

BE REAL ESTATE

STATEMENT OF PASSING OVER

This building inspection has been supplied by the vendor in good faith. BE Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

COUNCIL PROPERTY FILE

Dunedin City Council Land Information Memorandum

95040

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 **27 July 2023**

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

70 Mornington Road Dunedin

LIM Applicant Steven Michael Clarke
Print Date 27-Jul-2023

CONTENTS

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

PROPERTY DETAILS

Property ID	5121530
Address	70 Mornington Road Dunedin
Parcels	LOT 2 DP 10040, SEC 1 SO 483507

Rubbish Day	Friday
--------------------	--------

RATES DETAILS

Rate Account	4028732
Address	70 Mornington Road Dunedin
Valuation Number	27080-32203
Latest Valuation Details	
Capital Value	\$640,000
Land Value	\$335,000
Value of Improvements	\$305,000
Area (Hectares)	0.0582HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2023
Dunedin City Council Rates	\$3,059.84
Rates Outstanding for Year	\$2,824.66

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

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 Stormwater Drains servicing existing buildings

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

Stormwater to Netherby Street.

Private Foul Drains servicing existing buildings

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

Foul Drain connects to Council Foul Sewer at 3 Netherby Street.

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 connects to Council Foul Sewer at 3 Netherby 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	/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-2001-293102](#) Building Consent Only Lodgement - Erect Garage

Lodgement Date 29-Mar-2001
Decision Granted
Decision Date 10-Apr-2001
Current Status **CCC Issued**
Previous Number ABA10638
(Applications before 2007)

[ABA-2009-2399](#) Building Consent Only Lodgement - Reposition Wall - New Bathroom

Layout and Create Office Space

Lodgement Date 15-Dec-2009
Decision Granted
Decision Date 30-Dec-2009
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

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

[H-1938-21094](#) AAB19380557

7518 - Erect Dwelling, (Gibson). The permit was lodged on 02-Feb-1938.

[H-1968-68084](#) AAB19680603

18321 - Add to Dwelling, (Nicholas). The permit was lodged on 27-Mar-1968.

[H-1940-156863](#) AAD19400452

D6172 - Foul Sewer Connection, Septic Tank Seal Off, Stormwater to Section, (Martin). The permit was lodged on 27-Jun-1940.

[H-1989-227032](#) AAD19891200

L4710 - 10m Stormwater from Drainpipe to Netherby Street, No Plan (Henderson). The permit was lodged on 06-Jun-1989.

[H-1961-182781](#) AAD19610761

G4198 - Foul Drain to New Board Sewer, (Perkins). The permit was lodged on 24-Mar-1961.

[H-1938-154741](#) AAD19380572

D3437 - Plumbing and Drainage - Septic Tank and Stormwater to Section, (Gibson). The permit was lodged on 27-Apr-1938.

[H-1992-113047](#) AAB19921286

PERMIT 6326 - Install Heater, (McAdam). The permit was lodged on 30-Jun-1992.

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: infodepsouth@heritage.org.nz ; 03 477 9871.

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

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

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://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

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 <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

Restricted Water Supply Area

Some or all of this property is located within a defined Restricted Water Supply Area shown on the Planning Maps. Refer to Rule 8.7.4(ii) with regard to multi-unit residential activity on this site and to Assessment Matter 18.6.1(n) with regard to subdivision.

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

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

Type	NZTA Control
------	--------------

COLLECTOR	Mornington Rd
-----------	---------------

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Mornington Rd is a Collector road

Resource Consents

The following Resource Consents are recorded for this property.

RMA-2001-364698	Resource Management Act (Historical Data)
Description	GARAGE LOCATED IN SIDE & REAR YARD
	PLANE ANGLE
Lodgement Date	29-Mar-2001
Decision	Granted
Decision Date	04-Apr-2001
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 70 MORNINGTON ROAD DUNEDIN

5025303 65 Mornington Road Dunedin

[RMA-1995-352098](#) Resource Management Act (Historical Data) ERECT CONSERVATORY AND PATIO Ownr:TAYLOR (Non-Notified - Non Complying). The outcome was Granted on 20/05/1987.

5025344 60 Mornington Road Dunedin

[POL-2012-13](#) Planning Other Legislation removal of a building line restriction #716. The outcome was Granted on 04/04/2012.

5025345 4 Netherby Street Dunedin

[RMA-1991-351069](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:BROWN / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). [RMA-1985-351678](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:CHISHOLM / App: CHISHOLM Designer: CHISHOLM (Non-Notified - Non Complying). The outcome was Granted on 03/07/1985.

5025348 9 Netherby Street Dunedin

[RMA-1985-351633](#) Resource Management Act (Historical Data) ERECT DWG Ownr:ROGAN / App: ROGAN Designer: ROGAN (Non-Notified - Non Complying). The outcome was Declined on 11/04/1985.

5025349 11A Netherby Street Dunedin

[LUC-2022-152](#) Land Use Consent Existing development non-compliant for density. The outcome was Granted on 21/04/2022.

[SUB-2022-37](#) Subdivision Consent Cross lease subdivision. The outcome was Granted on 21/04/2022.

5025351 11B Netherby Street Dunedin

[LUC-2022-152](#) Land Use Consent Existing development non-compliant for density. The outcome was Granted on 21/04/2022.

[SUB-2022-37](#) Subdivision Consent Cross lease subdivision. The outcome was Granted on 21/04/2022.

5025354 70 Mornington Road Dunedin

[RMA-2001-364698](#) Resource Management Act (Historical Data) GARAGE LOCATED IN SIDE & REAR YARD PLANE ANGLE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/04/2001.

5025358 78 Mornington Road Dunedin

[RMA-1995-353042](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Declined on 17/06/1995.

5025359 80 Mornington Road Dunedin

[RMA-1995-352220](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:SEYLE (Non-Notified - Non Complying). The outcome was Granted on 15/01/1988.

5034693 85 Mornington Road Dunedin

[RMA-1995-358991](#) Resource Management Act (Historical Data) Removal of a Tree (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/11/1995.

5100288 71 Mornington Road Dunedin

[LUC-2011-364](#) Land Use Consent retrospective consent for a carport breaching the front yard. The outcome was Granted on 24/08/2011.

5100289 75 Mornington Road Dunedin

[RMA-1997-360774](#) Resource Management Act (Historical Data) SUBDIVISION BY CROSS LEASE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 12/05/1997.

[RMA-1995-359245](#) Resource Management Act (Historical Data) ERECT TOWNHOUSES/SUBDIVISION ADDRESS: 2,4,6,12 BLACKFORD STREET 73 & 75 MORNINGTON ROAD-DELAY DUE TO LIMU (Non-Notified - Non Complying). The outcome was Granted on 26/02/1996.

[RMA-1993-355825](#) Resource Management Act (Historical Data) Subdivision creating 9 residential lots, road and an access lot (Non-Notified - Non Complying). The outcome was Granted on 18/11/1993.

[RMA-1996-360485](#) Resource Management Act (Historical Data) ERECT TWO TOWNHOUSES (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/01/1997.

[RMA-1992-355472](#) Resource Management Act (Historical Data) SUBDIVIDE SITE INTO 9 SUBSTANDARD LOTS Ownr:S CHITTOCK / App: S CHITTOCK 15 SANDRINGHAM ST (Notified - Non Complying). The outcome was Declined on 17/03/1993.

5100400 4 Blackford Street Dunedin

[RMA-1996-359647](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying).

[RMA-1997-360838](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 29/05/1997.

[RMA-1995-359245](#) Resource Management Act (Historical Data) ERECT TOWNHOUSES/SUBDIVISION ADDRESS: 2,4,6,12 BLACKFORD STREET 73 & 75 MORNINGTON ROAD-DELAY DUE TO LIMU (Non-Notified - Non Complying). The outcome was Granted on 26/02/1996.

[RMA-1993-355825](#) Resource Management Act (Historical Data) Subdivision creating 9 residential lots, road and an access lot (Non-Notified - Non Complying). The outcome was Granted on 18/11/1993.

[RMA-1992-357777](#) Resource Management Act (Historical Data) Subdivision Ownr:S CHITTOCK 15 SANDRINGHAM ST (Non-Notified - Non Complying).

5102496 2 Blackford Street Dunedin

[RMA-1995-359245](#) Resource Management Act (Historical Data) ERECT TOWNHOUSES/SUBDIVISION ADDRESS: 2,4,6,12 BLACKFORD STREET 73 & 75 MORNINGTON ROAD-DELAY DUE TO LIMU (Non-Notified - Non Complying). The outcome was Granted on 26/02/1996.

[RMA-1993-355825](#) Resource Management Act (Historical Data) Subdivision creating 9 residential lots, road and an access lot (Non-Notified - Non Complying). The outcome was Granted on 18/11/1993.

[RMA-1996-360358](#) Resource Management Act (Historical Data) ERECT TOWNHOUSE (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/12/1996.

5102498 73 Mornington Road Dunedin

[RMA-1997-361150](#) Resource Management Act (Historical Data) CROSSLEASE SUBDIVISION CHEQUE - SUNBAY ENTERPRISES (Non-Notified - Non Complying). The outcome was Granted on 03/11/1997.

[RMA-1995-359245](#) Resource Management Act (Historical Data) ERECT TOWNHOUSES/SUBDIVISION ADDRESS: 2,4,6,12 BLACKFORD STREET 73 & 75 MORNINGTON ROAD-DELAY DUE TO LIMU (Non-Notified - Non Complying). The outcome was Granted on 26/02/1996.

5114623 13 Netherby Street Dunedin

[S221-2008-16](#) s221 Change or Cancellation of Consent Notice variation to consent notice 870444.5 to remove it from Lot 2 SUB-2008-136 and retain it for Lot 1 SUB-2008-136 only. The outcome was Granted on 16/09/2008.

[LUC-2008-453](#) Land Use Consent two residential units on Lot 2 SUB-2008-136. The outcome was Granted on 16/09/2008.

[SUB-2008-136](#) Subdivision Consent subdivision creating two lots. The outcome was Granted on 16/09/2008.

[RMA-1993-355842](#) Resource Management Act (Historical Data) subdivision of Lot 1 DP 17469 & Lot 5 DP 15668 creating Lots 1 and 2 DP23766 and a balance lot of 7.2HA Owner: A S Rongen / App: A S Rongen (Non-Notified - Non Complying). The outcome was Granted on 22/12/1993.

[RMA-1993-356372](#) Resource Management Act (Historical Data) ERECT CARPORT ATTACHED TO UNIT B Ownr:A S RONGEN / App: ADRIAN RONGEN 9 NETHERBY ST (Non-Notified - Non Complying). The outcome was Granted on 19/01/1994.

5116172 63 Mornington Road Dunedin

[SUB-2007-93/A](#) Subdivision Consent section 127 variation of conditions. The outcome was s127 Upheld on 08/01/2009.

[SUB-2007-93](#) Subdivision Consent Subdivision Boundary Adjustment. The outcome was Granted on 20/06/2007.

5134188 17 Netherby Street Dunedin

[SUB-2015-116](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 05/02/2016.

[RMA-1996-360073](#) Resource Management Act (Historical Data) SUBDIVISION OF AN EXISTING LOT INTO TWO DBTR - THOMAS HENDRY (Notified - Non Complying). The outcome was Granted on 30/06/1997.

5134189 19 Netherby Street Dunedin

[LUC-2023-183](#) Land Use Consent construction of a new dwelling contraveneing outdoor living space, boundary setback and maximum height. The outcome was Granted on 07/06/2023.

[SUB-2015-116](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 05/02/2016.

[RMA-1996-360073](#) Resource Management Act (Historical Data) SUBDIVISION OF AN EXISTING LOT INTO TWO DBTR - THOMAS HENDRY (Notified - Non Complying). The outcome was Granted on 30/06/1997.

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:

The following Transport information is attached to this document:

- In Pataka nickname: 2776211, Vehicle Entrance - 70 Mornington Road (1177560).doc, date 03/11/2009. (Historic document)

Dunedin City Council Transport notes that this property was previously subject to a Licence to Occupy and as of 2016 a Road Stopping for the encroached land was approved and purchased.

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

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



Photographic Map

Scale at A4

1:750
24/07/2023



**PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES**

This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys
Ltd, Rural, QRC/Aerial Surveys Ltd, CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013.
Copyright DCC, CC BY 3.0 NZ

**2006/2007 Urban photography March 2007,
copyright NZAM. Rural photography March
2007, copyright NZAM.**

Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- ▲ Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Diced
- 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
- NR ► Non-Return Valve
- Pump Station Domestic
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

Stormwater

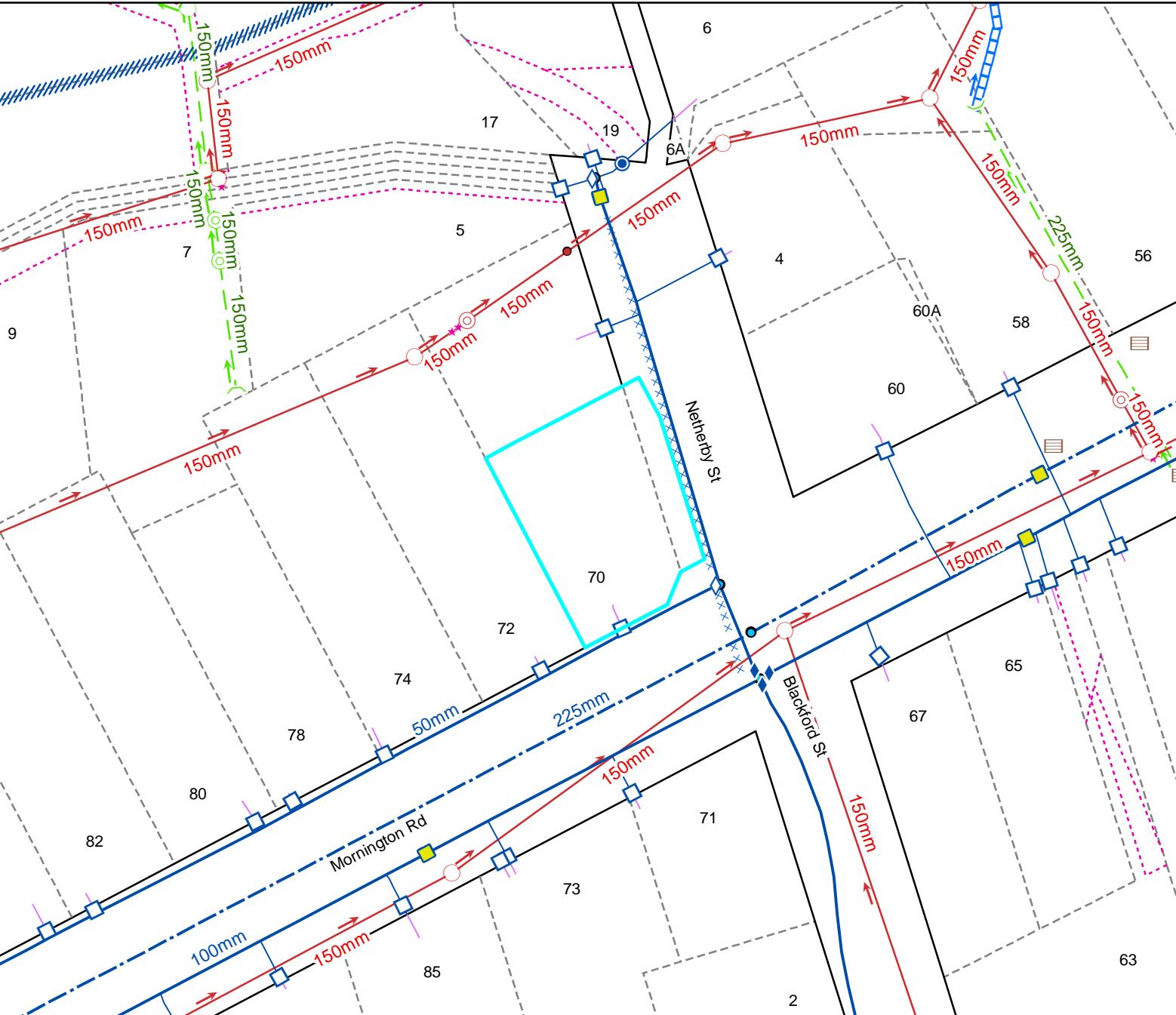
- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater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

