

Dunedin City Council Land Information Memorandum

88357

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 **1 October 2020**

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

6 Laing Street Mosgiel

LIM Applicant
Print Date

Freedom Realty Limited
01-Oct-2020

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PROPERTY DETAILS

Property ID 5055184
Address 6 Laing Street Mosgiel
Parcels LOT 1 DP 6345

Rubbish Day Thursday

RATES DETAILS

Rate Account 2055184
Address 6 Laing Street Mosgiel
Valuation Number 28010-17005

Latest Valuation Details
Capital Value \$430,000
Land Value \$265,000
Value of Improvements \$165,000
Area (Hectares) 0.0627HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2020
Dunedin City Council Rates \$2,396.17

Rates Outstanding for Year \$1,797.14

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

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

Council Storm Water & Foul Sewer Connections available.

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

Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

Private Foul Drains servicing existing buildings

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

Drain In Common

A drain serving more than one lot/certificate of title will be considered drains in common, as will the section of 100mm diameter drain within the road reserve between the lots served by it and the pipeline to which it connects.

Private foul drain in common with 1 Laing Street and unknown if it has a drain in common with 2 Laing Street.

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2003-301513](#) Building Consent Only Lodgement - Replace Garage

Lodgement Date	05-Sep-2003
Decision	Refused
Decision Date	10-Apr-2019
Current Status	BC Refused
Previous Number	ABA32633
<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-1947-251667](#) AAM19470042 38 - Erect Dwelling, (Read). The permit was lodged on 24-Jun-1947.

[H-1976-260509](#) AAM19760306 H28350 - Erect Carport, (Brown). The permit was lodged on 10-May-1976.

[H-1947-251636](#) AAM19470011 163 - Plumbing and Drainage to Drain in Common, (Read). The permit was lodged on 27-Nov-1947.

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

The property is identified within the report "Minimum Floor Levels for Flood Vulnerable Areas" which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Please read the report here [https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20\(GHD,%20March%202015\).pdf](https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf)

Alluvial Fans - Active - Floodwater

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years. This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site specific design for any new building foundation construction in this area subject to site investigation.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain B. This means that the ground is predominantly underlain by poorly consolidated river or stream sediments with a shallow groundwater table. There is considered to be a low to moderate likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain B. Put another way, there is a moderate to high likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain B.

'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

Natural hazards on the Taieri Plains, Otago

This property has been identified as lying within Flood Hazard Area 20

Mosgiel has limited exposure to flood hazard from the Silver Stream, Owhiro Stream, Quarry Creek, and from internal ponding. It is not exposed to flood hazard from the Taieri River due to its elevation. Part of this area was flooded in 1868 and 1923. Floodbanks are located along the length of the Silver Stream, containing flows of 260m³/s or more on the Mosgiel side of the Silver Stream. Flow preferentially spills over the Gordon Road Spillway to the north when flows exceed about 170m³/s. Surface flooding and runoff from the eastern hills can cause localized ponding, such as occurred in April 2006, especially in southern part of the urban area near Quarry Creek. Quarry Creek has a history of flooding. The extent of localized ponding within urban Mosgiel is determined in part by the stormwater network which is designed to provide primary drainage to an urban standard. Part of the area is located within the East Taieri Drainage Scheme which provides land drainage to a rural standard.

This information has been sourced from the **Otago Regional Council Report (2012) Natural Hazards on the Taieri Plains, Otago**. Further details, including a copy of the report are available on their website:

<https://www.orc.govt.nz/media/1722/flood-hazard-on-the-taieri-plain.pdf>

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.

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

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 an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 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 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://2gp.dunedin.govt.nz/2gp/appeals-schedule.html>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. 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 <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 2

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA 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

Designation 274 - Dunedin International Airport Approach and Land Use Controls

This property is within or partly within the designated take-off and approach fan for the Dunedin International Airport (Designation 274). Refer to Planning Map 72 for the land use controls that apply in relation to this designation.

Form Air

Approach Fan

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Dunedin Airport Flight Fan

Overlay Zones

- Hazard 3 (flood) Overlay Zone

Mapped Areas

- Mosgiel Mapped Area
- Infrastructure Constraint Mapped Area
- Wahi Tupuna
 - Name: Kokika o Te Matamata (area surrounding Mosgiel)
 - ID: 56

Resource Consents

The following Resource Consents are recorded for this property.

RMA-2003-367207	Resource Management Act (Historical Data)
Description	CONSTRUCT NEW GARAGE
Lodgement Date	31-Oct-2003
Decision	Granted
Decision Date	02-Dec-2003
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 6 LAING STREET MOSGIEL

5055183 82 Church Street Mosgiel

[LUC-2007-460](#) Land Use Consent construct a car port. The outcome was Granted on 23/08/2007.

[RMA-2005-369098](#) Resource Management Act (Historical Data) Change of condition to RMA 20040595 (Other). The outcome was Granted on 25/05/2005.

[RMA-2004-368018](#) Resource Management Act (Historical Data) CONTINUED RESIDENTIAL ACTIVITY ON PROPOSED LOTS 1 & 2 AND PROTRUSION THROUGH HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/07/2004.

[RMA-2004-368017](#) Resource Management Act (Historical Data) SUBDIVISION CREATING TWO RESIDENTIAL SITES (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/07/2004.

[RMA-2002-365563](#) Resource Management Act (Historical Data) LANDUSE CONSENT ARISING FROM SUBDIVISION 2002-0194 (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/04/2002.

[RMA-2002-365553](#) Resource Management Act (Historical Data) TO SUBDIVIDE OT279/4 INTO TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/04/2002.

5055231 41 Gordon Road Mosgiel

[LUC-2016-264](#) Land Use Consent land use consent for the operation of a funeral home and the establishment of associated signage. The outcome was Granted on 01/09/2016.

5057881 31A Gordon Road Mosgiel

[RMA-1990-350709](#) Resource Management Act (Historical Data) subdivision Ownr: HANLEY, COTTON (Non-Notified - Non Complying).

5057882 31B Gordon Road Mosgiel

[RMA-1990-350709](#) Resource Management Act (Historical Data) subdivision Ownr: HANLEY, COTTON (Non-Notified - Non Complying).

5101689 35B Gordon Road Mosgiel

[RMA-1994-356529](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr: TOWNSEND/OATES (Non-Notified - Non Complying). The outcome was Granted on 11/08/1994.

[RMA-1994-356907](#) Resource Management Act (Historical Data) ERECT SECOND DWELLING AT REAR OF SITE Ownr: TOWNSEND & OATES / App: TOWNSEND & OATES BOX 235 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 08/08/1994.

5101727 35 Gordon Road Mosgiel

[RMA-1994-356529](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr: TOWNSEND/OATES (Non-Notified - Non Complying). The outcome was Granted on 11/08/1994.

5105459 75 Church Street Mosgiel

[LUC-2016-285](#) Land Use Consent land use consent for the establishment of a car port within the front yard. The outcome was Granted on 11/08/2016.

[RMA-2006-370388](#) Resource Management Act (Historical Data) SUBDIVISION INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 11/08/2006.

[RMA-2006-370489](#) Resource Management Act (Historical Data) S/127 CHANGE IN CONDITIONS TO RMA 20050815 REGARDING INFORMATION PROVIDED. The outcome was s127 Upheld on 11/08/2006.

[RMA-2005-369413](#) Resource Management Act (Historical Data) ESTABLISHMENT OF DUNEDIN DIOCESE ON SMALLER LOT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/09/2005.

[RMA-2005-369404](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 27/09/2005.

[RMA-1998-362017](#) Resource Management Act (Historical Data) Subdivision - Variation to Right of Way on A 980022 cheque/Paterson Pitts Partners Ltd (Other). The outcome was Granted on 04/06/1998.

[RMA-2000-363987](#) Resource Management Act (Historical Data) OBJECTION TO RMA 2000/0217 consent notice (Other). The outcome was Granted on 19/05/2000.

[RMA-2000-363902](#) Resource Management Act (Historical Data) TO SUBDIVIDE LANDS CONTAINED IN CT 18D/994 BY WAY OF BOUNDARY ADJUSTMENT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/04/2000.

[RMA-1998-362591](#) Resource Management Act (Historical Data) VARIATION TO CONDITION 10 SPECIFIC DESIGN FOR FOUNDATION (Other). The outcome was Granted on 29/01/1999.

