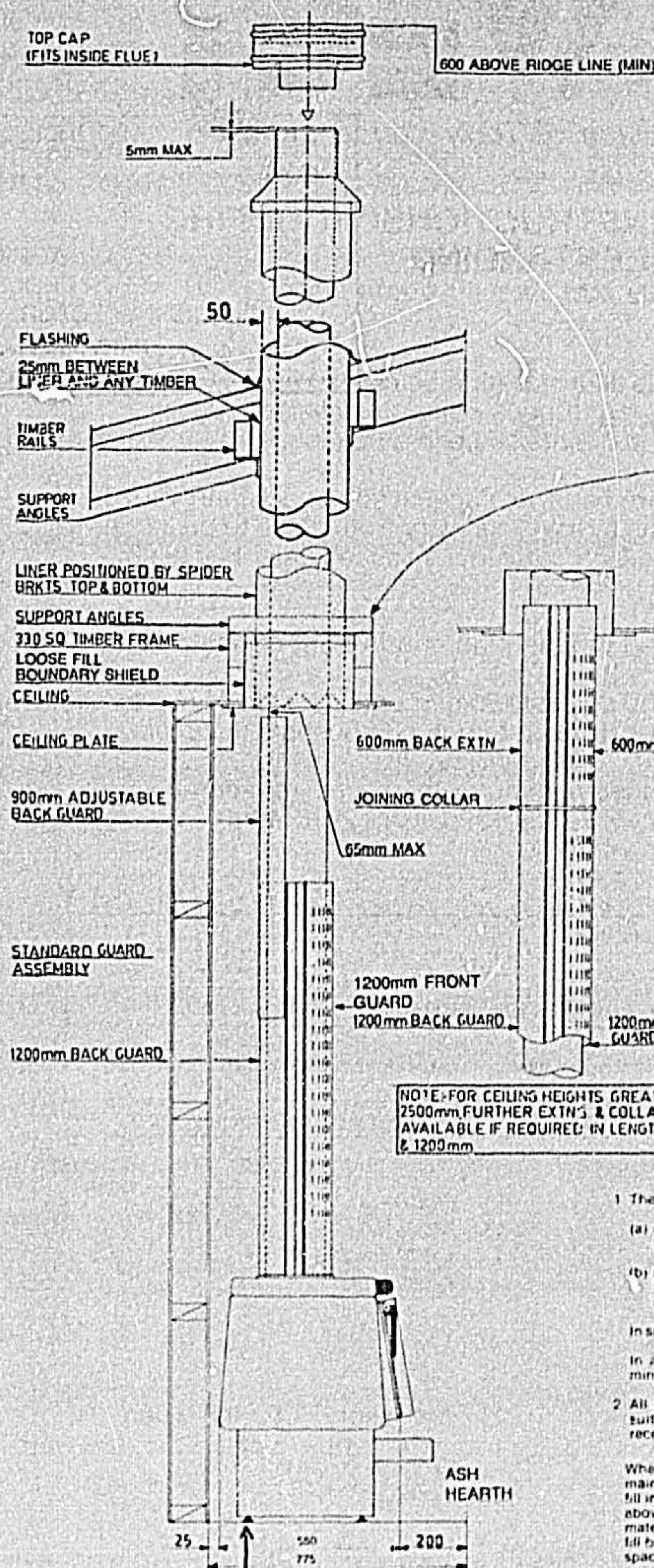
- 1 x 1200 length back guard.
- 1 x 1200 length perf. front guard.
- 1 x Joining Collar.

H. Accessory 600 Flue Guard Kit

- 1 x 600 length back guard.
- 1 x 600 length perf. front guard.
- 1 x Joining Collar.

NOTE: All joints must be sealed with flue sealing compound and screwed together.

TYPICAL FLUE INSTALLATION



When fitting acc. flueguard ensure spider bracket is a minimum of 500mm above ceiling tie.

NOTE: FOR CEILING HEIGHTS GREATER THAN 2500mm FURTHER EXTNS & COLLARS ARE AVAILABLE IF REQUIRED IN LENGTHS OF 600 & 1200mm

CONDITIONS FOR CHIMNEYS

- The chimney shall extend to:
 - in the case of a pitched roof, not less than 600 mm above the highest point of the roof
 - in the case of a flat roof (i.e. any roof with pitch of less than 30°), not less than 1500 mm above the highest point of the roof