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

General

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

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:

1:750

24/07/2023
8:07:43 PM

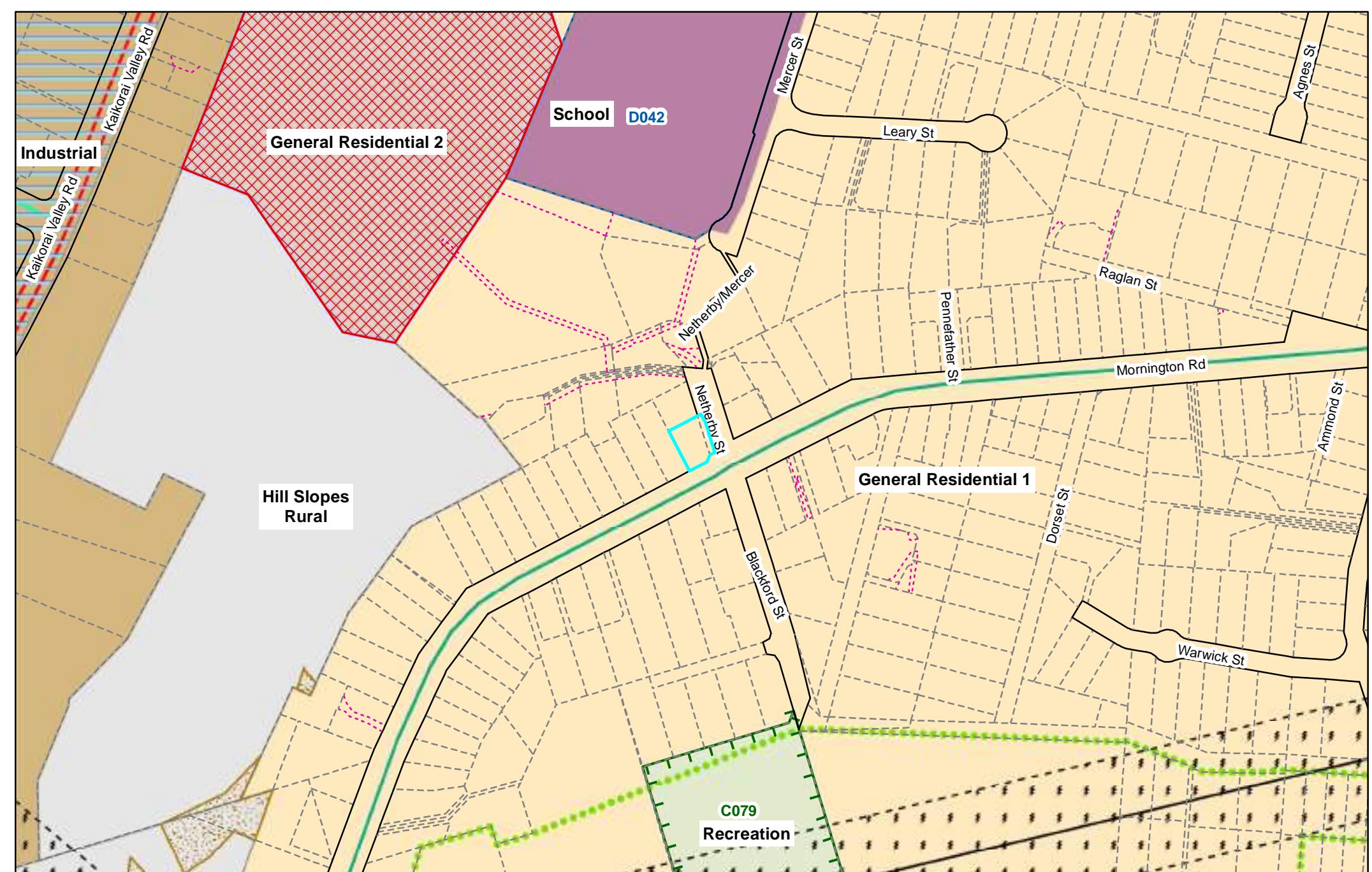


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd, Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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



Second Generation District Plan

Scale at A4:

1:3,000

24/07/2023
8:08:05 PM



PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys
Ltd, Rural, ORC/Aerial Surveys Ltd, CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013.
Copyright DCC, CC BY 3.0 NZ.

2006/2007 Urban photography March 2007,
copyright NZAM, Rural photography March
2008, copyright Terralink International Ltd.

D042

D042

MER

LEARY STREET

MORNINGTON ROAD
T808

BLACKFORD ST

ULCA14



Operative District Plan Map

Legend

- Significant Trees
- ◆ Transporter Structure
- Transporter Lines
- Heritage Structure
- Heritage Facade
- ☒ DP Archaeological Sites
- DP 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

Port & Airport Noise

- XXX Air Noise Boundary
- XXX Airport Outer Control Boundary
- XXX Outer Port Control Boundary
- XXX 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.

Scale at A4:

1:3,000

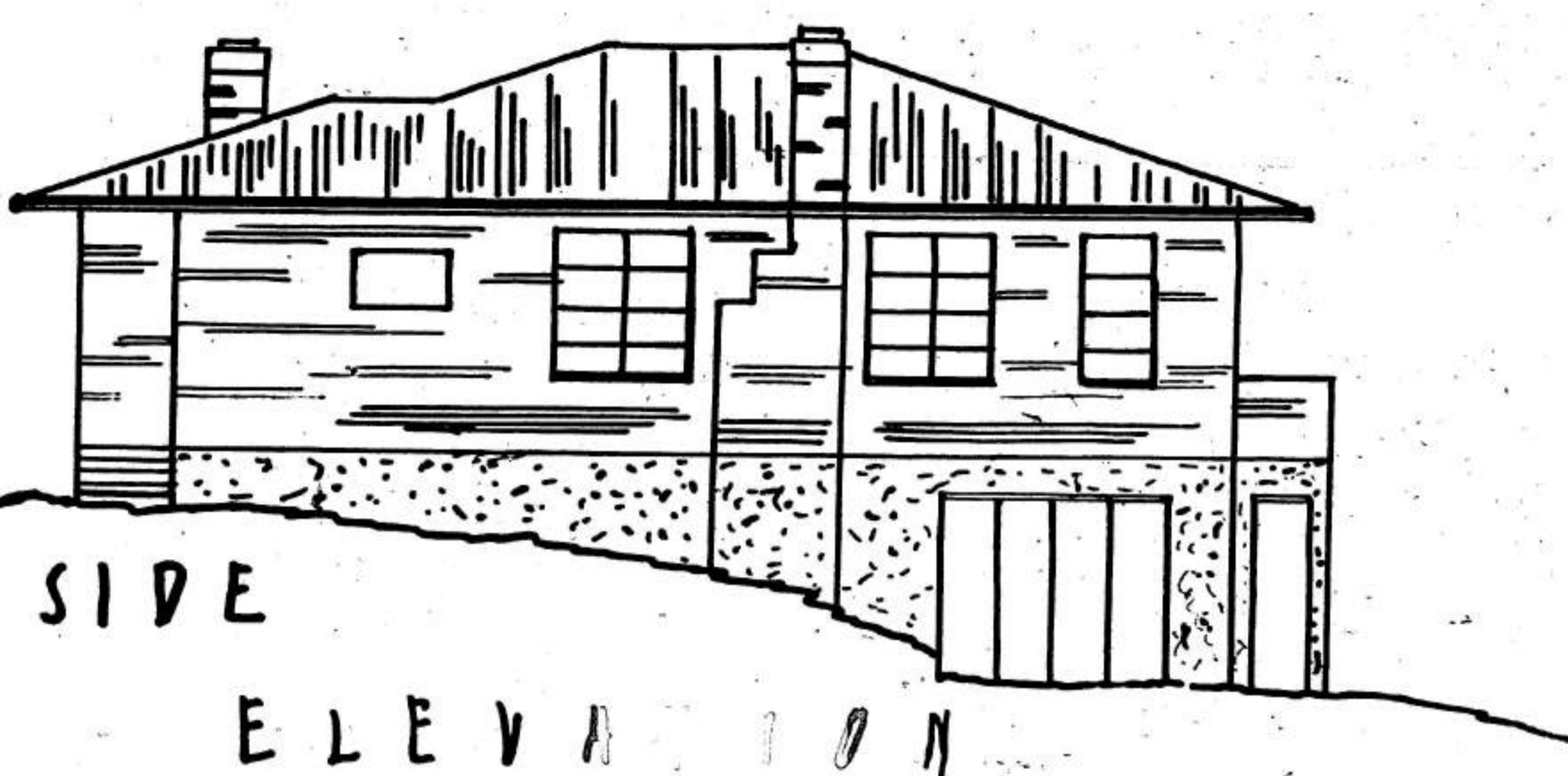
24/07/2023
8:08:13 PM



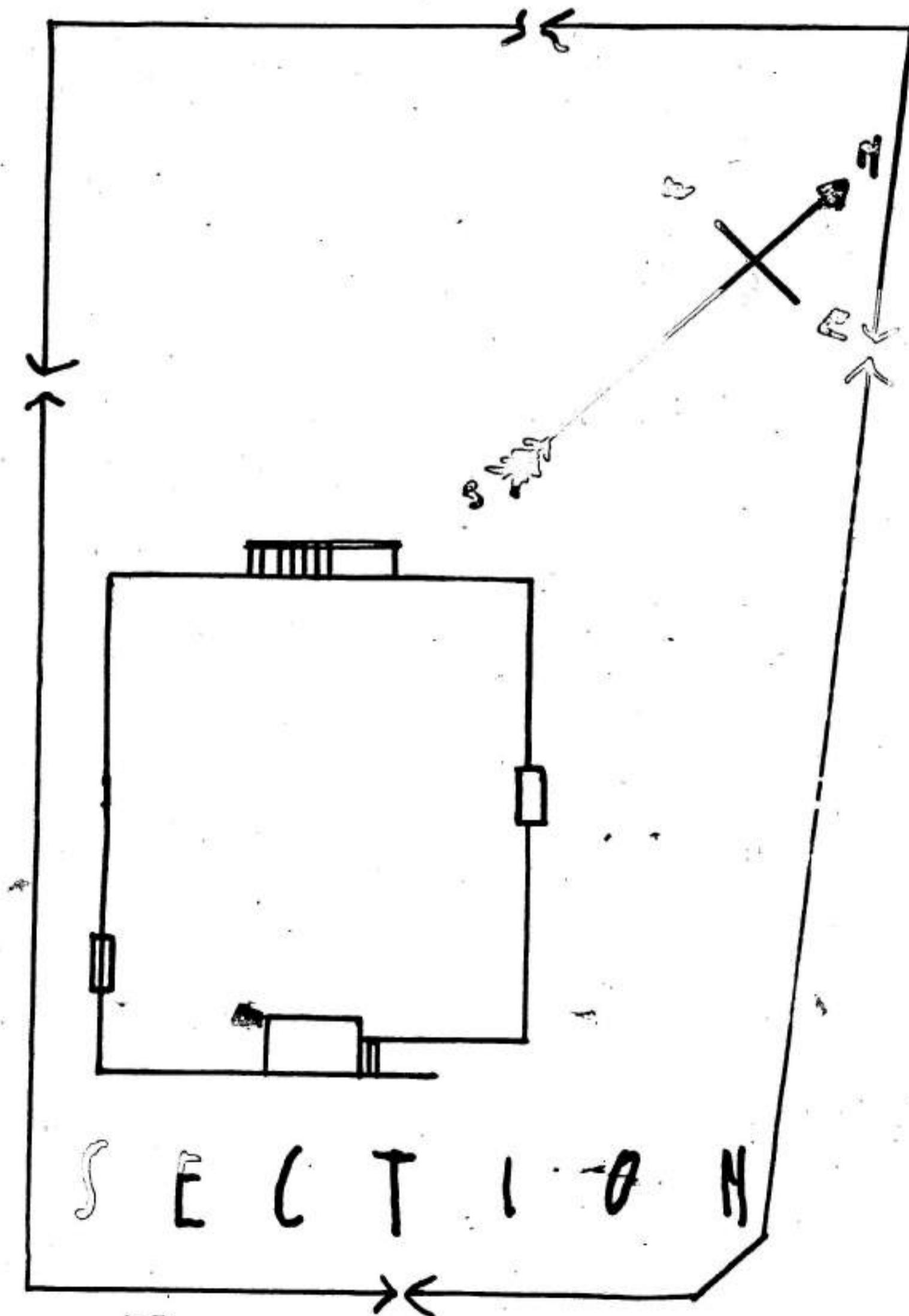
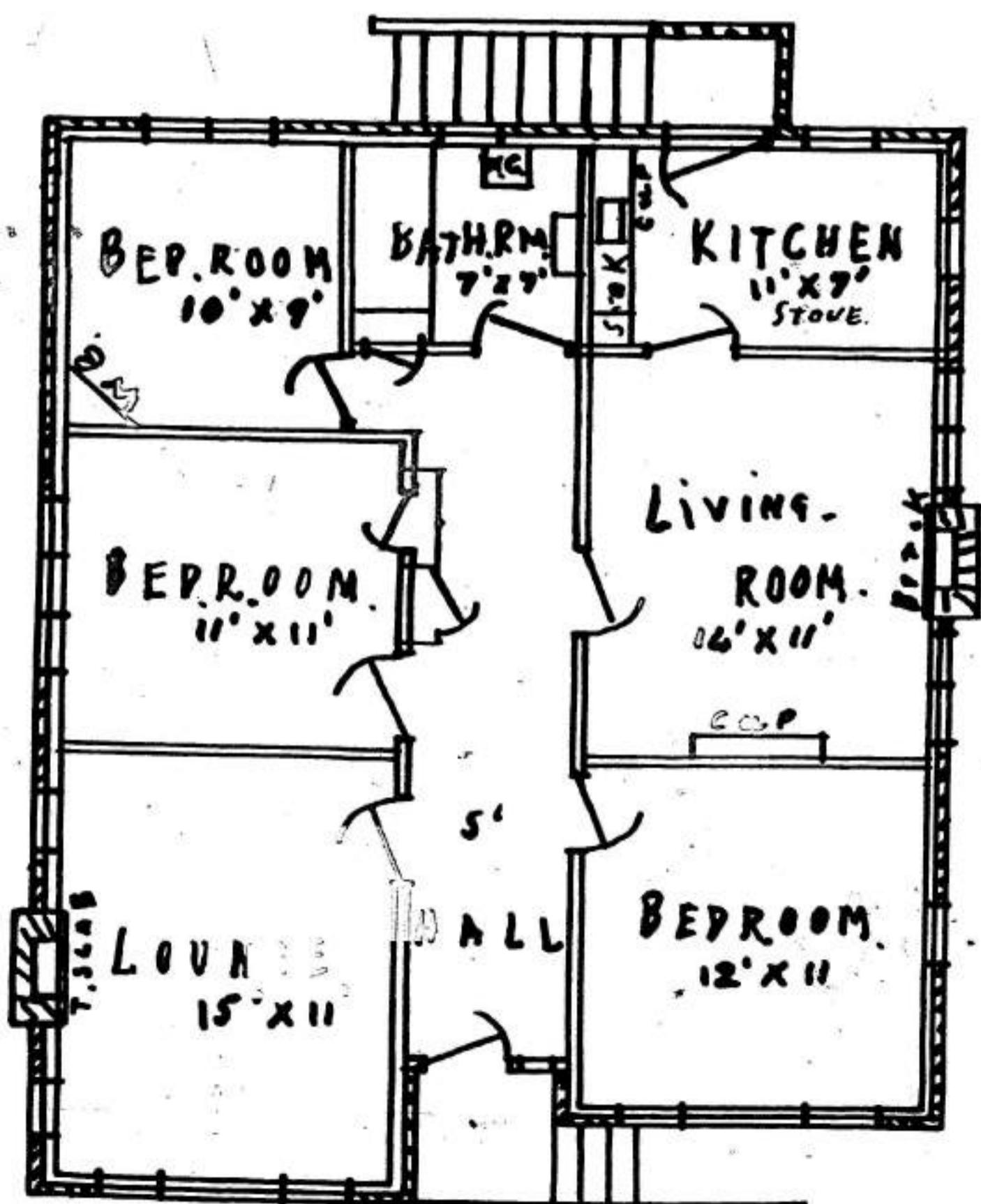
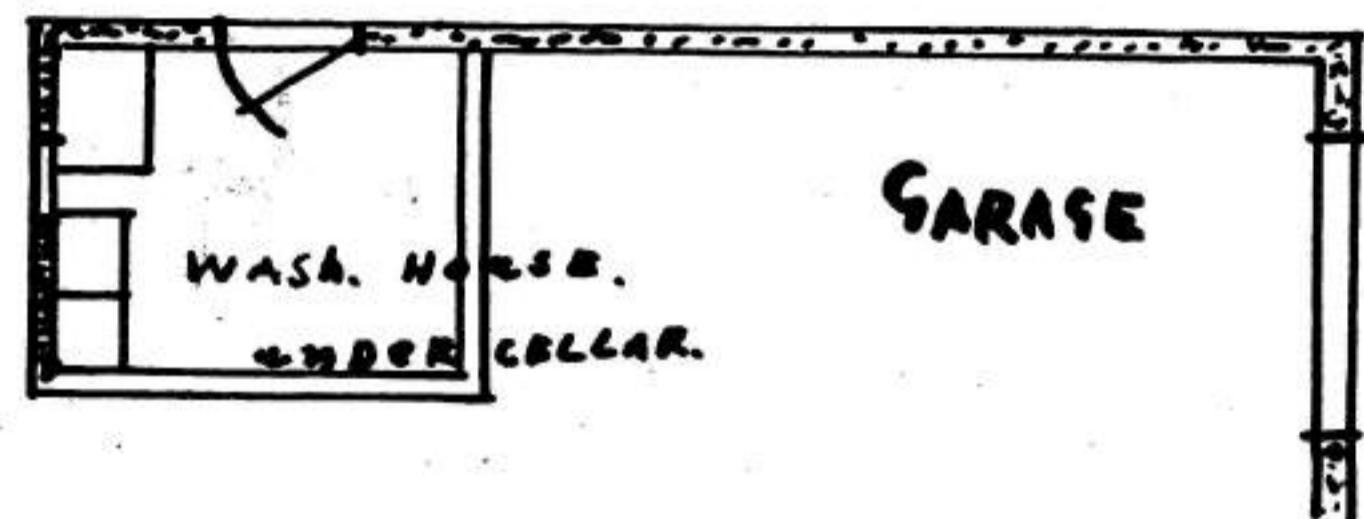
PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.