[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

5105460 77 Church Street Mosgiel

[RMA-2006-370388](#) Resource Management Act (Historical Data) SUBDIVISION INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 11/08/2006.

[RMA-2006-370489](#) Resource Management Act (Historical Data) S/127 CHANGE IN CONDITIONS TO RMA 20050815 REGARDING INFORMATION PROVIDED. The outcome was s127 Upheld on 11/08/2006.

[RMA-2005-369413](#) Resource Management Act (Historical Data) ESTABLISHMENT OF DUNEDIN DIOCESE ON SMALLER LOT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/09/2005.

[RMA-2005-369404](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 27/09/2005.

[RMA-1998-362017](#) Resource Management Act (Historical Data) Subdivision - Variation to Right of Way on A 980022 cheque/Paterson Pitts Partners Ltd (Other). The outcome was Granted on 04/06/1998.

[RMA-2000-363987](#) Resource Management Act (Historical Data) OBJECTION TO RMA 2000/0217 consent notice (Other). The outcome was Granted on 19/05/2000.

[RMA-2000-363902](#) Resource Management Act (Historical Data) TO SUBDIVIDE LANDS CONTAINED IN CT 18D/994 BY WAY OF BOUNDARY ADJUSTMENT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/04/2000.

[RMA-1998-362591](#) Resource Management Act (Historical Data) VARIATION TO CONDITION 10 SPECIFIC DESIGN FOR FOUNDATION (Other). The outcome was Granted on 29/01/1999.

[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

5112966 33 Gordon Road Mosgiel

[RMA-2006-370949](#) Resource Management Act (Historical Data) LAND USE CONSENT RESULTING FROM SUBDIVISION. The outcome was Granted on 16/02/2007.

[RMA-2006-370904](#) Resource Management Act (Historical Data) TWO LOT RESIDENTIAL SUBDIVISION. The outcome was Granted on 16/02/2007.

5112967 33A Gordon Road Mosgiel

[RMA-2006-370949](#) Resource Management Act (Historical Data) LAND USE CONSENT RESULTING FROM SUBDIVISION. The outcome was Granted on 16/02/2007.

[RMA-2006-370904](#) Resource Management Act (Historical Data) TWO LOT RESIDENTIAL SUBDIVISION. The outcome was Granted on 16/02/2007.

[5116246](#) 78 Church Street Mosgiel

[SUB-2010-84/A](#) Subdivision Consent s357 objection. The outcome was s357 Upheld in Part on 03/11/2010.

[LUC-2010-375](#) Land Use Consent authorise the continued operation of a church with yard breaches on subdivided site. The outcome was Granted on 08/09/2010.

[SUB-2010-84](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/09/2010.

[5116247](#) 7 Laing Street Mosgiel

[SUB-2010-84/A](#) Subdivision Consent s357 objection. The outcome was s357 Upheld in Part on 03/11/2010.

[LUC-2010-375](#) Land Use Consent authorise the continued operation of a church with yard breaches on subdivided site. The outcome was Granted on 08/09/2010.

[SUB-2010-84](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 08/09/2010.

[5118535](#) 3B Laing Street Mosgiel

[LUC-2012-168](#) Land Use Consent breach arising from the siting of structures against the internal boundary. The outcome was Granted on 16/04/2012.

[SUB-2012-27](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 16/04/2012.

[5119066](#) 89 Church Street Mosgiel

[SUB-2018-29](#) Subdivision Consent subdivision consent to create a three-lot subdivision of a site subject to the NES. The outcome was Granted on 21/08/2019.

[LUC-2018-169](#) Land Use Consent land use consent for the disturbance of soils under NES, and the establishment of community activities on new Lots 2 and 3. The outcome was Granted on 21/08/2019.

[LUC-2016-634](#) Land Use Consent land use consent to undertake earthworks that will breach a scale threshold at 87-89 Church Street. The outcome was Granted on 01/02/2017.

[LUC-2013-94/B](#) Land Use Consent variation of condition 1 of LUC-2013-94/A. The outcome was s127 Upheld on 23/12/2016.

[LUC-2014-46](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 27/02/2014.

[LUC-2013-369](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 18/09/2013.

[LUC-2013-94/A](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 06/06/2013.

[LUC-2012-206/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was Granted on 06/06/2013.

[LUC-2013-94](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 08/04/2013.

[SUB-2013-12](#) Subdivision Consent boundary adjustment subdivision. The outcome was Granted on 08/04/2013.

[LUC-2012-354](#) Land Use Consent earthworks for school relocation. The outcome was Granted on 19/09/2012.

[LUC-2012-206](#) Land Use Consent relocate primary school to subject site. The outcome was Granted on 15/06/2012.

[RMA-2006-370388](#) Resource Management Act (Historical Data) SUBDIVISION INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 11/08/2006.

[RMA-2006-370489](#) Resource Management Act (Historical Data) S/127 CHANGE IN CONDITIONS TO RMA 20050815 REGARDING INFORMATION PROVIDED. The outcome was s127 Upheld on 11/08/2006.

[RMA-2005-369413](#) Resource Management Act (Historical Data) ESTABLISHMENT OF DUNEDIN DIOCESE ON SMALLER LOT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/09/2005.

[RMA-2005-369404](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 27/09/2005.

[RMA-1998-362017](#) Resource Management Act (Historical Data) Subdivision - Variation to Right of Way on A 980022 cheque/Paterson Pitts Partners Ltd (Other). The outcome was Granted on 04/06/1998.

[RMA-1998-362591](#) Resource Management Act (Historical Data) VARIATION TO CONDITION 10 SPECIFIC DESIGN FOR FOUNDATION (Other). The outcome was Granted on 29/01/1999.

[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

[5119067 87 Church Street Mosgiel](#)

[LUC-2016-634](#) Land Use Consent land use consent to undertake earthworks that will breach a scale threshold at 87-89 Church Street. The outcome was Granted on 01/02/2017.

[LUC-2013-94/B](#) Land Use Consent variation of condition 1 of LUC-2013-94/A. The outcome was s127 Upheld on 23/12/2016.

[LUC-2014-46](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 27/02/2014.

[LUC-2013-369](#) Land Use Consent erect temporary signage for school fairs. The outcome was Granted on 18/09/2013.

[LUC-2013-94/A](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 06/06/2013.

[LUC-2012-206/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was Granted on 06/06/2013.

[LUC-2013-94](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 08/04/2013.

[SUB-2013-12](#) Subdivision Consent boundary adjustment subdivision. The outcome was Granted on 08/04/2013.

[LUC-2012-354](#) Land Use Consent earthworks for school relocation. The outcome was Granted on 19/09/2012.

[LUC-2012-206](#) Land Use Consent relocate primary school to subject site. The outcome was Granted on 15/06/2012.

[RMA-2006-370388](#) Resource Management Act (Historical Data) SUBDIVISION INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 11/08/2006.

[RMA-2006-370489](#) Resource Management Act (Historical Data) S/127 CHANGE IN CONDITIONS TO RMA 20050815 REGARDING INFORMATION PROVIDED. The outcome was s127 Upheld on 11/08/2006.

[RMA-2005-369413](#) Resource Management Act (Historical Data) ESTABLISHMENT OF DUNEDIN DIOCESE ON SMALLER LOT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/09/2005.

[RMA-2005-369404](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 27/09/2005.

[RMA-1998-362017](#) Resource Management Act (Historical Data) Subdivision - Variation to Right of Way on A 980022 cheque/Paterson Pitts Partners Ltd (Other). The outcome was Granted on 04/06/1998.

[RMA-2000-363987](#) Resource Management Act (Historical Data) OBJECTION TO RMA 2000/0217 consent notice (Other). The outcome was Granted on 19/05/2000.

[RMA-2000-363902](#) Resource Management Act (Historical Data) TO SUBDIVIDE LANDS CONTAINED IN CT 18D/994 BY WAY OF BOUNDARY ADJUSTMENT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/04/2000.

[RMA-1998-362591](#) Resource Management Act (Historical Data) VARIATION TO CONDITION 10 SPECIFIC DESIGN FOR FOUNDATION (Other). The outcome was Granted on 29/01/1999.