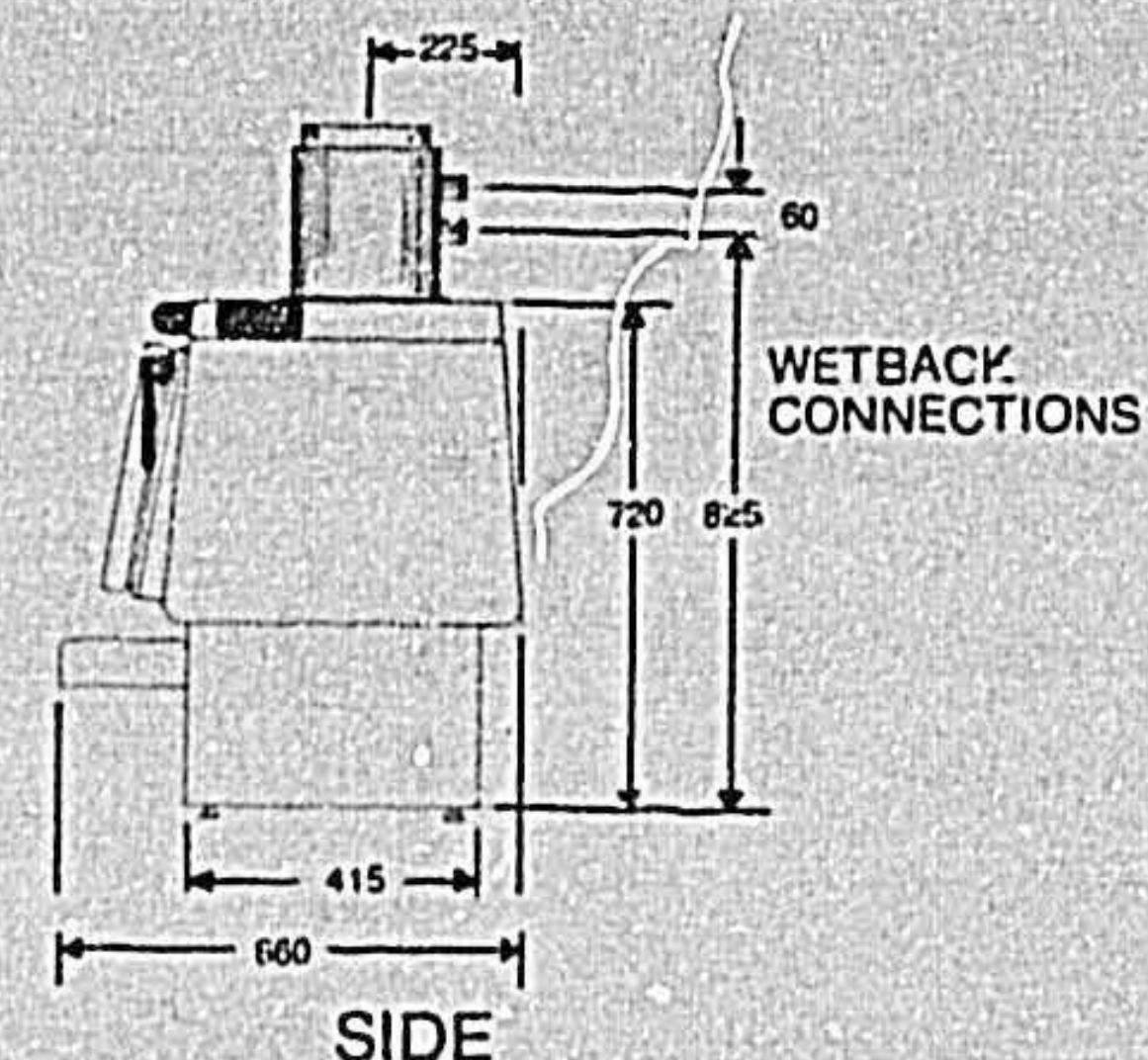
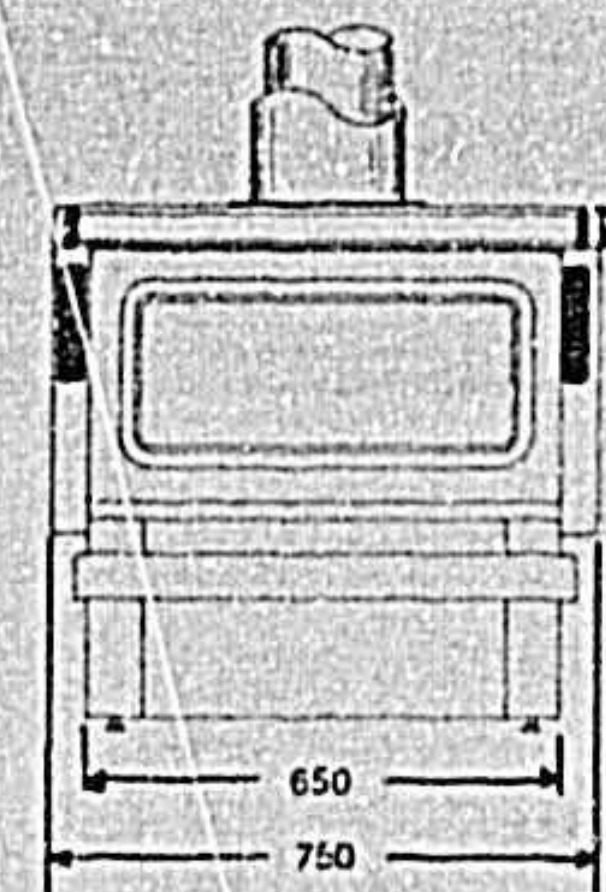
In some situations the Council may vary the above requirements.