FRONTING
ELEVATION

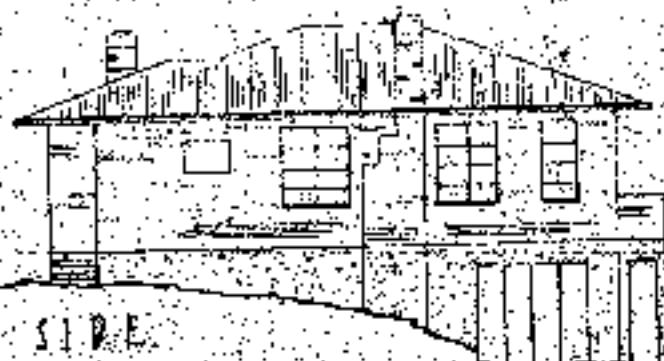


SIDE
ELEVATION





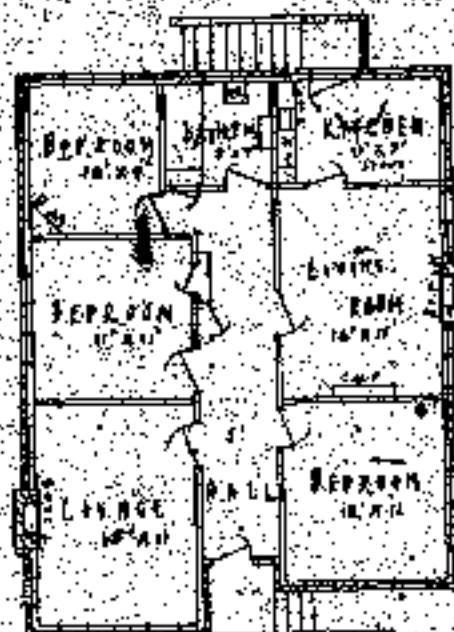
FRONT ELEVATION



SIDE ELEVATION



GARAGE



BATH

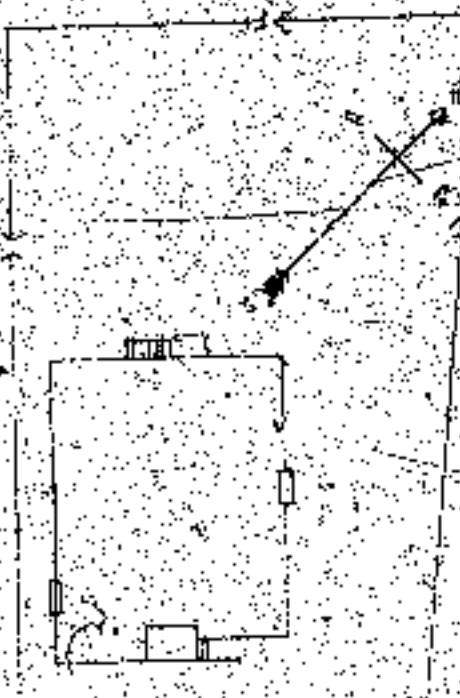
KITCHEN

DINING

LIVING

REPRO. HALL

REPRO. HALL



BEDROOM

BATH

REPRO. HALL

2/2/58 JEFF

DUNEDIN DRAINAGE AND SEWERAGE BOARD
HOUSE CONNECTION PLAN.

APPLICATION NO. D/6172

DATE. 12/12/1951

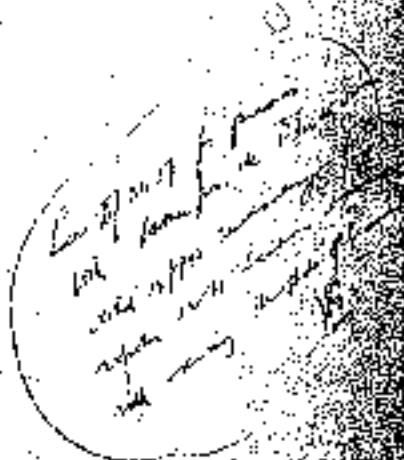
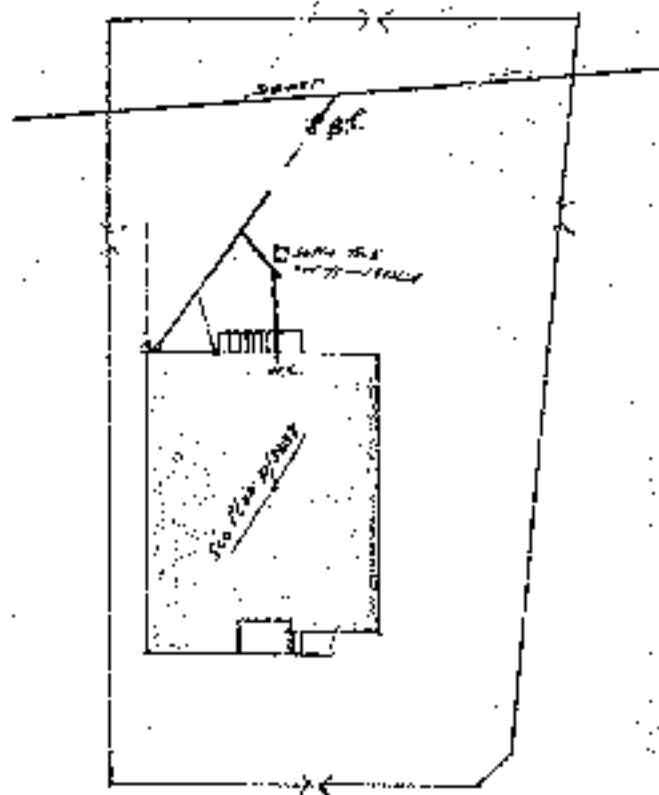
SCALE 1 in. to 10 foot

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

LEGEND

- Existing Drains
- New Red Drains
- New Stormwater Drains

Binding Margin to be left Blank



Owner: Mrs. J. G. Martin
Street: Remuera St.
Locality: Remuera

Block: 100/100
Section: 1
Allotment: 100/100

Signature of Drainer: A. Godfrey
for [unclear]

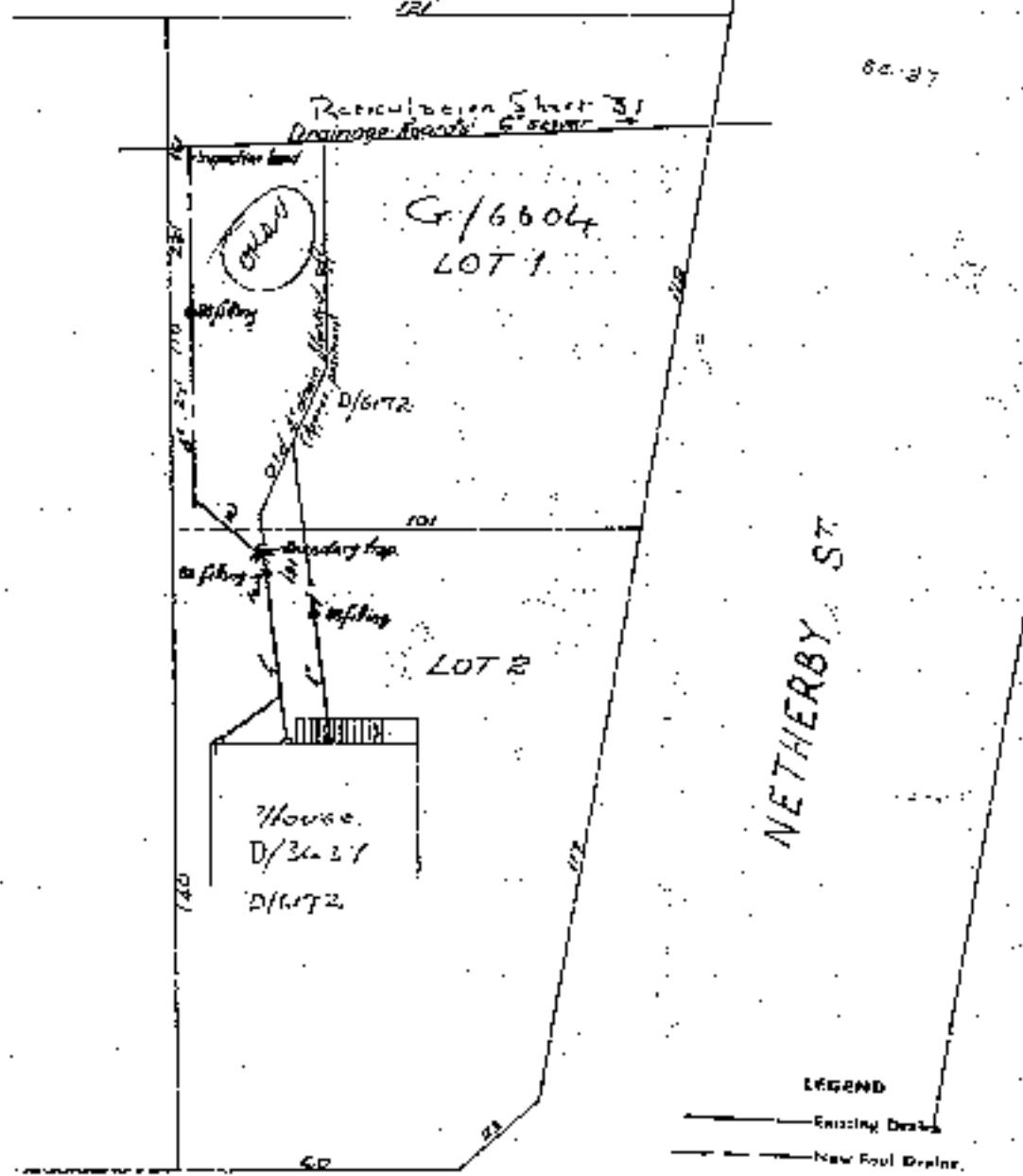
DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

APPLICATION NO. 84198
DATE 30.3.61

SCALE $\frac{1}{6}$ in. to a foot

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

Binding Margin to be left Blank



MORNINGTON Rd.