[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

[5119669 89 Church Street Mosgiel](#)

[LUC-2013-94/B](#) Land Use Consent variation of condition 1 of LUC-2013-94/A. The outcome was s127 Upheld on 23/12/2016.

[LUC-2013-94/A](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 06/06/2013.

[LUC-2012-206/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was Granted on 06/06/2013.

[LUC-2013-94](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 08/04/2013.

[SUB-2013-12](#) Subdivision Consent boundary adjustment subdivision. The outcome was Granted on 08/04/2013.

[LUC-2012-354](#) Land Use Consent earthworks for school relocation. The outcome was Granted on 19/09/2012.

[LUC-2012-206](#) Land Use Consent relocate primary school to subject site. The outcome was Granted on 15/06/2012.

[RMA-2006-370388](#) Resource Management Act (Historical Data) SUBDIVISION INTO 3 ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 11/08/2006.

[RMA-2006-370489](#) Resource Management Act (Historical Data) S/127 CHANGE IN CONDITIONS TO RMA 20050815 REGARDING INFORMATION PROVIDED. The outcome was s127 Upheld on 11/08/2006.

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[RMA-2005-369404](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 27/09/2005.

[RMA-1998-362017](#) Resource Management Act (Historical Data) Subdivision - Variation to Right of Way on A 980022 cheque/Paterson Pitts Partners Ltd (Other). The outcome was Granted on 04/06/1998.

[RMA-1998-362591](#) Resource Management Act (Historical Data) VARIATION TO CONDITION 10 SPECIFIC DESIGN FOR FOUNDATION (Other). The outcome was Granted on 29/01/1999.

[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

5119670 89 Church Street Mosgiel

[LUC-2013-94/B](#) Land Use Consent variation of condition 1 of LUC-2013-94/A. The outcome was s127 Upheld on 23/12/2016.

[LUC-2013-94/A](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 06/06/2013.

[LUC-2012-206/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was Granted on 06/06/2013.

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[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

[5119671](#) 89 Church Street Mosgiel

[LUC-2013-94/B](#) Land Use Consent variation of condition 1 of LUC-2013-94/A. The outcome was s127 Upheld on 23/12/2016.

[LUC-2013-94/A](#) Land Use Consent Reauthorise primary school operation subject to SUB-2013-12.. The outcome was Granted on 06/06/2013.

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[RMA-1997-361682](#) Resource Management Act (Historical Data) STAGES 1-3 OF 34 LOT RESIDENTIAL SUBDIVISION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 07/04/1998.

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.

TRANSPORTATION

No Transportation information was found for this property

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation 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 Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

WATER and WASTE

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

WASTE

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 **16 January 1998**.

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



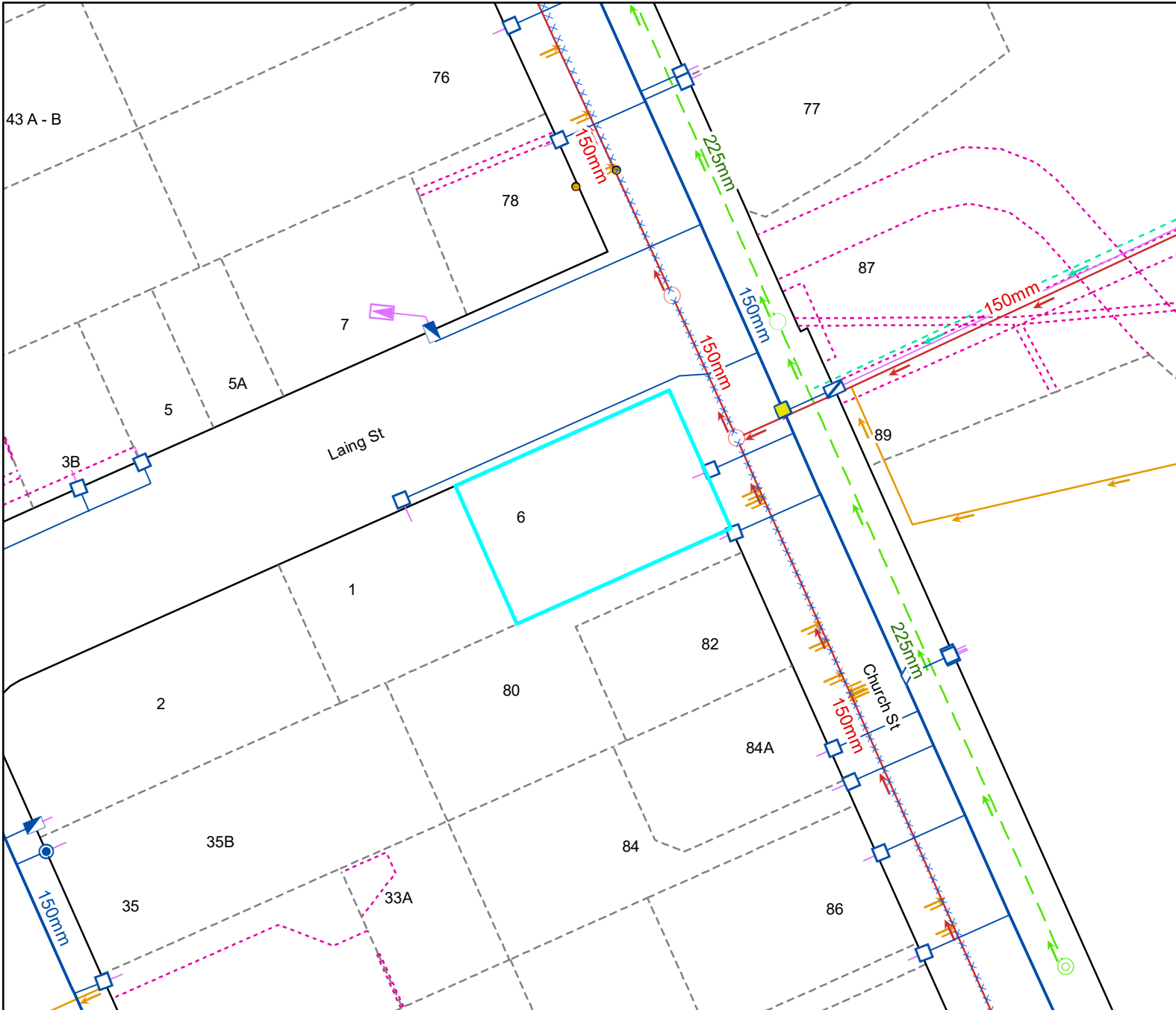
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PARCEL LINES CAN VARY FROM
 LEGAL PARCEL BOUNDARIES
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Legend

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

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

Foul Sewerage	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	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
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