In any case the length of the flue shall not be less than the minimum recommended by the manufacturer.
- All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturer's recommendations.

When loose-fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200 mm above the ceiling top surface. The boundary may be of any material capable of preventing accidental migration of the loose-fill by any action of wind or by persons moving in the ceiling space.

Note: All measurements are in millimetres.

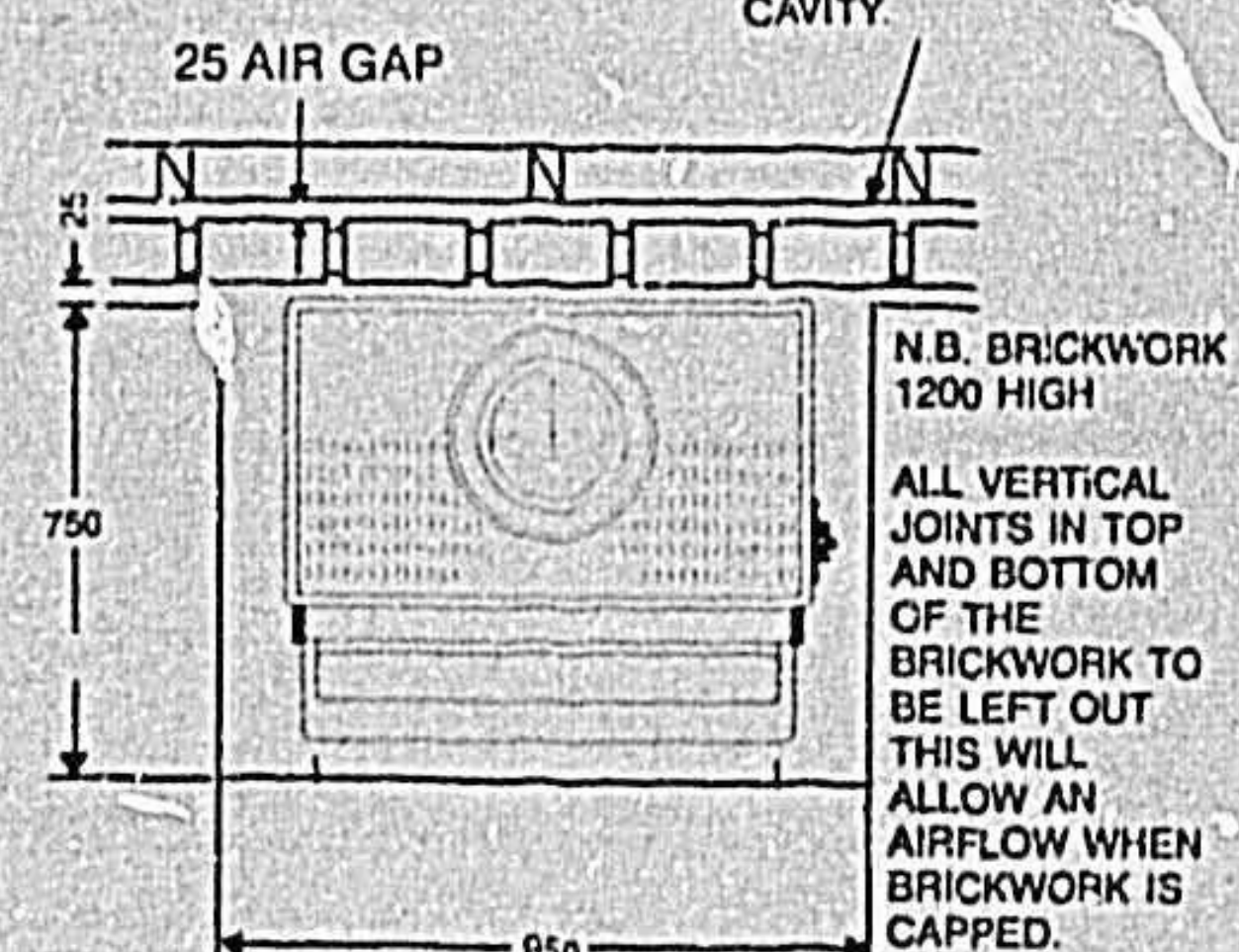
seismic fixing to floor req.



HEATER POSITION

FIG. No. 1

FIG. No. 2



IN FIG. No. 2 & No. 4 IF FLUE GUARD IS FITTED, BRICKWORK MAY BE 1200 mm HIGH.