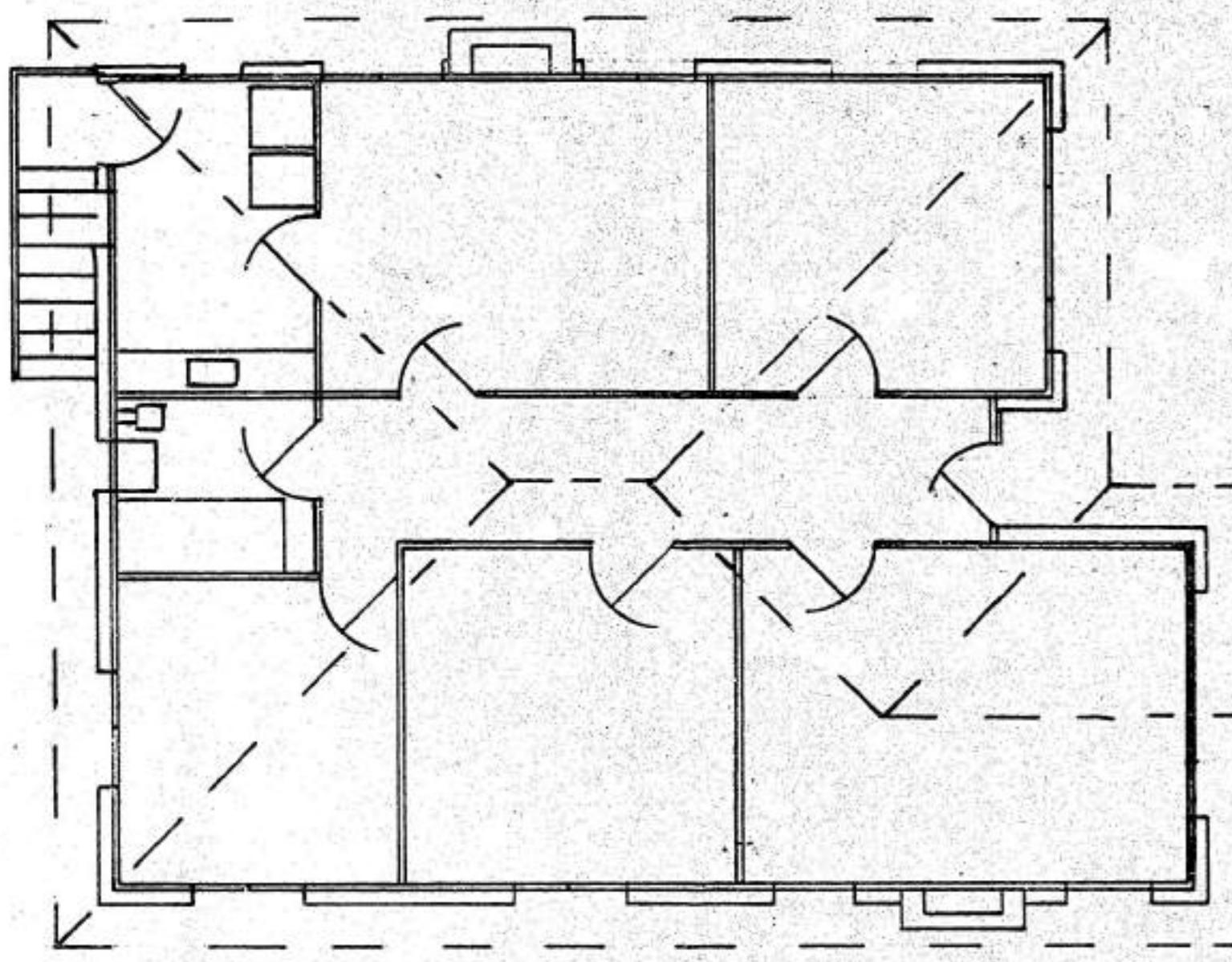
Owner G. M. Perkins
Street Mornington Rd.
Locality BALACLAVA

Block G Town Dist.