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

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

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



Council Water & Drainage Services

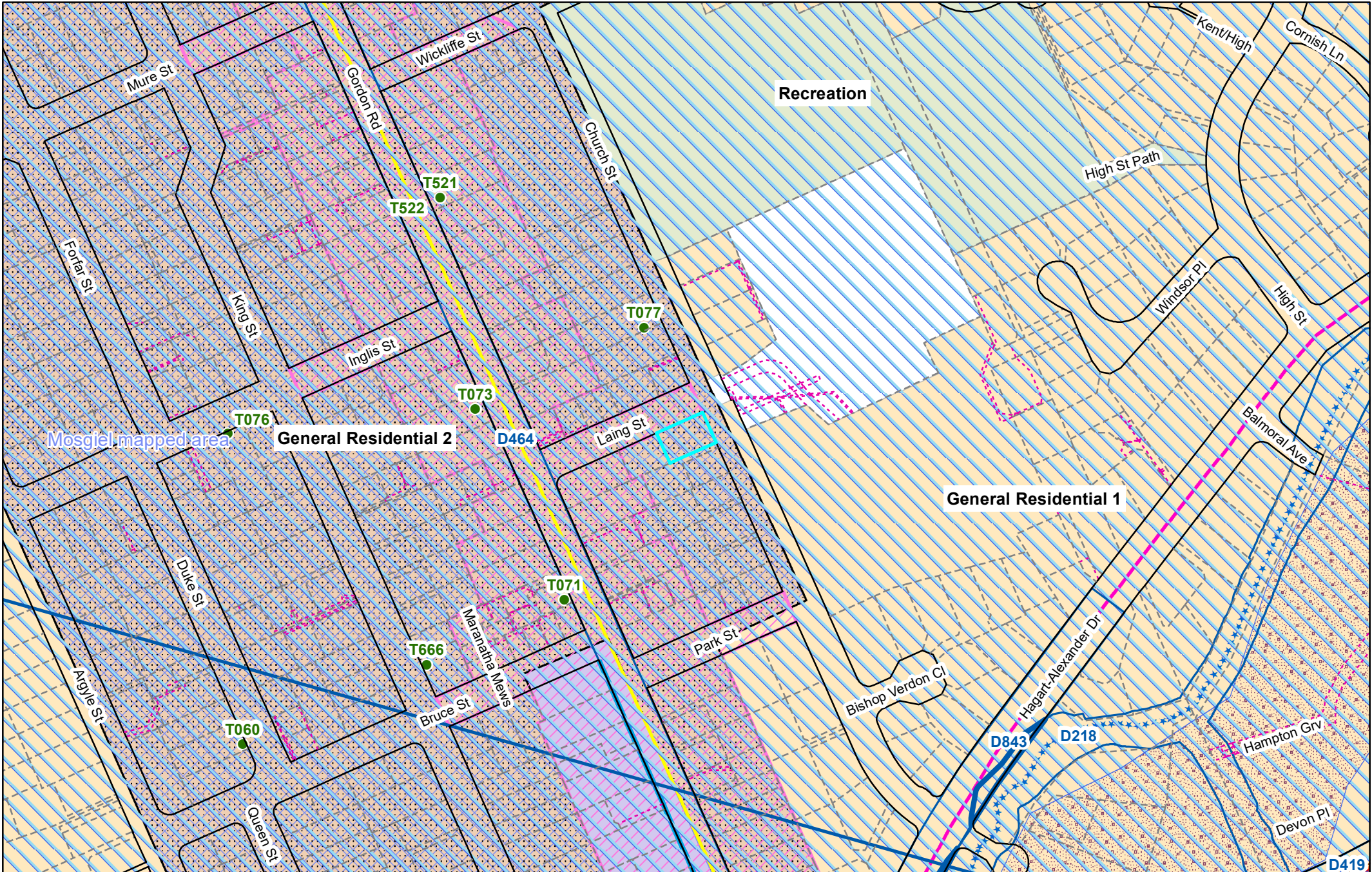
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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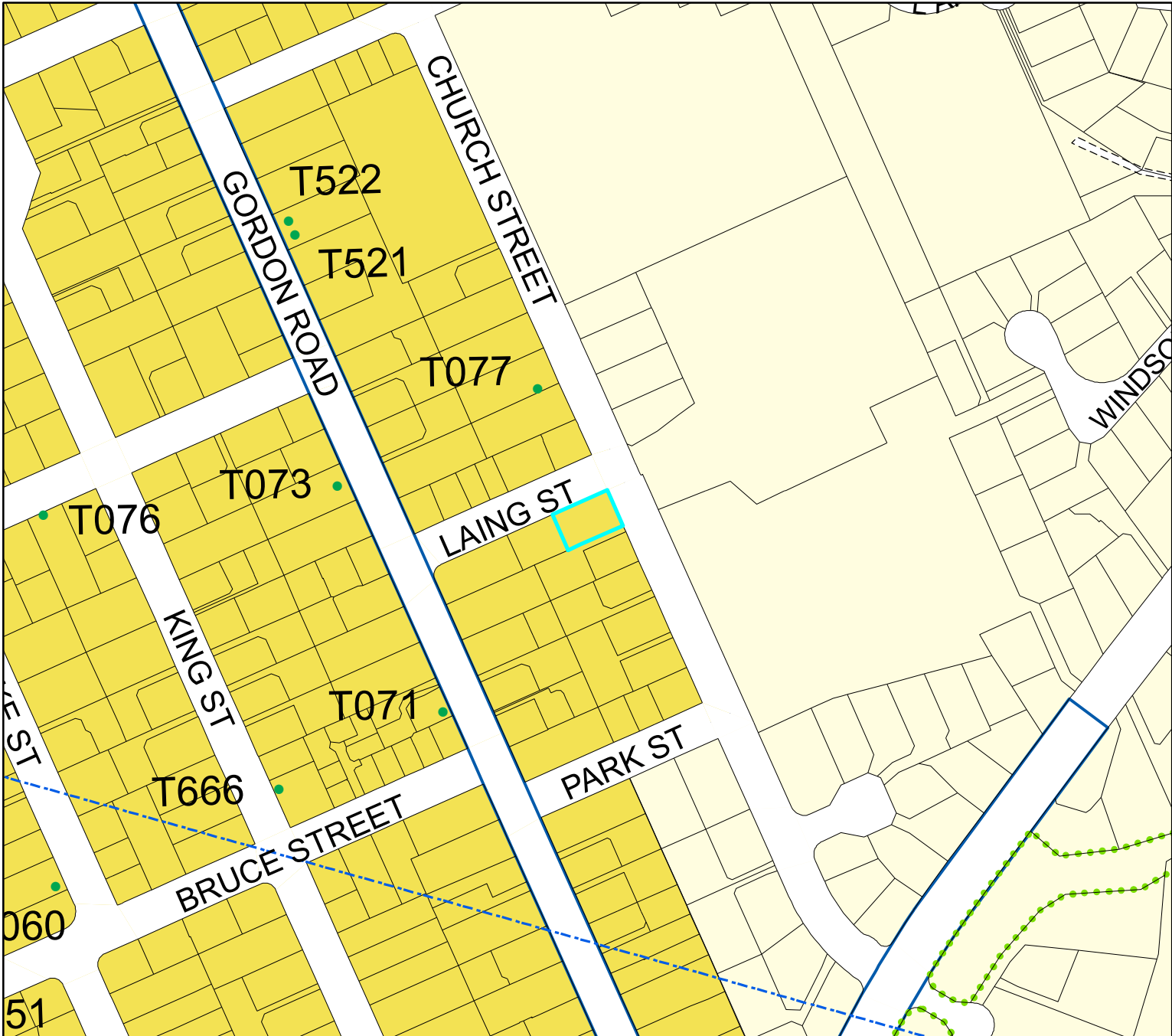
Second Generation District Plan

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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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 Taieri 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

- XXXX Air Noise Boundary
- XXXX Airport Outer Control Boundary
- XXXX Outer Port Control Boundary
- XXXX Port Noise Boundary

Esplanade Requirement

- **** Esplanade Reserve Required
- - - - Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominence 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

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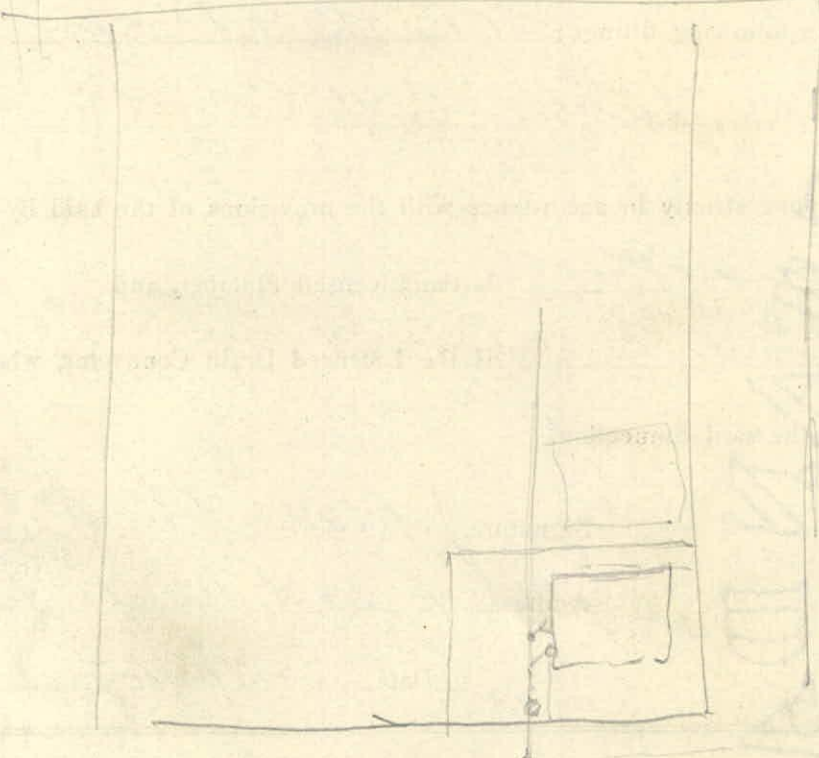
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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Borough of Hoboken.

BY-LAW No. 1, 1904.

APPLICATION FOR A DRAINAGE PERMIT.

I hereby certify that the above is a true and correct copy of the application for a drainage permit as filed in my office on this 1st day of _____, 1904.



Certificate of Sanitary Inspector.



in compliance with the provisions of the above application.

Dated this _____ day of _____, 1904.

Sanitary Inspector.

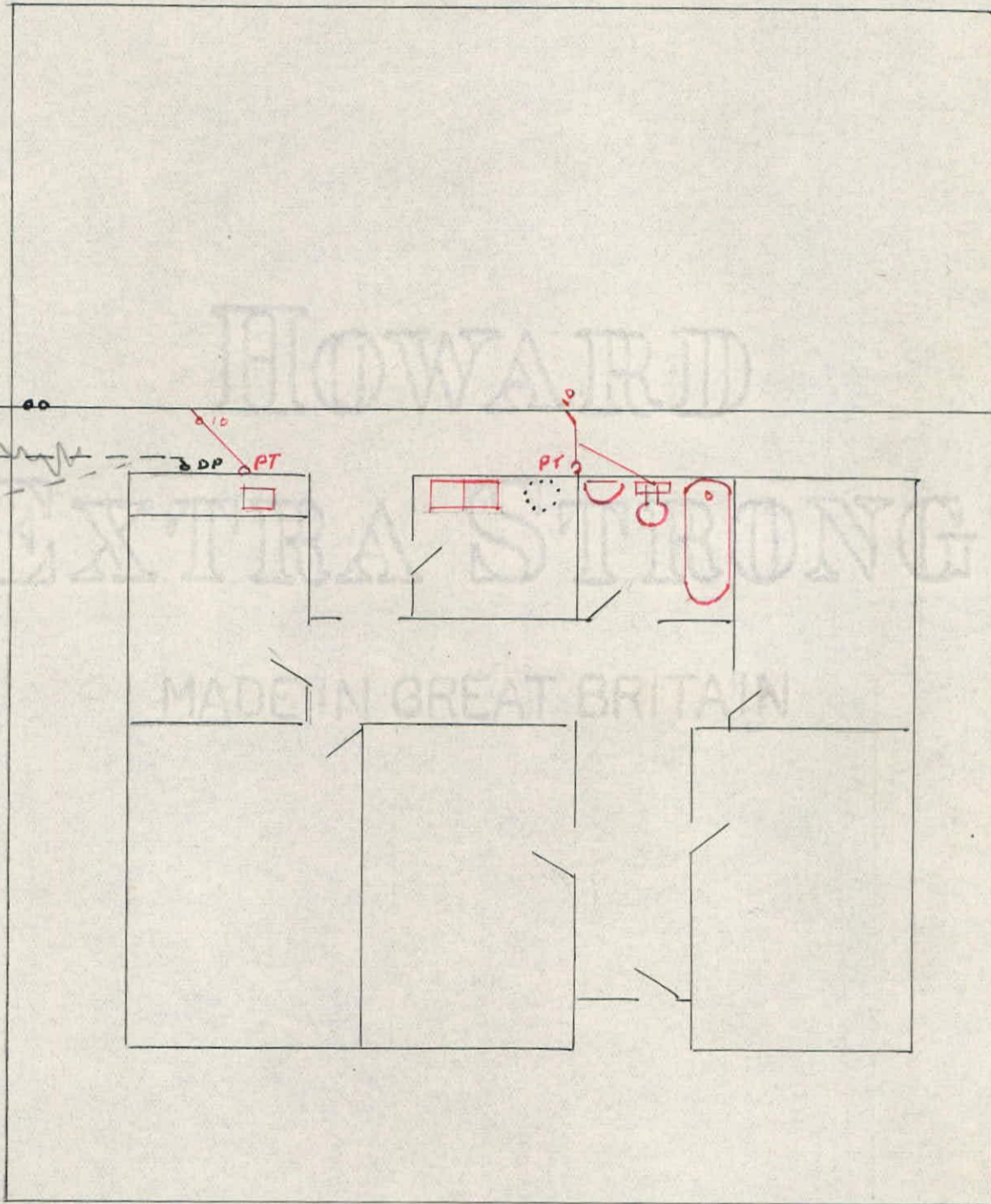
No. _____

MOSGIEL BOROUGH COUNCIL

House Connection Plan

SCALE: $\frac{1}{8}$ in. to a Foot.

DATE _____



Permit 163

Boundary or Building Line

Owner J. READ

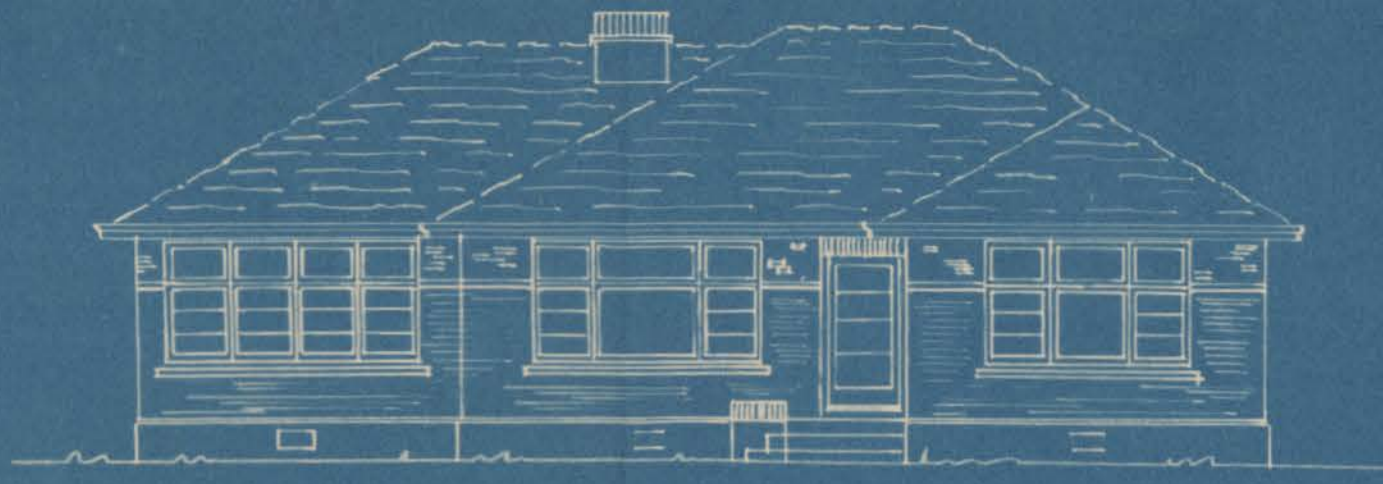
Street LAIMS

Section No. _____

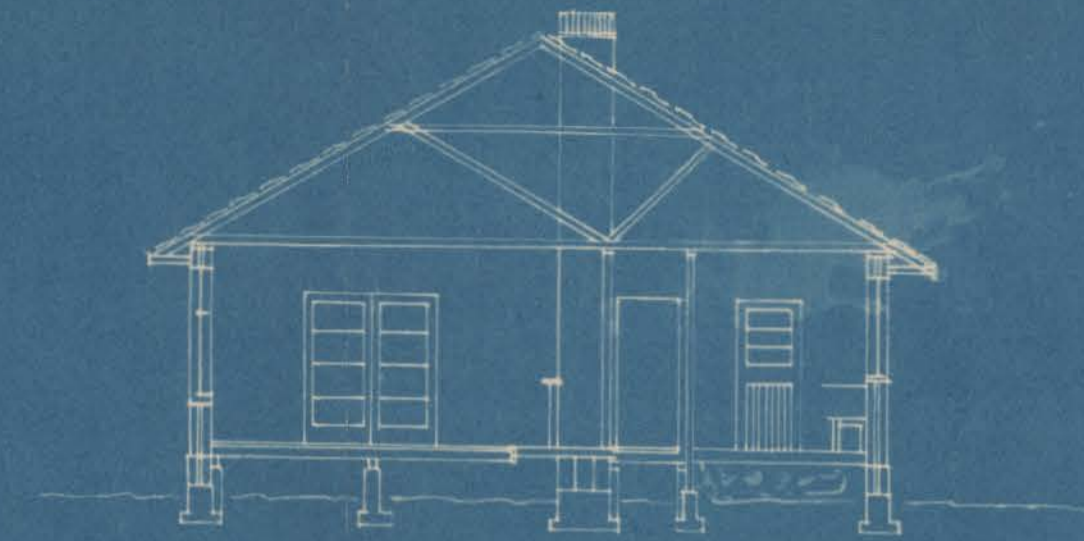
Signature of Drainer A. T. BURT LTD PER
or Plumber