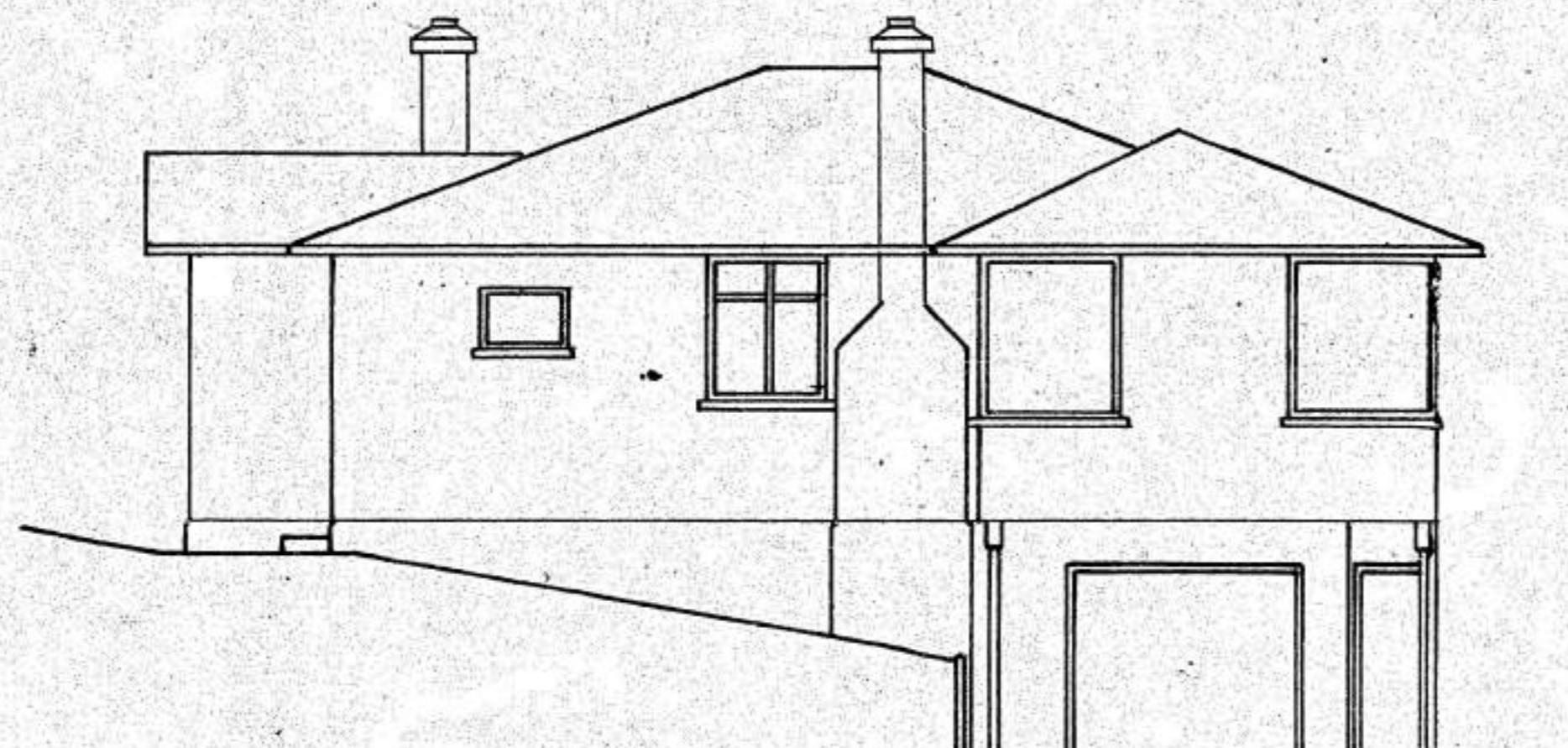
Section 2175-142 P.P. 1070

Allotment Lot 20 DP 4058

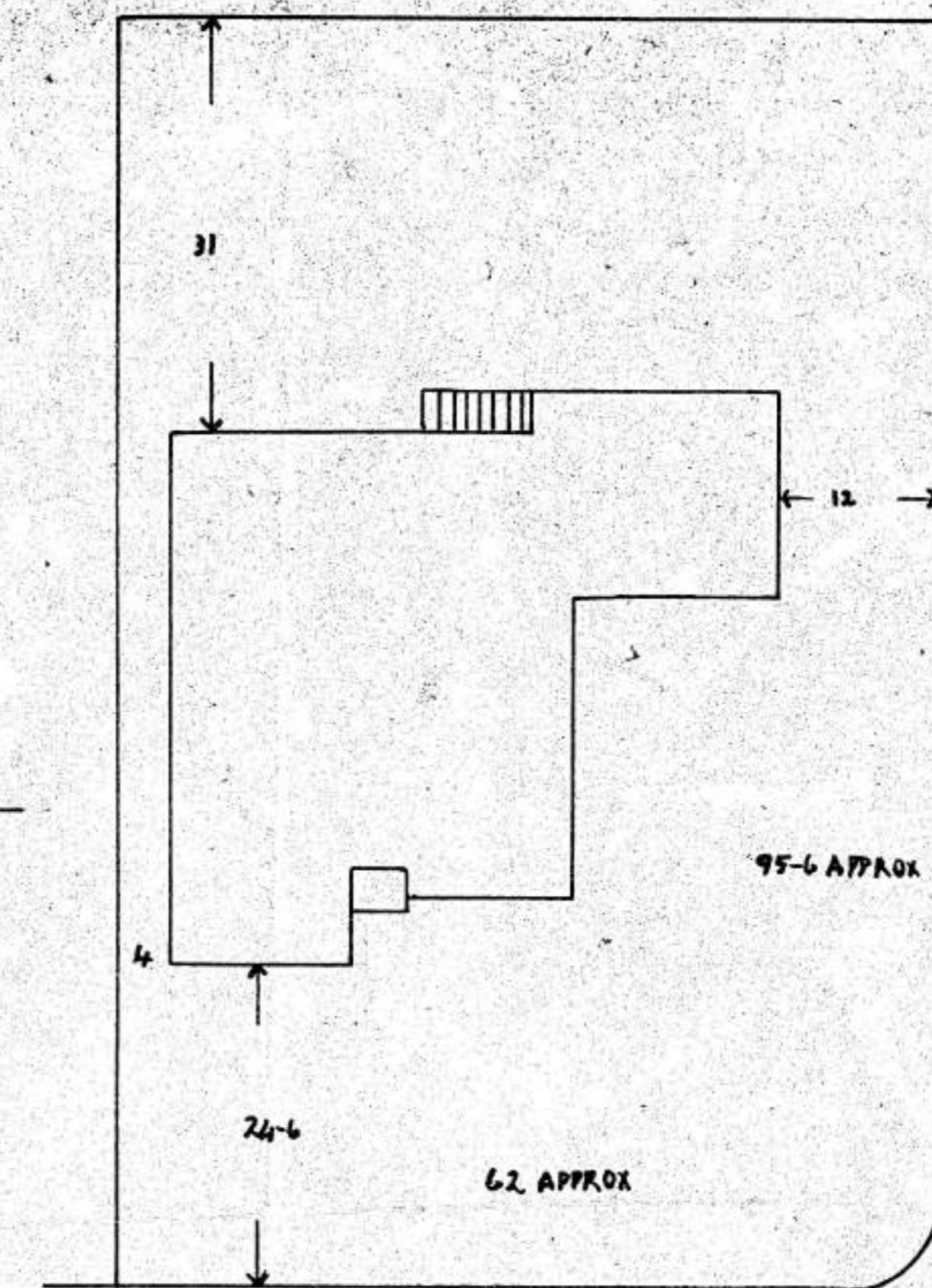
Signature of Drainer S. Knight



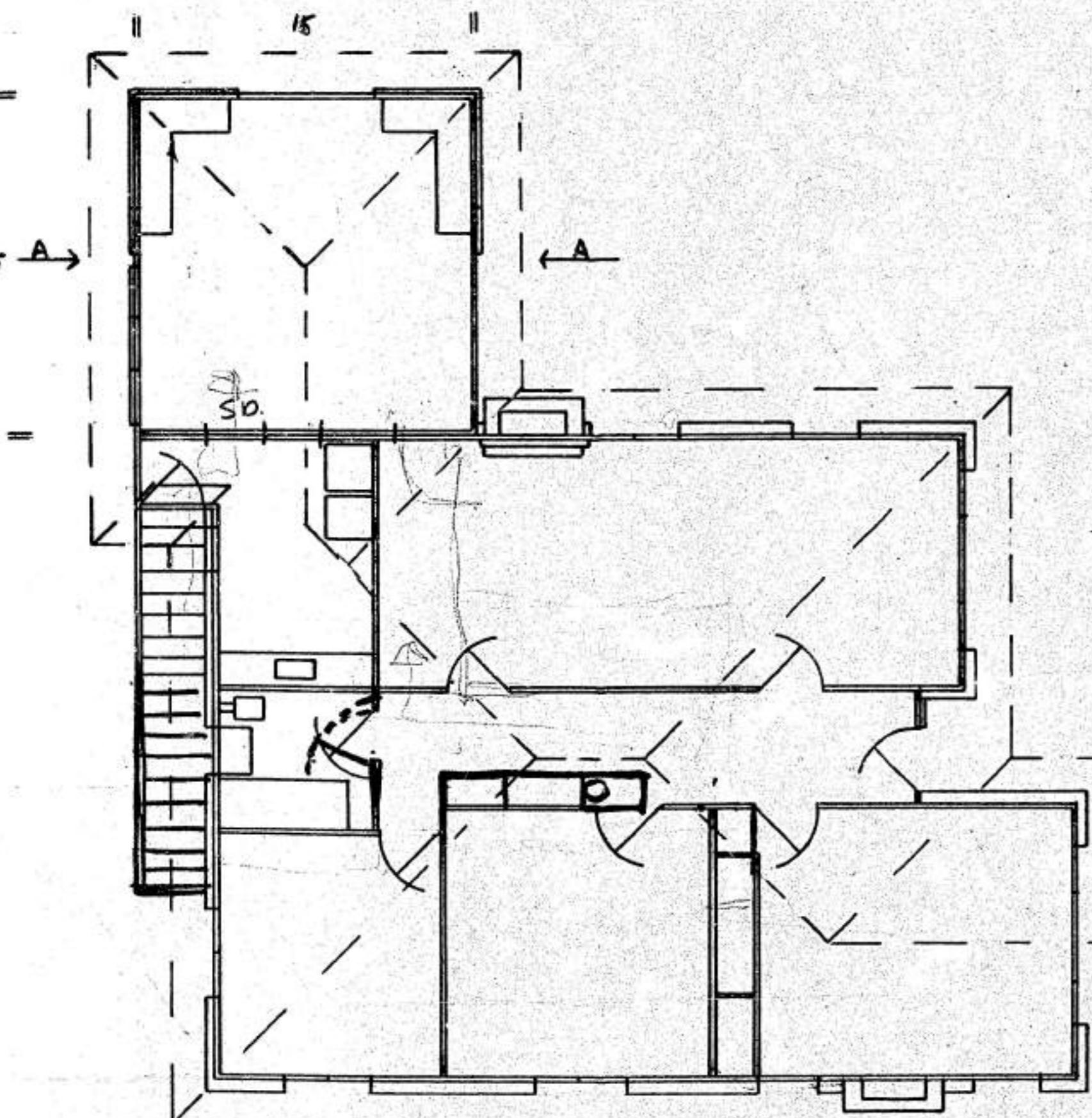
PRESENT PLAN



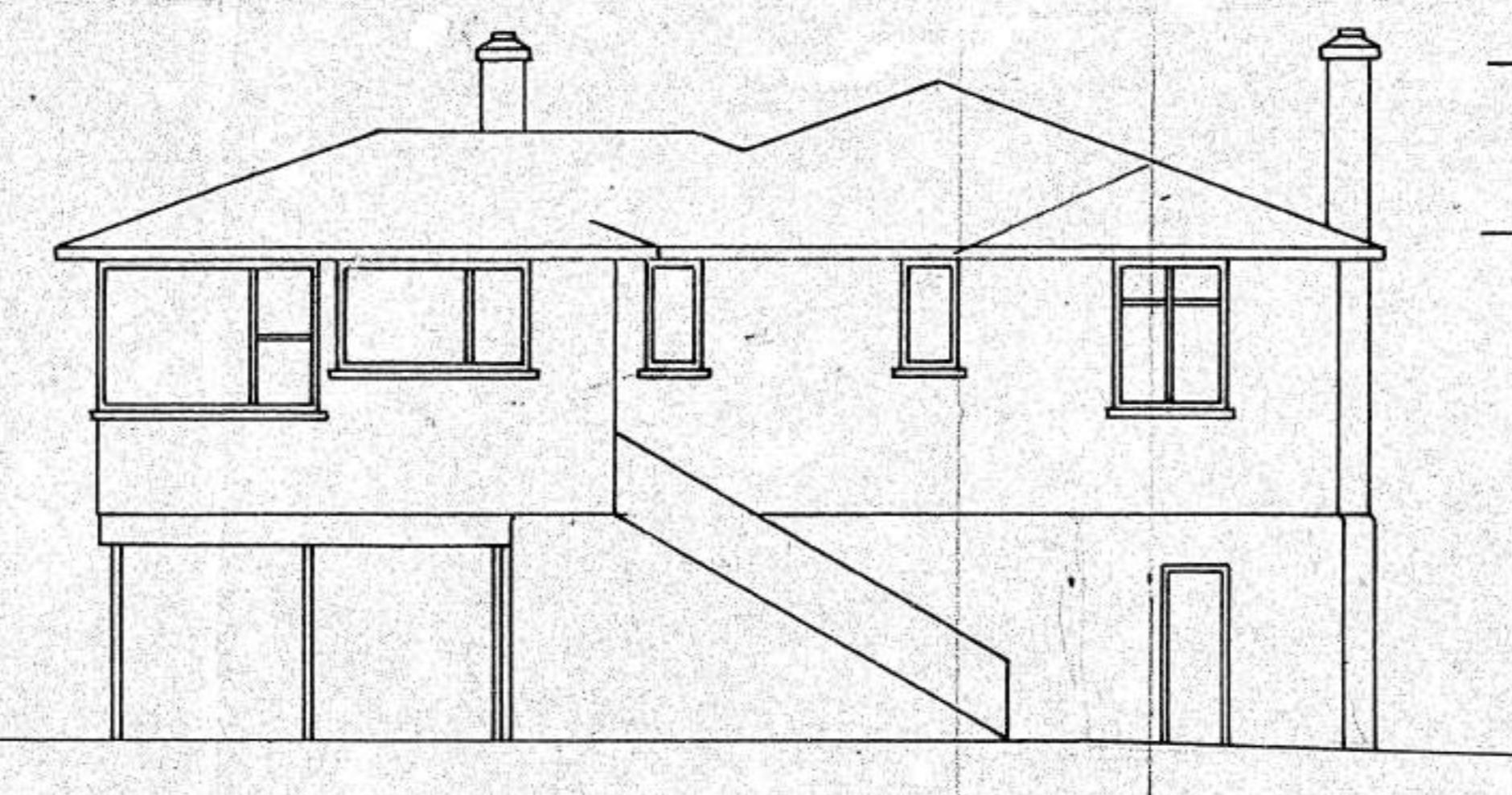
EAST ELEVATION



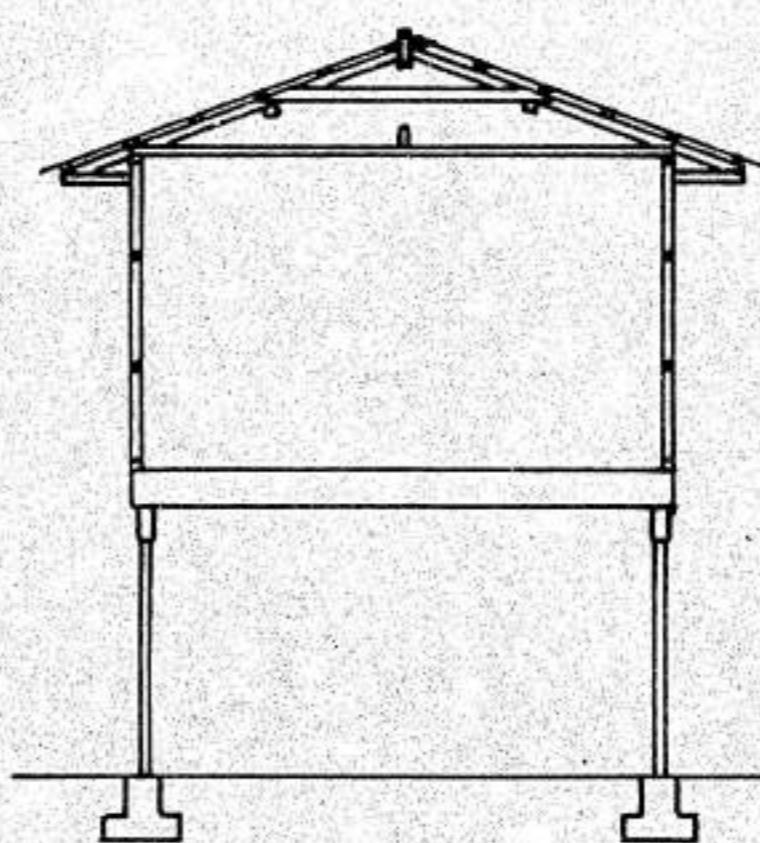
NETHERBY ST.



ALTERED PLAN



NORTH ELEVATION



Scale 1/10 FT.



CROSS SECTION A-A

Scale 1/10 FT

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to Street gullies

Foul sewage to be discharged to

19/3/68

St. J. Ford

PROPOSED ADDITIONS : ALTERATIONS for

MR B W NICHOLAS at

70 MORNINGTON ROAD

*B. W. Nicholas
D. S. Blair*

BUILDING PERMIT

(Office Copy)

AUTHORITYDunedin City Council
110 BROCKVILLE RD DUNEDIN

No. 6326

Send to: JC DICKSON

110 BROCKVILLE RD DUNEDIN

Receipt No. _____

OWNER

Name MCADAM

Mailing Address
DUNEDIN

70 MORNINGTON RD

Date Permit Issued 30/06/92

BUILDER

Name JC DICKSON

Mailing Address
DUNEDIN

110 BROCKVILLE RD

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 70

Street Name MORNINGTON RD

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No. 2708032201
Lot 2
D.P. 10040
Section
Block 6
Survey District TN

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

INSTALL HEATER

FLOOR AREA

Whole
Sq. Metres

DWELLING UNITS

Number
ErectedESTIMATED
VALUES

S

TOTAL (INCLUDING G.S.T.)

1900.00

NATURE OF PERMIT

6

Enter Number in Box

1. NEW BUILDING - exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

Building Permit 0.00 Space Heater

44.00

Includes GST of \$ 5.50

5 49.50

CHIEF BUILDING INSPECTOR

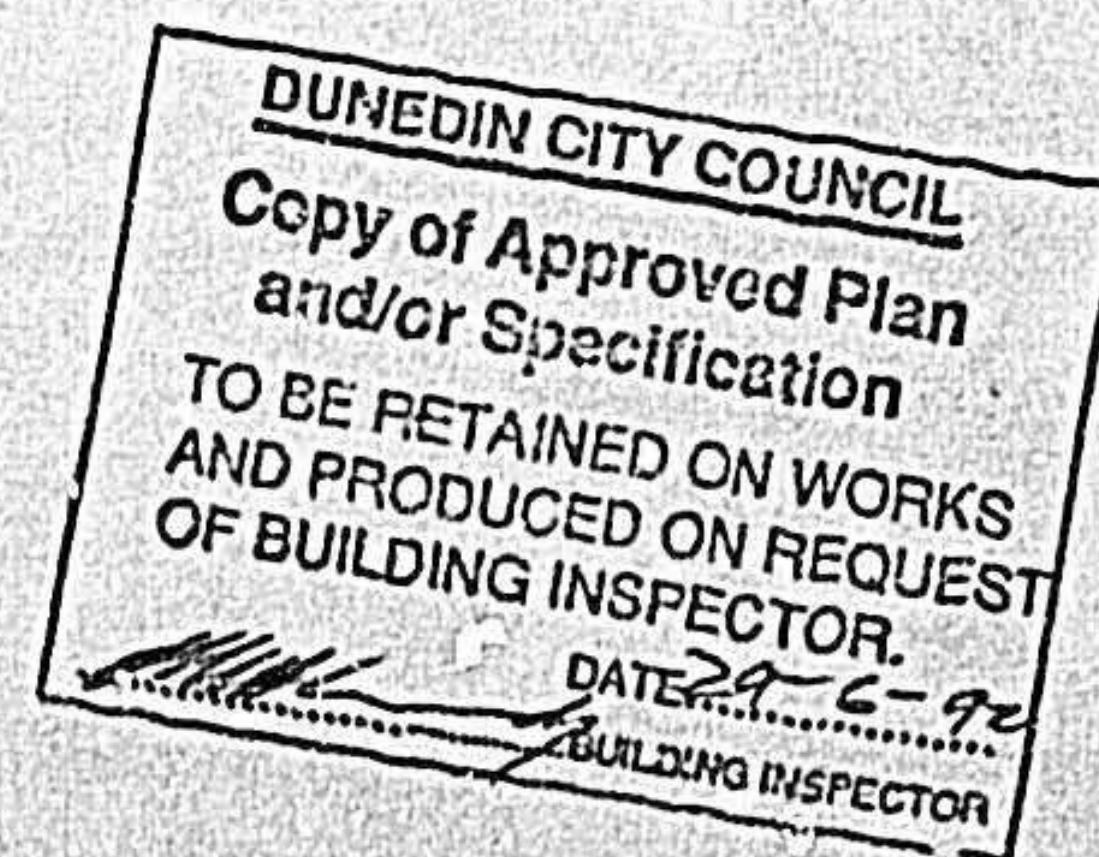
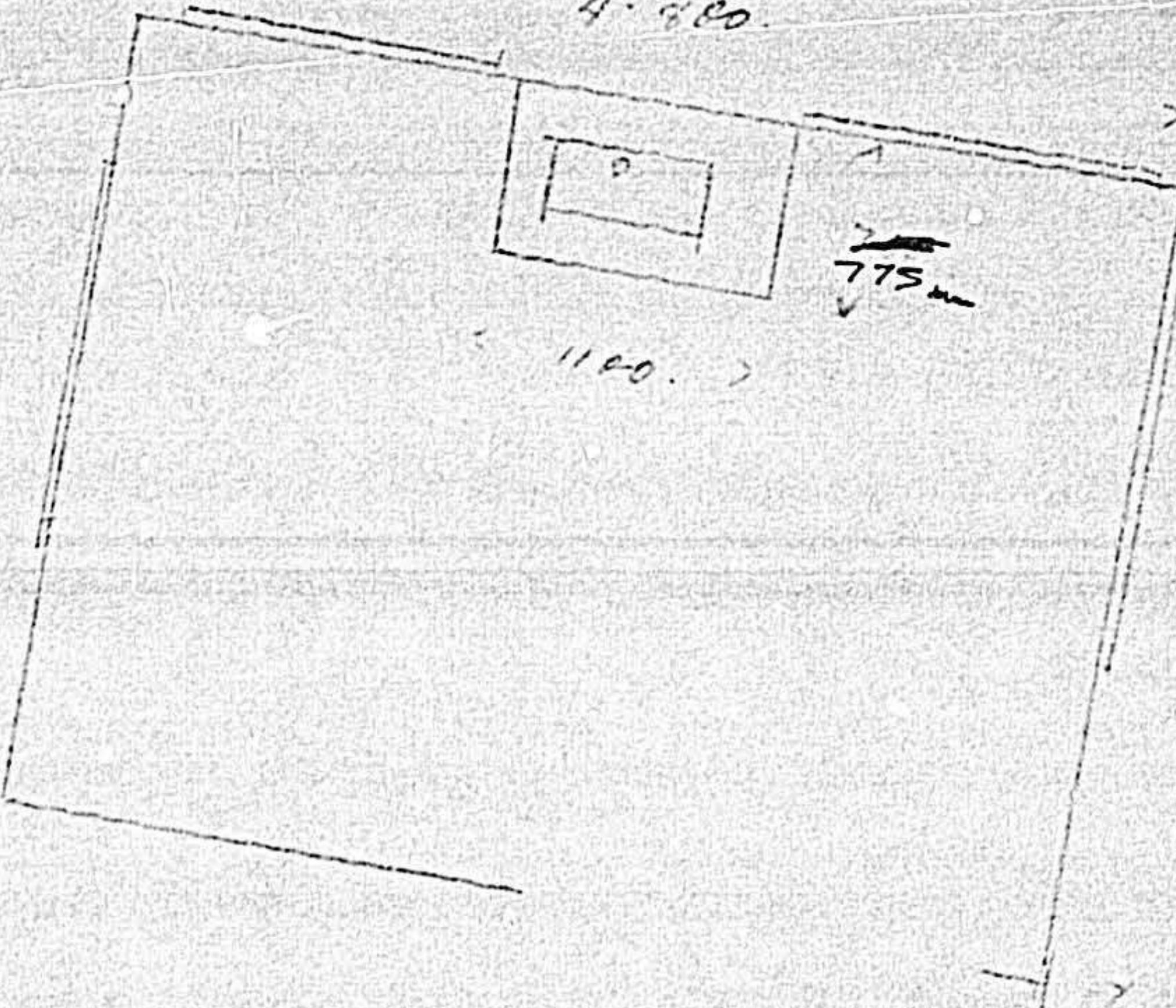
BC/LA/01

326

06/92

Mr. Adams
Trustee
70 Mornington Rd
Yarwood Wogj

4.800.



6326



YUNCA WEGI
A division of Terry Young Ltd.

SEPT 1991

**INSTALLATION INSTRUCTIONS WOODFIRE
FREESTANDING**

TESTED TO NZS 7421 1990 + AS 2918-1990

- A. Manufacturer recommends all installation be carried out by competent trades persons e.g. (Space Heater Installer) to obtain maximum performance and maintenance free heating.
- B. 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.
- C. Ash Hearth: 1. Must extend at least 200 mm in front of heater loading aperture.
2. Must extend at least 150 mm on each side of heater plinth.
3. Must be constructed of non combustible materials.
- D. Manufacturers recommended minimum clearances from combustible walls. In compliance with NZS 7421 1990 + AS 2918-1990