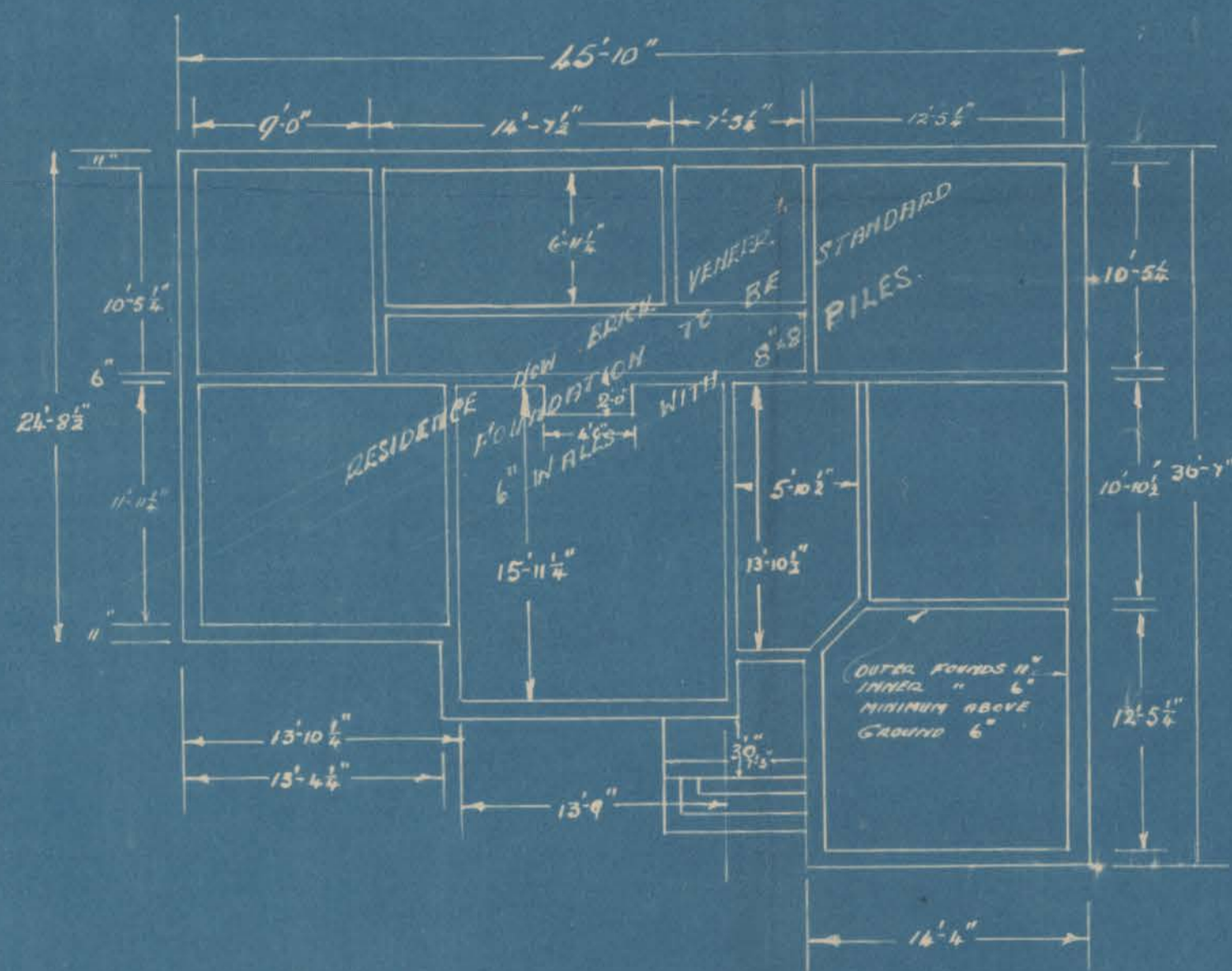
NORTH EAST ELEVATION.



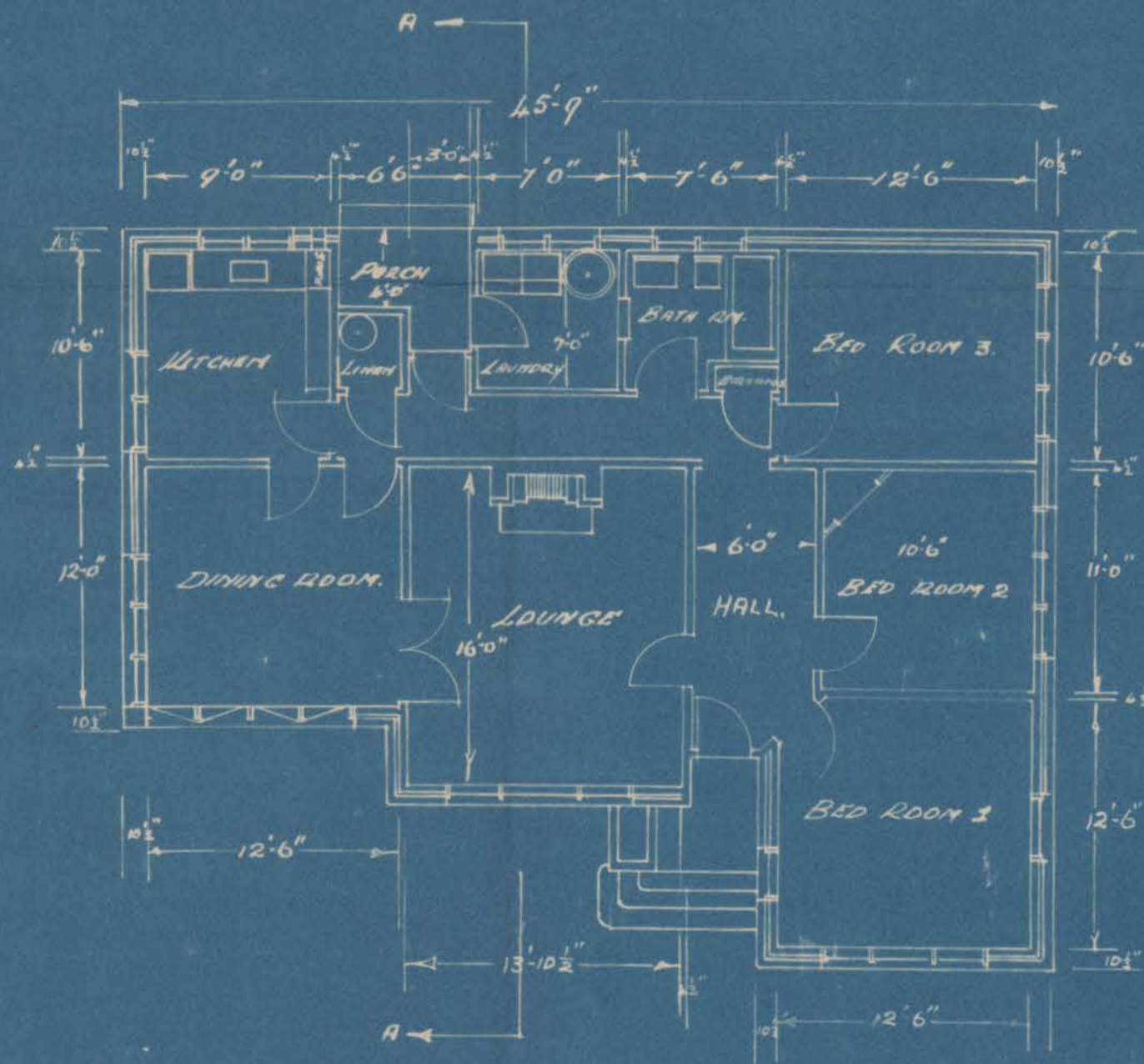
NORTH WEST ELEVATION.



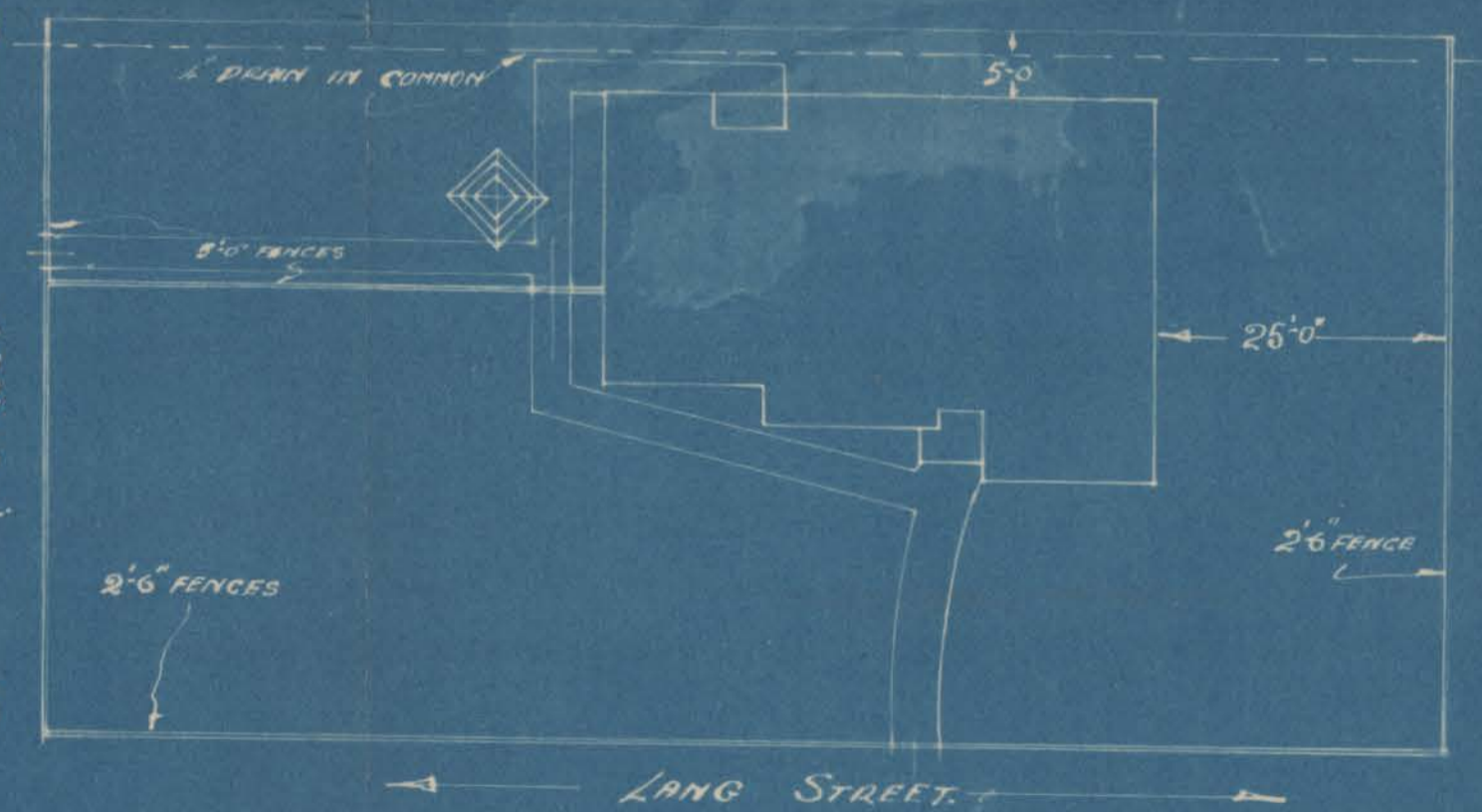
SECTION A-A.



FOUNDATION PLAN.



FLOOR PLAN.



LOCALITY PLAN.

SCALE.
EIGHT FEET = ONE INCH.

RESIDENCE LANGS ST. MOSGELL FOR MR. J. READ.

DUNEDIN
MARCH 1947

BOUNDARY

CAR
PORT.
15' x 10'

12'

WINDOWS

38

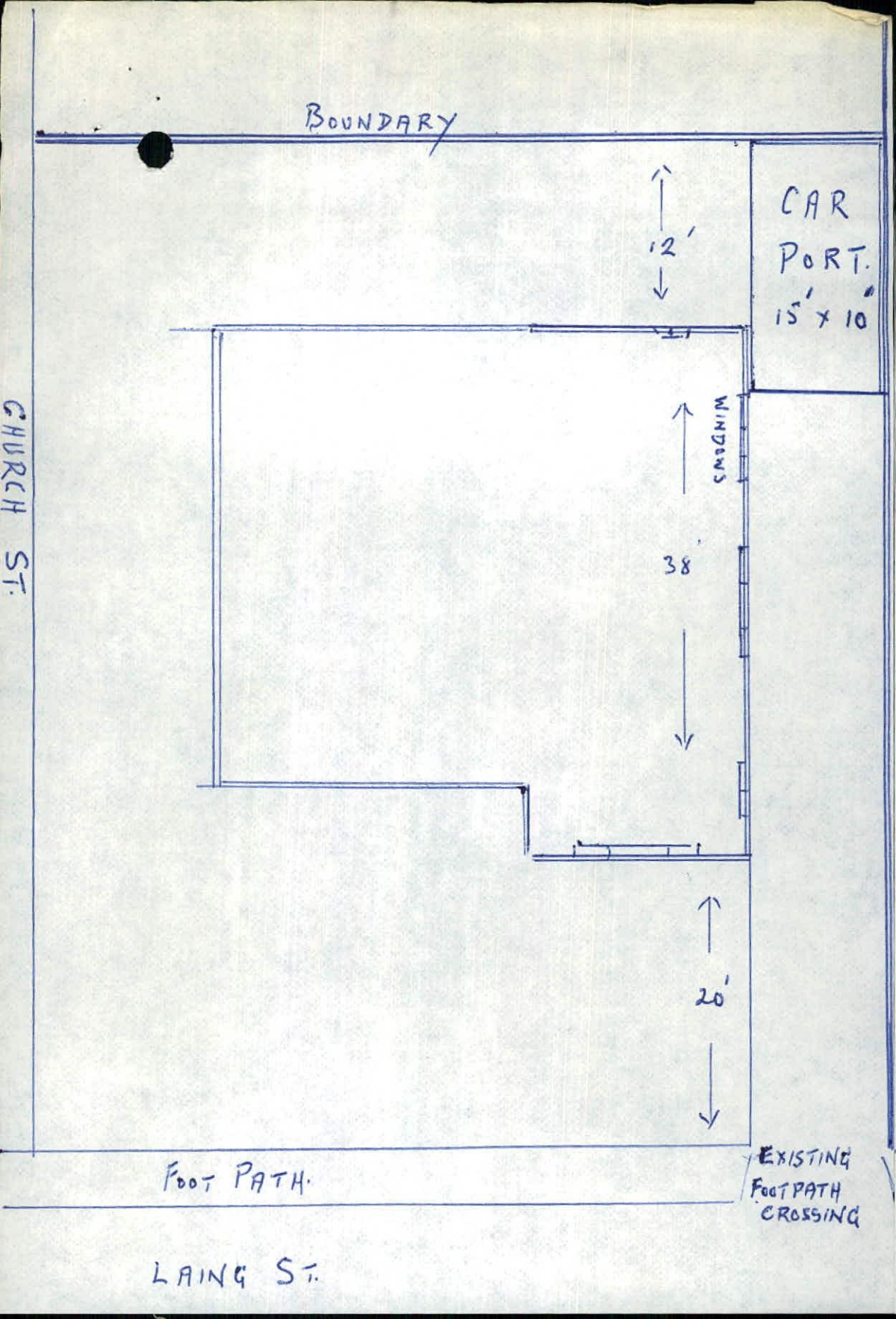
20'