FIG. No. 5 WITH FLUE GUARD FITTED

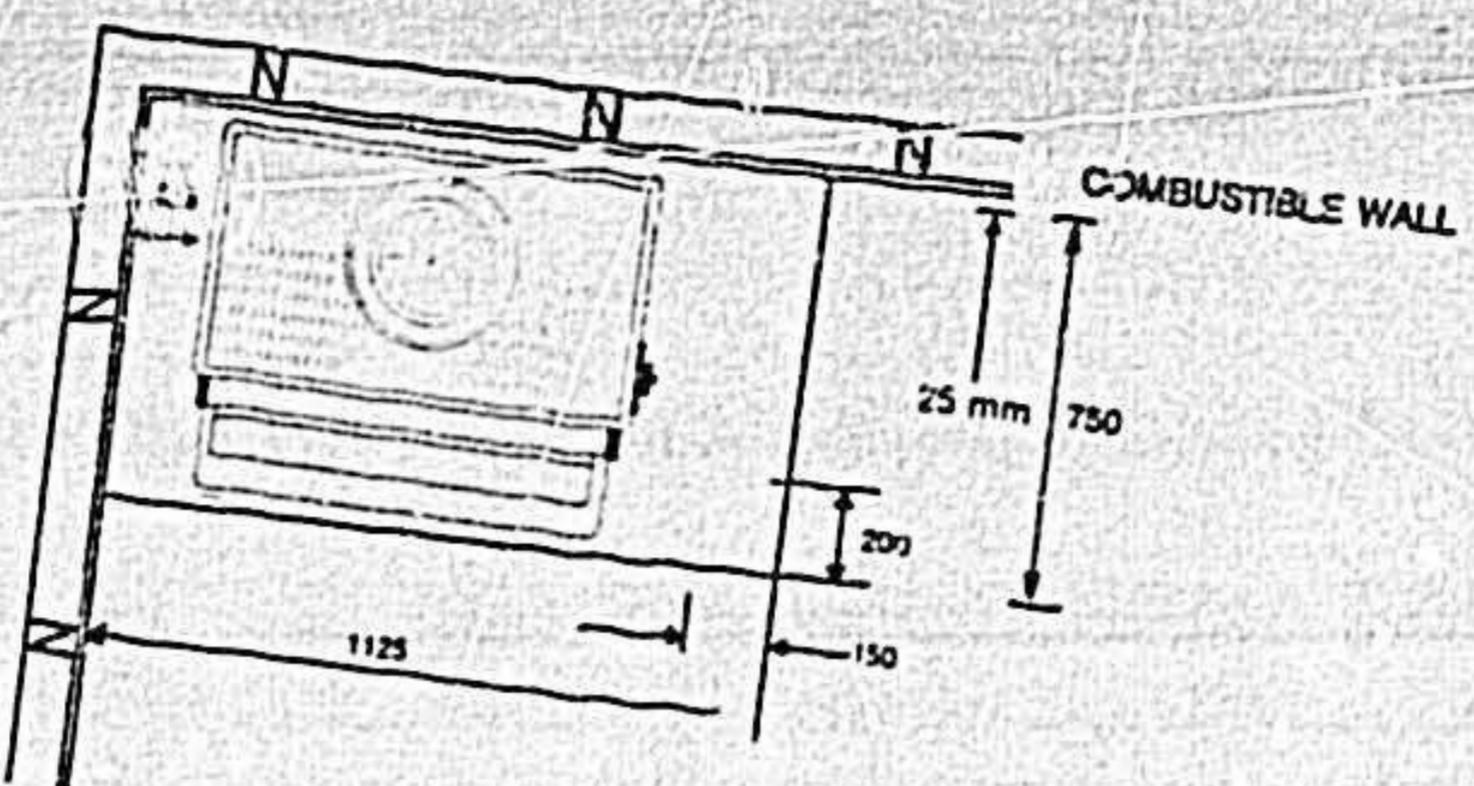
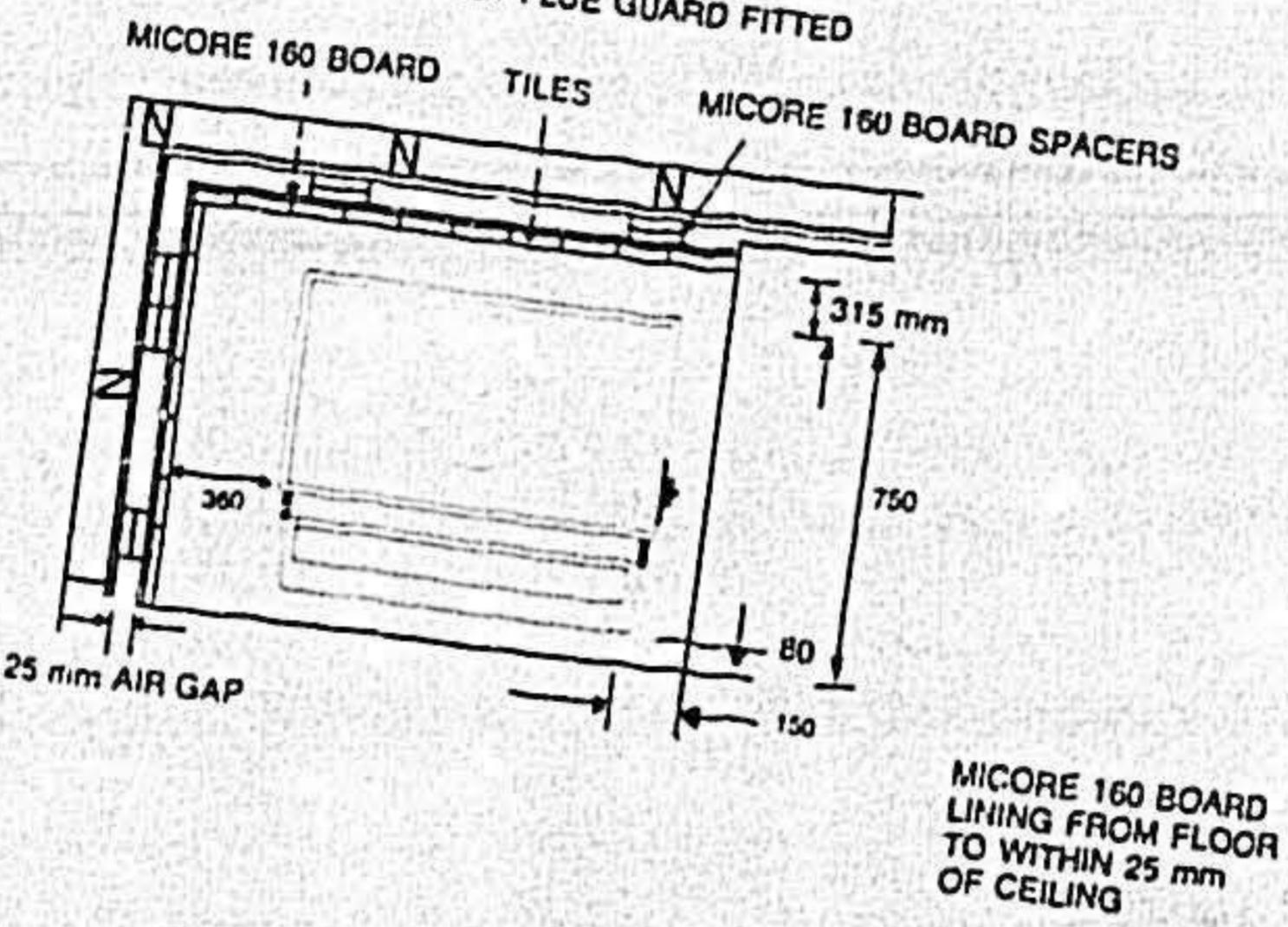


FIG. No 6 WITHOUT FLUE GUARD FITTED



MICORE 160 BOARD LINING FROM FLOOR TO WITHIN 25 mm OF CEILING

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.

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

E. Flue Kit

1. Combined Burner in New Zealand consists of 4.2 m x 180 mm stainless steel flue.
2. 1 x weather cap assembly.
3. 1 x ceiling tile.
4. 2 x spider brackets.
5. 2.25 m x 275 mm galvanised liner.
6. 1 x insulation boundary shield.

F. Standard Flue Guard Kit

1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
2. 1 x 900 length adjustable back guard.

G. Accessory 1200 Flue Guard Kit

1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
3. 1 x Joining Collar.

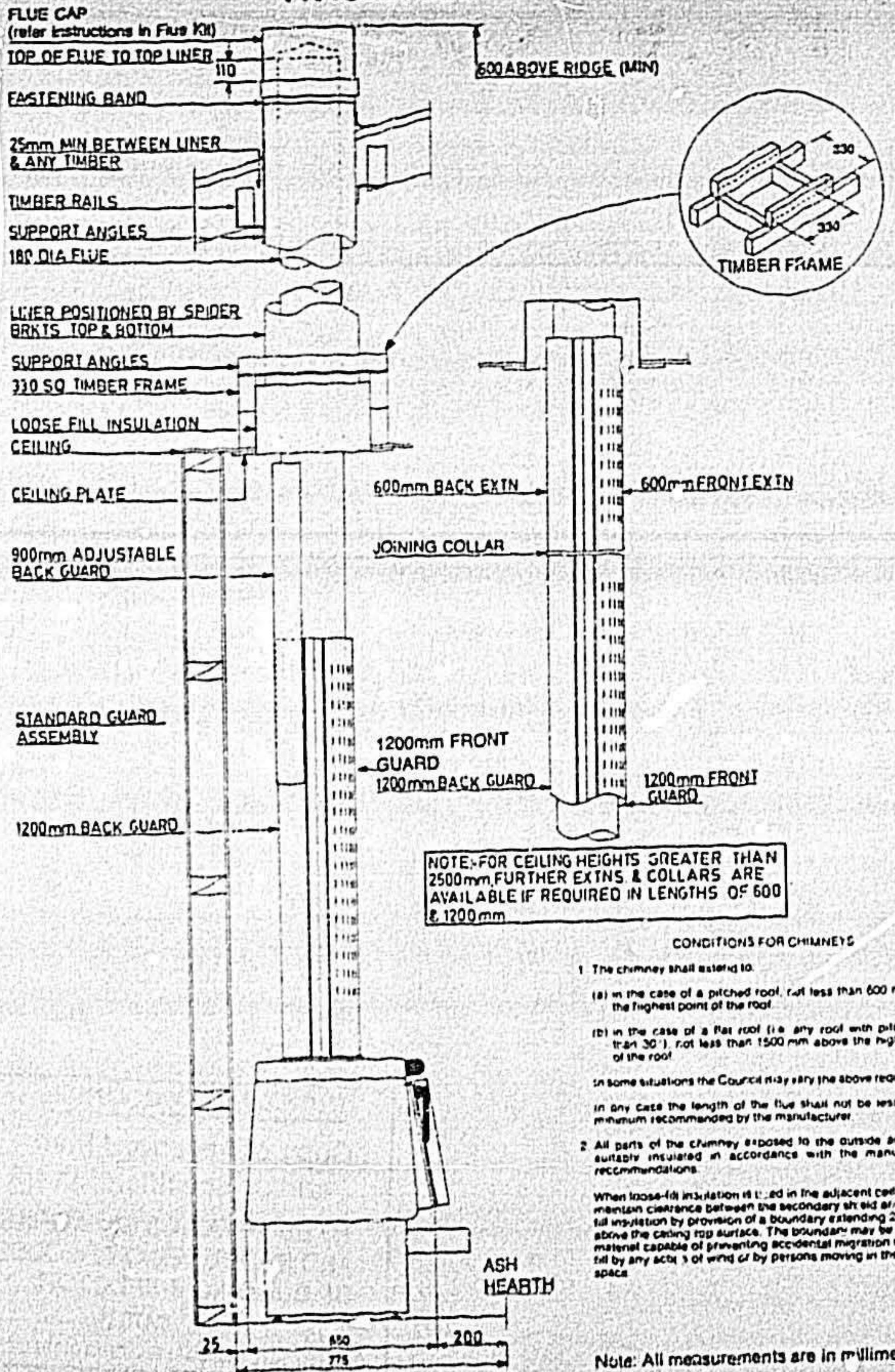
**ALBURY CITY COUNCIL
Copy of Approved Plan
and/or Specification**

**TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
BY BUILDING INSPECTOR.**

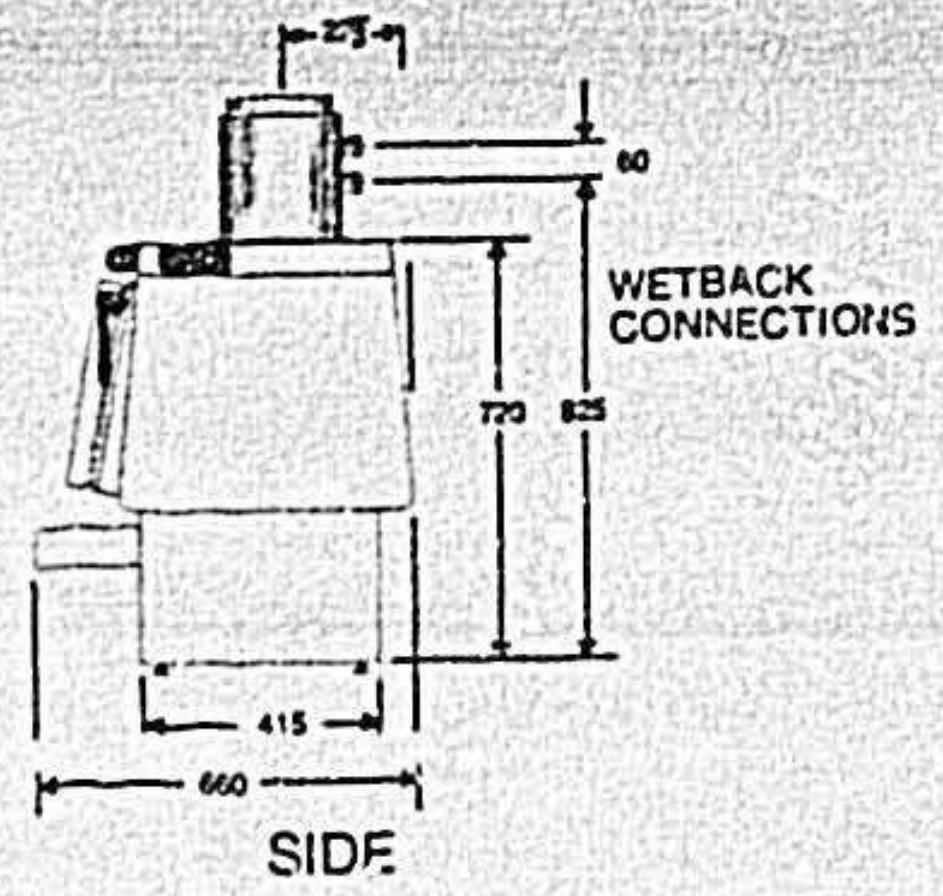
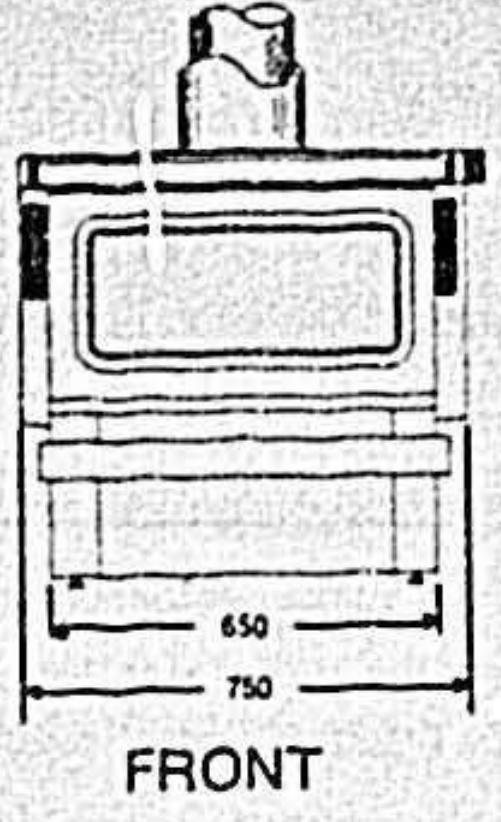
**DATE 29-6-92
BUILDING INSPECTOR**