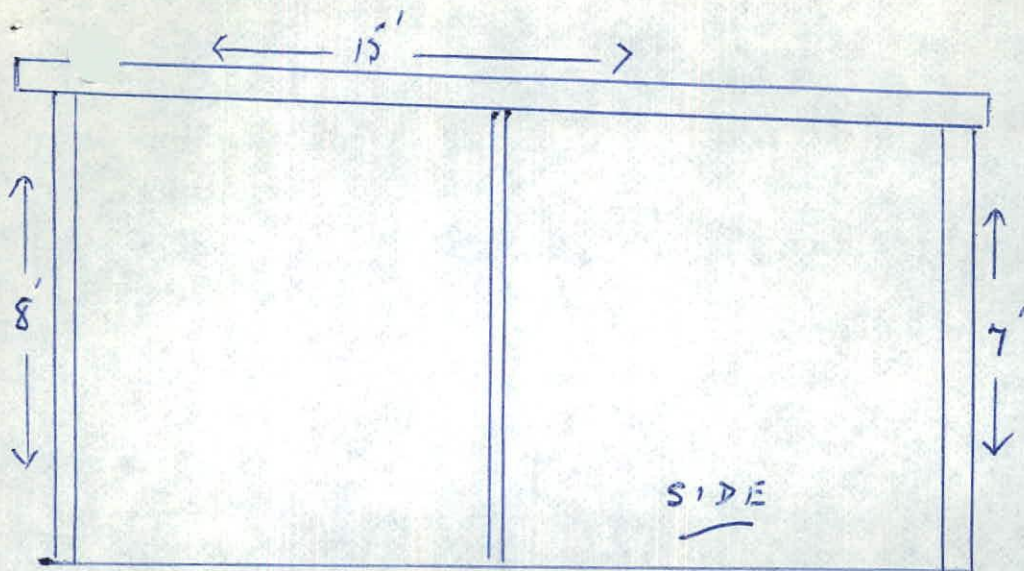
FOOT PATH.

EXISTING
FOOTPATH
CROSSING

LAING ST.

CHURCH ST.





Supports 2" pipe

Timber 6" x 2" x 4" x 2"

Roof corrugated iron

Reference: RMA20031013/5055184/121590
Enquiries to: Ross Smith
Direct phone: 4743348

2nd December 2003

Ruth Popham
C/- Skyline Buildings
P.O. Box 455
DUNEDIN

Attention: Ray Smith

Dear Ray

RESOURCE CONSENT APPLICATION: 20031013(Land Use)
RUTH POPHAM
6 LAING STREET
MOSGIEL

Your application for resource consent to erect a garage to replace the existing carport in the same location, on the rear boundary of your property at 6 Laing Street, Mosgiel, was processed on a non-notified basis in accordance with section 93 and 94 of the Resource Management Act 1991. A Council Senior Planner – Consents considered the application under delegated authority on 2nd December 2003.

I advise that the Council has **granted** consent to the application. The full text of the decision commences on page 3. The consent must be given effect to within five years, in accordance with section 125 of the Resource Management Act.

DESCRIPTION OF ACTIVITY

The applicant seeks resource consent for the erection of a single garage (3m x 4.6m), to replace the existing carport in the same location. The garage will be erected in the rear boundary of the site at 6 Laing Street, Mosgiel. The garage is to be erected on the rear boundary with No. 1 Laing Street and No. 82 Church Street.

The property is legally described as Lot 1 Deposited Plan 6345 and comprised in Certificate of Title OT327/17 containing an area of 627m².

REASONS FOR APPLICATION

Transitional District Plan

The Proposed District Plan provisions for the residential zone are now beyond challenge. The site is not subject to a designation in the Transitional District Plan. Section 19 of the Resource Management Act as amended in 2003 has the effect of making the relevant provisions of the Proposed District Plan operative and therefore negating the need to further consider the Transitional District Plan in this instance.

Proposed District Plan

The subject site is zoned **Residential 2** in the Dunedin City Proposed District Plan (1999).

Accessory buildings are provided for within the Residential 2 zone, provided that they are associated with a residential activity and are erected on any side or rear yard, and comply with Rule 8.8.2. The proposed activity breaches Rule 8.8.2. (i) (a) (ii) of the Proposed District Plan which requires minimum rear and side yard setbacks of 1.0 and 1.0m respectively. The proposal also breaches Rule 8.8.2.(ii) of the Proposed District Plan, which stipulates that no structure may extend through the height plane envelope of 63°.

Planning Status

Overall, the proposal is considered to be a **Restricted Discretionary activity**.

EFFECTS ASSESSMENT

Affected Persons

The written approval of the persons detailed in the table below has been obtained. In accordance with section 104(3) of the Resource Management Act the consent authority cannot have regard to the effect of the activity on these parties.

Person	Owner	Occupier	Address:	Consent Obtained
Tony Alexander Wenlock	Owner	Occupier	82 Church Street	15/10/03
Graeme A Chesney	Owner	Occupier	1 Laing Street	15/10/03

Both the parties that completed Affected Persons consent forms own and occupy the adjoining properties to the east and south have no objection to the application.

No other persons are considered to be adversely affected by this proposal for those reasons outlined below in the section headed Effects on the Environment. Furthermore, there are considered to be no circumstances that would warrant the notification of this application.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposal that are relevant under section 104 of the Resource Management Act. The Courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment.

The following assessment of the actual and potential effects of the proposal on the environment has been prepared on the basis that the environment is characterised by the residential nature of the locality. The effects of the proposal are considered to be no more than minor. The erection of a (3m x 4.6m) single garage to replace an existing carport in the rear of the site will not result in a building that is dominant on the streetscape, and the proposed works will not have an adverse effect on the residential character of the locality.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

- (i) Accessory buildings are a permitted activity subject to conditions. While this building does not fully comply with the conditions the adverse effects will be no more than minor because the building is not out of scale with its surroundings. Similar sized garages are located in the locality.
- (ii) The proposal has been assessed against the permitted baseline which provided for residential dwellings and associated accessory buildings. The proposal fits comfortably with the permitted baseline.

CONSENT DECISION

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary activity** for the erection of a single garage to replace an existing at 6 Laing Street, Mosgiel, being legally described Lot 1 DP 6345, CT OT327/17 and subject to the following conditions imposed under section 108 of the Act:*

1. *The proposal shall be constructed/undertaken in general accordance with the information provided with the application dated 10th October 2003 and received by Council on 31st October 2003.*

ADVICE NOTE

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. As discussed with the Drainage Section, the drain under the floor of the garage is to be **sleeved** in accordance with drainage regulations, before any work commences.

DURATION OF CONSENT

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

REASONS

SECTION 104 MATTERS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the proposal will have less than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Proposed District Plan (1999) were taken into account when assessing the application.

Dunedin City Proposed District Plan

With regard to the Proposed District Plan the proposal is considered to be consistent with the following objectives and policies:

- Objective 4.2.1 and policy 4.3.1 which seeks to maintain and enhance the amenity values of Dunedin.
- Objectives 8.2.1 and Policy 8.3.1 seeks to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.

Consideration has also been given to the Manawhenua, Transportation and Environmental Issues sections of the Proposed District Plan and it is considered that the proposal is consistent with these matters.

In summary the proposal is for an accessory building in a residential zone, which is consistent with the surrounding development in terms of design, appearance and amenity.

Part II matters

It is also considered that the proposal meets Part II Matters of the Resource Management Act 1991. For the reasons outlined in the above, the proposal is considered consistent with sections 5 (2) (c); “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, section 7 (c) “The maintenance and enhancement of amenity values” and section 7 (f) “The maintenance and enhancement of the quality of the environment.”

COMPLIANCE WITH CONDITIONS

It is the consent holder’s responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.

BUILDING CONSENT

This is a resource consent. A building consent is required before any work is undertaken on the site. Please check with the Building Control Office, Development Services .In addition it may be that an Earthworks permit may be necessary. It is the responsibility of the application to establish whether or not an earthworks permit is required. This can be achieved by contacting Montgomery Watson Harza based at The Dunedin City Council Civic Centre.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN
Attn: Senior Planner- Enquiries 1st Floor

Yours faithfully

Ross Smith
PLANNER