6325

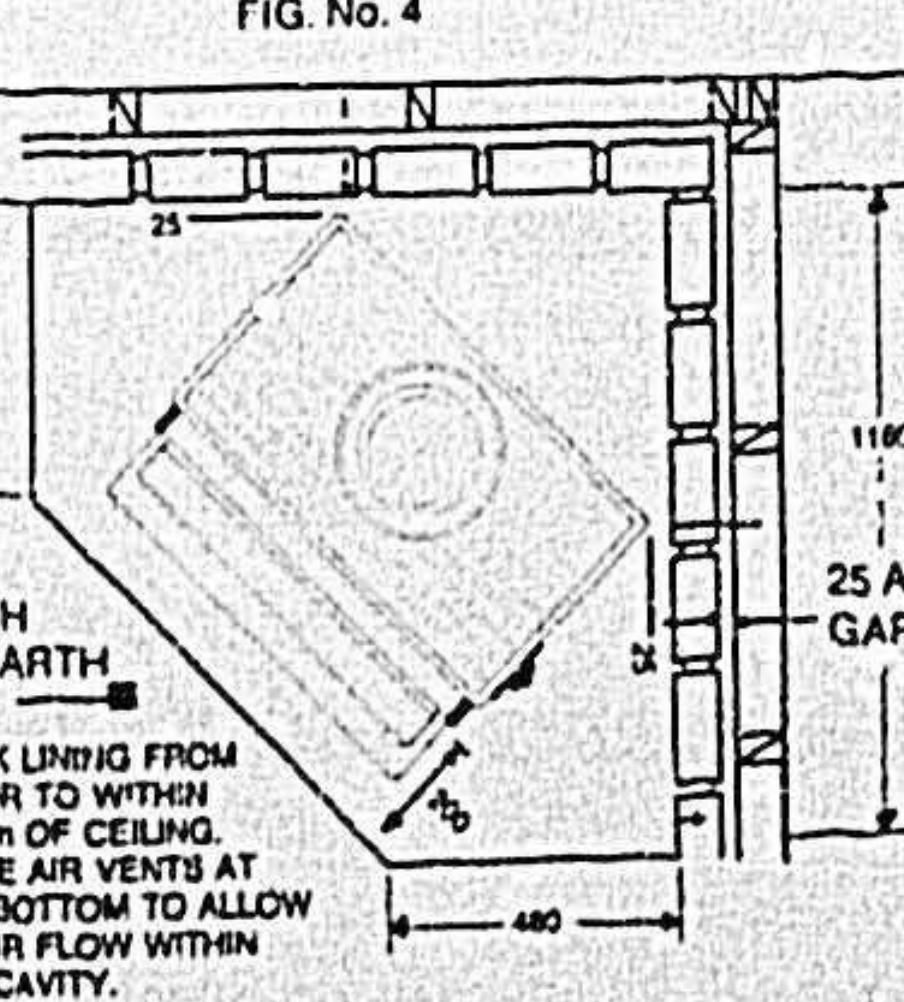
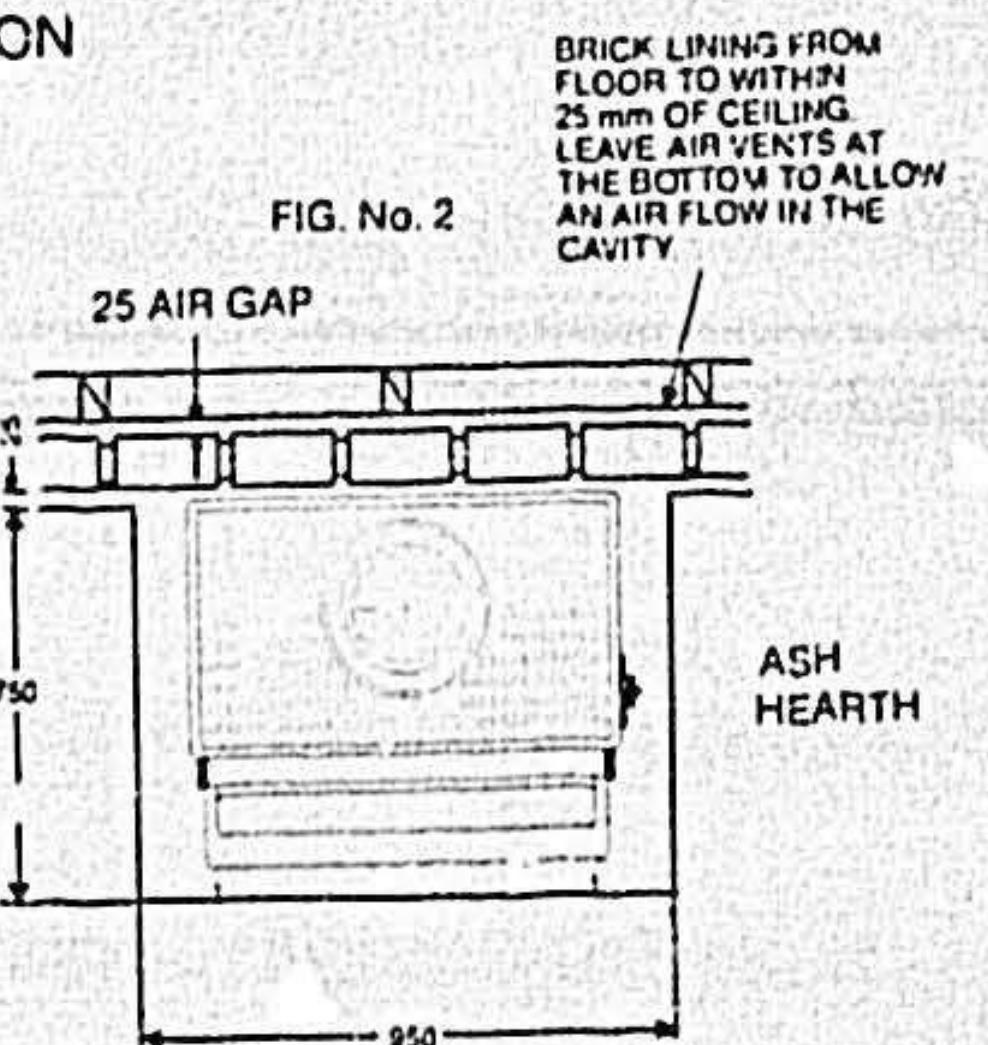
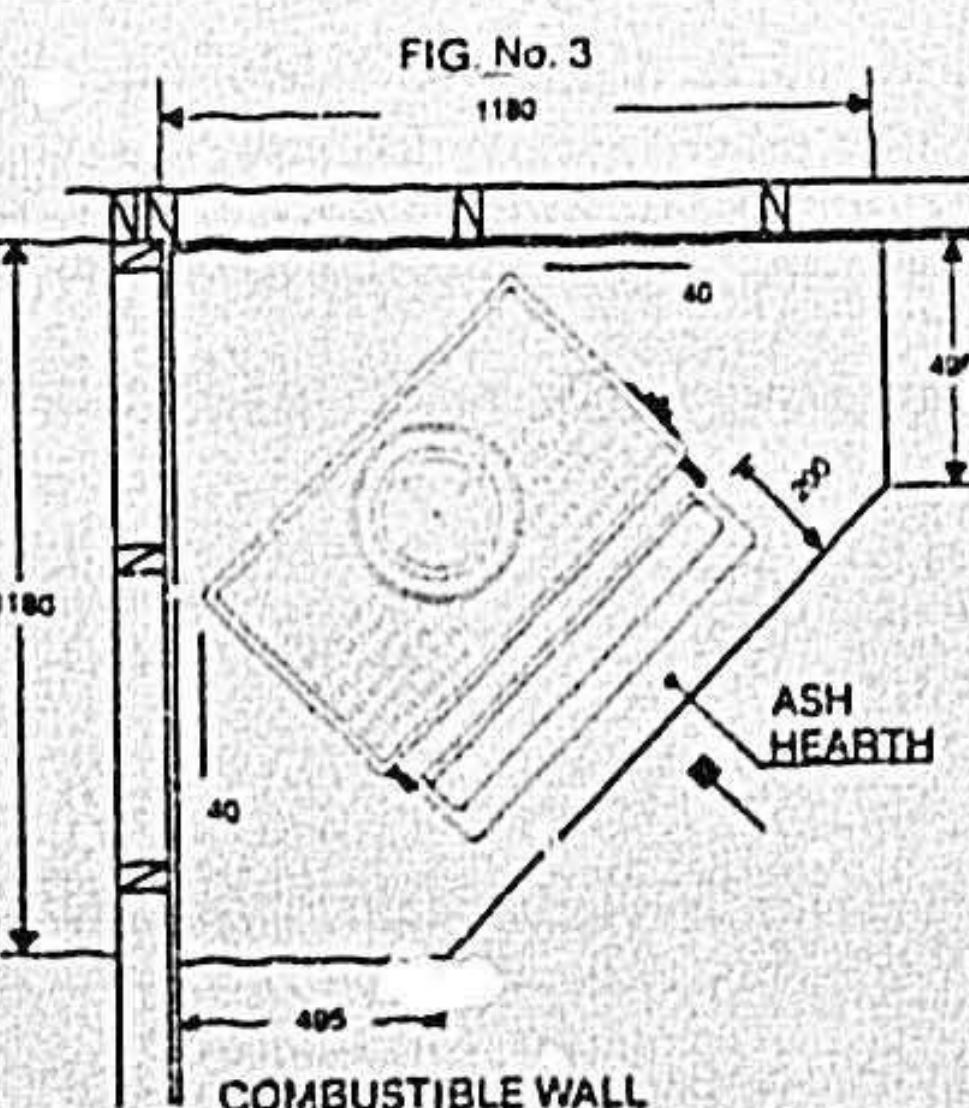
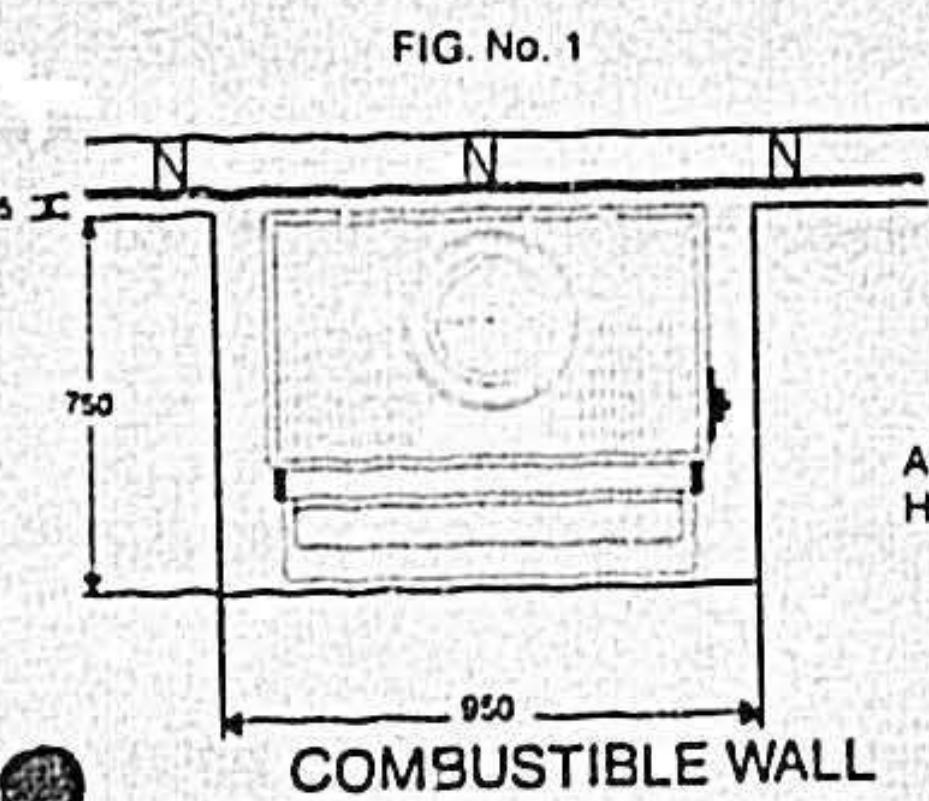
TYPICAL FLUE INSTALLATION



Note: All measurements are in millimetres.



HEATER POSITION



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 10638	Reference No:	5025354
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: WOOD, KEVIN GEORGE C/O SKYLINE BUILDINGS P O BOX 455 DUNEDIN 9015	<input checked="" type="checkbox"/> All <input type="checkbox"/> Stage No of an intended stages <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: ERECT GARAGE
LEGAL DESCRIPTION	<input type="checkbox"/> Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition
Property Number: 5025354 Valuation Roll No: 27080 32201 Street Address: 70 MORNINGTON ROAD, DUNEDIN 9001 Legal Description: LOT 2 DP 10040	

This is:

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

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

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

The Council charges payable on the uplift of this code compliance, in accordance with the attached details are: \$
 Receipt No:

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 29/10/2002

BUILDING CONSENT

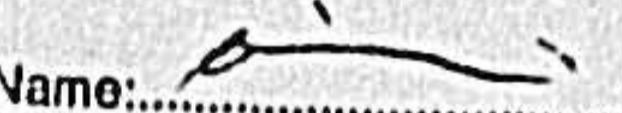
Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 10638	Reference No:	5025354
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: WOOD, KEVIN GEORGE C/O SKYLINE BUILDINGS P O BOX 455 DUNEDIN 9015	All <input checked="" type="checkbox"/> Stage No of an intended stages <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: ERECT GARAGE
PROJECT LOCATION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$9890
LEGAL DESCRIPTION	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 10/04/2001
COUNCIL CHARGES	The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

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



DUNEDIN CITY COUNCIL

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

RMA 2001-0188

Res A/R1

Signed
Date 3/4/01

K + T. Wood
70 Mornington Rd
Dunedin

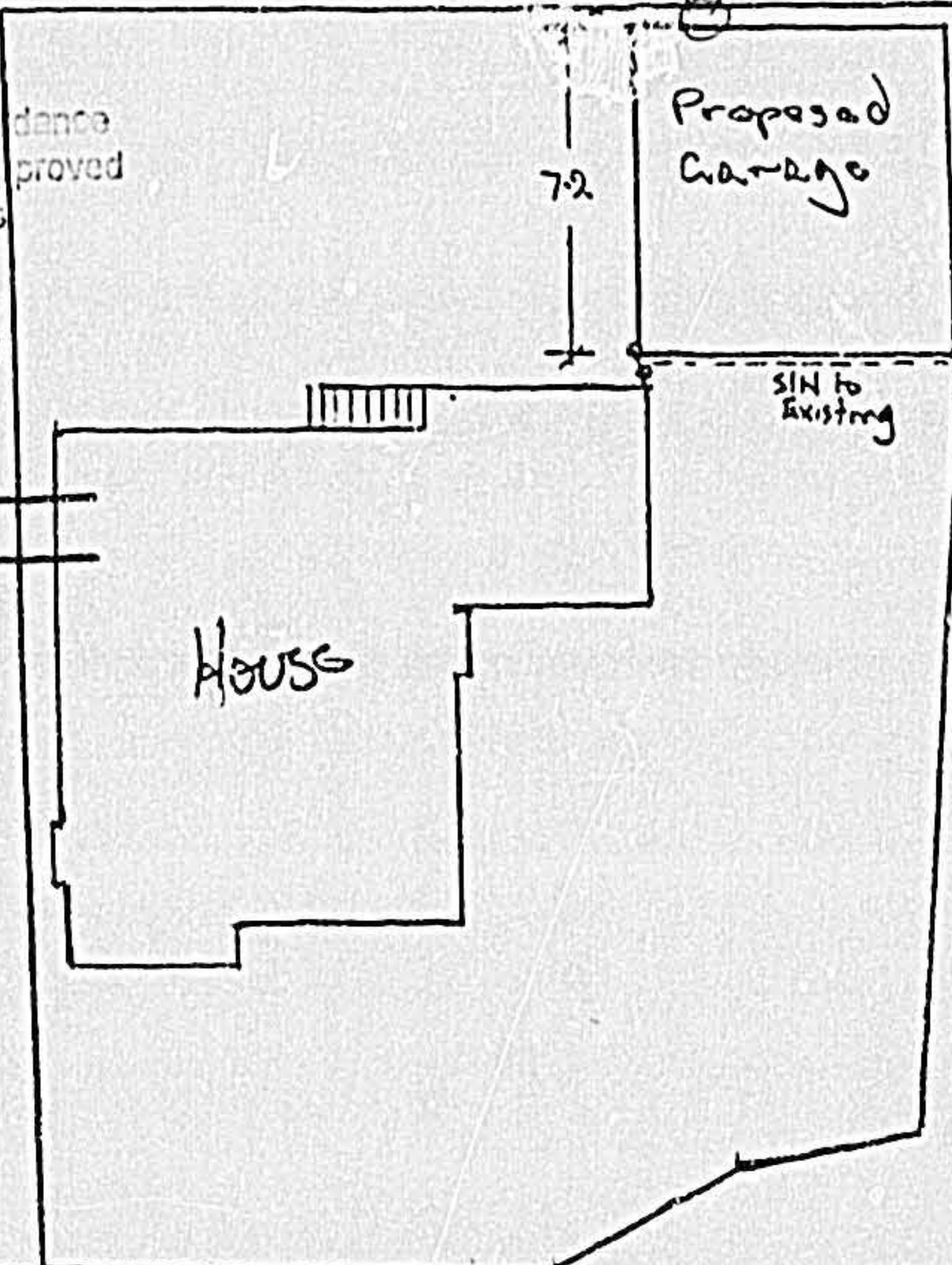
See enclosed foundation
details for fire-rated
walls

7.2

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request

Building *Signature* Date 5-4-01
Drainage *Signature* Date 04/01
Health *Signature* Date

NOTE



Scale 1:200

Nettlesby St

— Mornington Road —

ABA 10638

018714

0658

Netherby St-

SKYLINE GARAGE

SPECIFICATIONS

FOUNDATIONS: As per detail.

DAMPCOURSE: Crossbond Supercourse under all bottom plates.

FRAMING: All timber in Laser frame. All framing is laminated, i.e. studs checked into plates and noggins checked into studs.

SHUTTERS: Shuts 90 x 35 Laser frame @ 600 centres. Top plates & noggins are 90 x 35 Laser frame. Bottom plates 90 x 35 H1 Tandem Laser frame.

WALL BRACES: For sheet metal weatherboards refer to "Bearing resistance of Skyline Buildings Ltd wall systems" established by Auckland University Ltd.

Galvanised steel angle braces.

ROOF TRUSSES: Design series: Garage - 9720-CR722-CR7000. Trusses up to 6m wide spaced @ 2400mm centres (Max.) Trusses over 6m wide spaced @ 1800mm centres (Max.)

ROOF PITCH: 12.5° 15° 20° 25° 30°

PURLINS: 90 x 45 Laser frame McP10 @ 1000mm centres max. on edge.

TRUSS STIFFENERS: 90 x 35 Laser frame on edge, up to 6m garage width - 1 row, over 6m garage width - 2 rows.

SIDE ENTRY DOOR BEAM: 2150 opening - 2 x 140 x 45.
2950 opening - 2 x 180 x 45.
3550 opening - 3inch beam.

DRAGON TIES: 70 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at other side of centre truss.

SPOUTING: 0.55mm (26 G4) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.

DOWNPPIPESS: 0.40mm (26 G4) 65 x 30 Aluminium-Zinc Alloy coated steel, 1 off per gutter.

RIDGING: 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel.

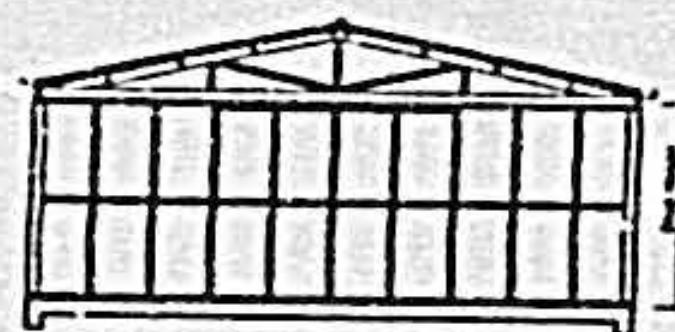
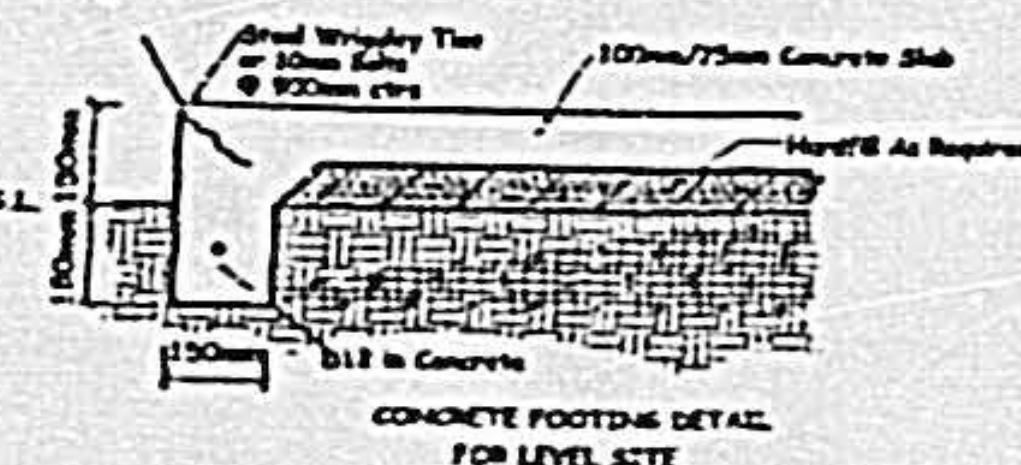
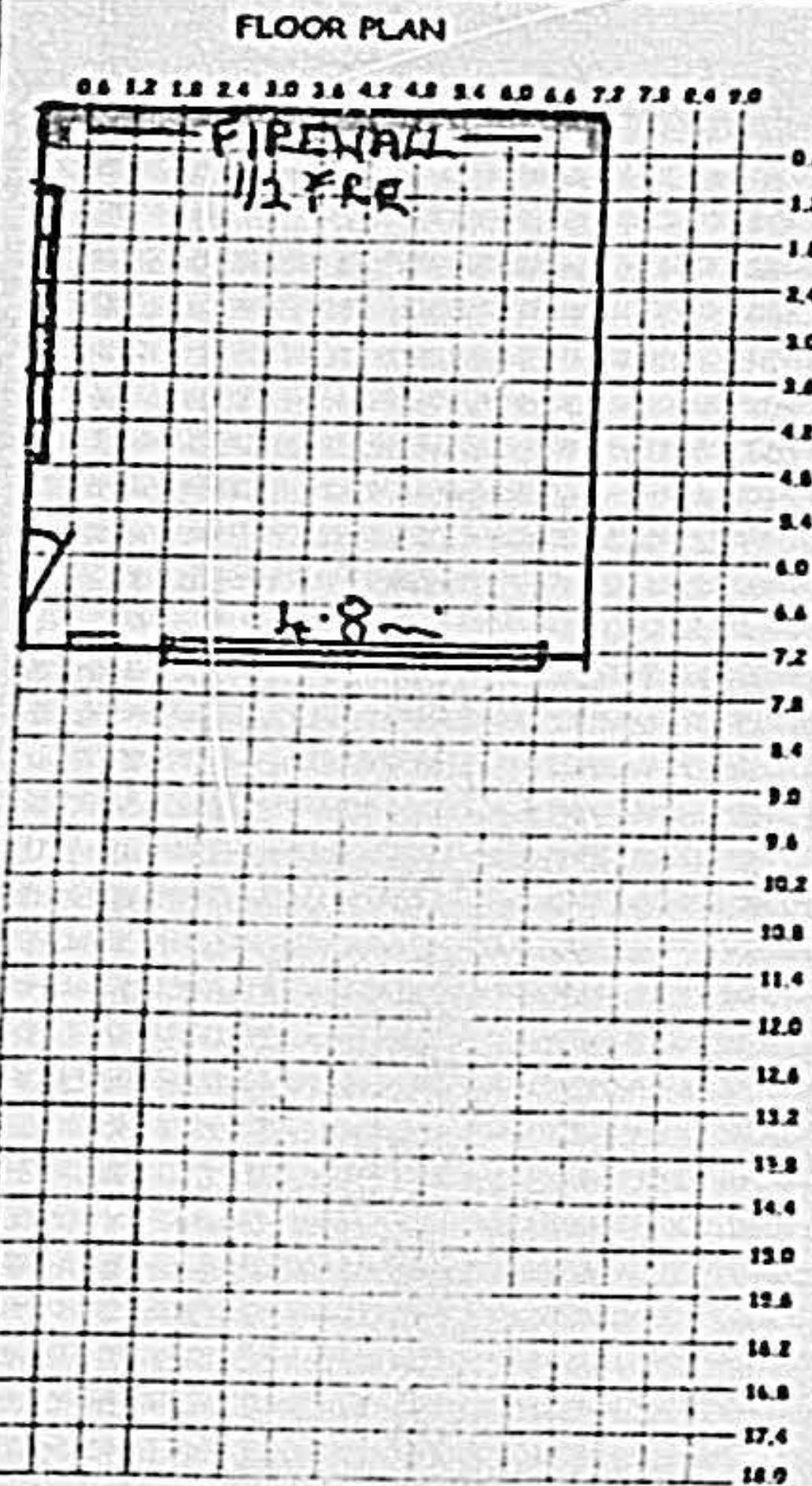
ROOFING: 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel long run ribbed roofing.

DOORS: Side door - Timber frame, Aluminium-Zinc Alloy coated steel clad each side.
Main doors 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel NOT doors or roller doors.

EXTERIOR SHEATHING: 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel weatherboards 113mm profile, Colorcoat.
 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel weatherboards 153mm profile, Colorcoat.
 Chipboard 0.40mm (26 G4) Aluminium-Zinc Alloy coated steel weatherboards, Colorcoat.
 Hardie's weatherboard.
 12mm Plywood (Shaded faced - Texture 2000)

NOTES: On Colorcoat/Hardies weatherboard Preneed Buildings. Aluminium-Zinc Alloy coated steel components referred to in spouting, exterior sheathing, doors and ridging are made of Aluminium-Zinc Alloy coated steel with baked on silicone polyester paint, known as 'Colorcoat' (Trade mark).

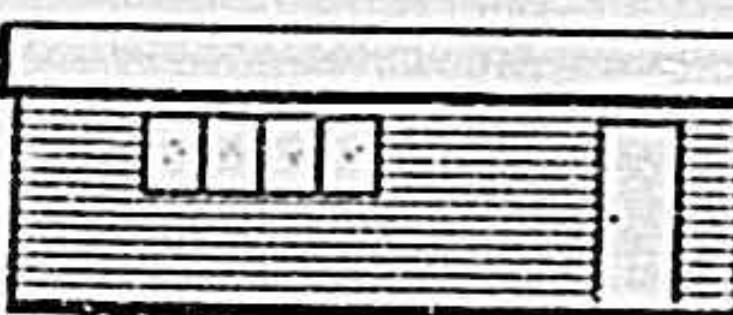
FOR K & T Blood
AT 70 Margravine Rd



Typical Section



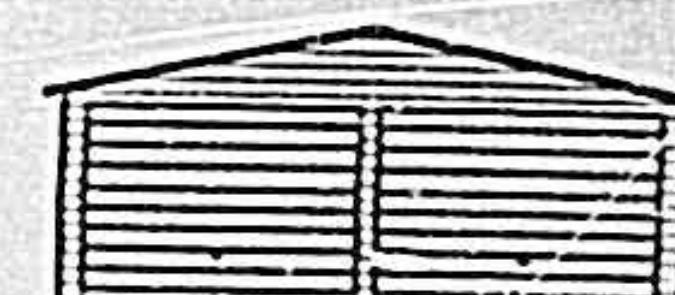
Typical Rear View



Typical Side View



Garage Workshop



Double



Double (1.5m Door)



Double Workshop

ABA 10638

SKYLINE
THE GARAGE COMPANY

DISTRIBUTOR

Dunedin

Sheet 2A

DATE 12/3/01
SCALE 1:100

Copyright Skyline Buildings Ltd 16/8/99

Part Foundation Detail

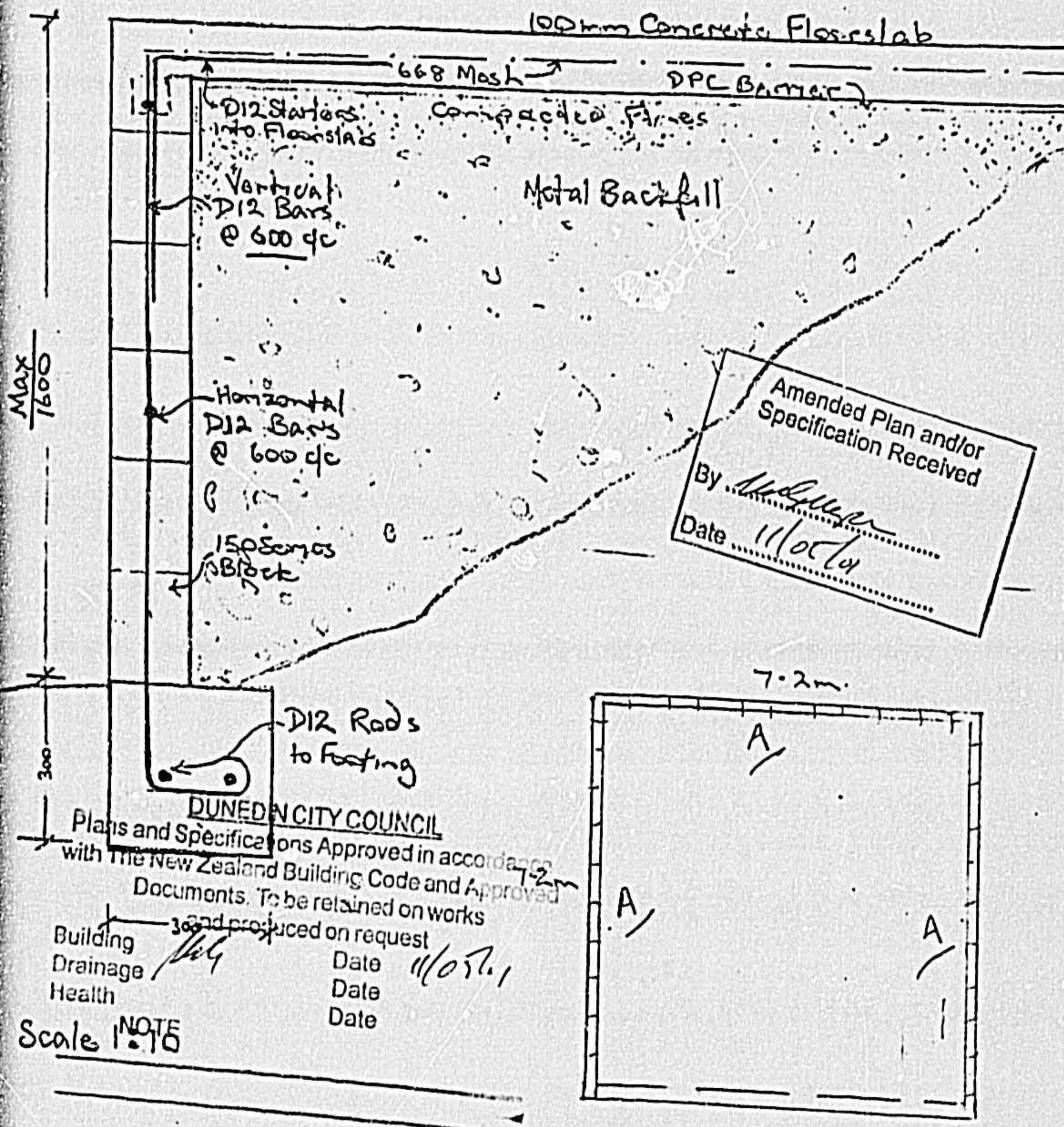
* Amended

70 Mornington Rd

Dr.

Section A

ABA
10638.

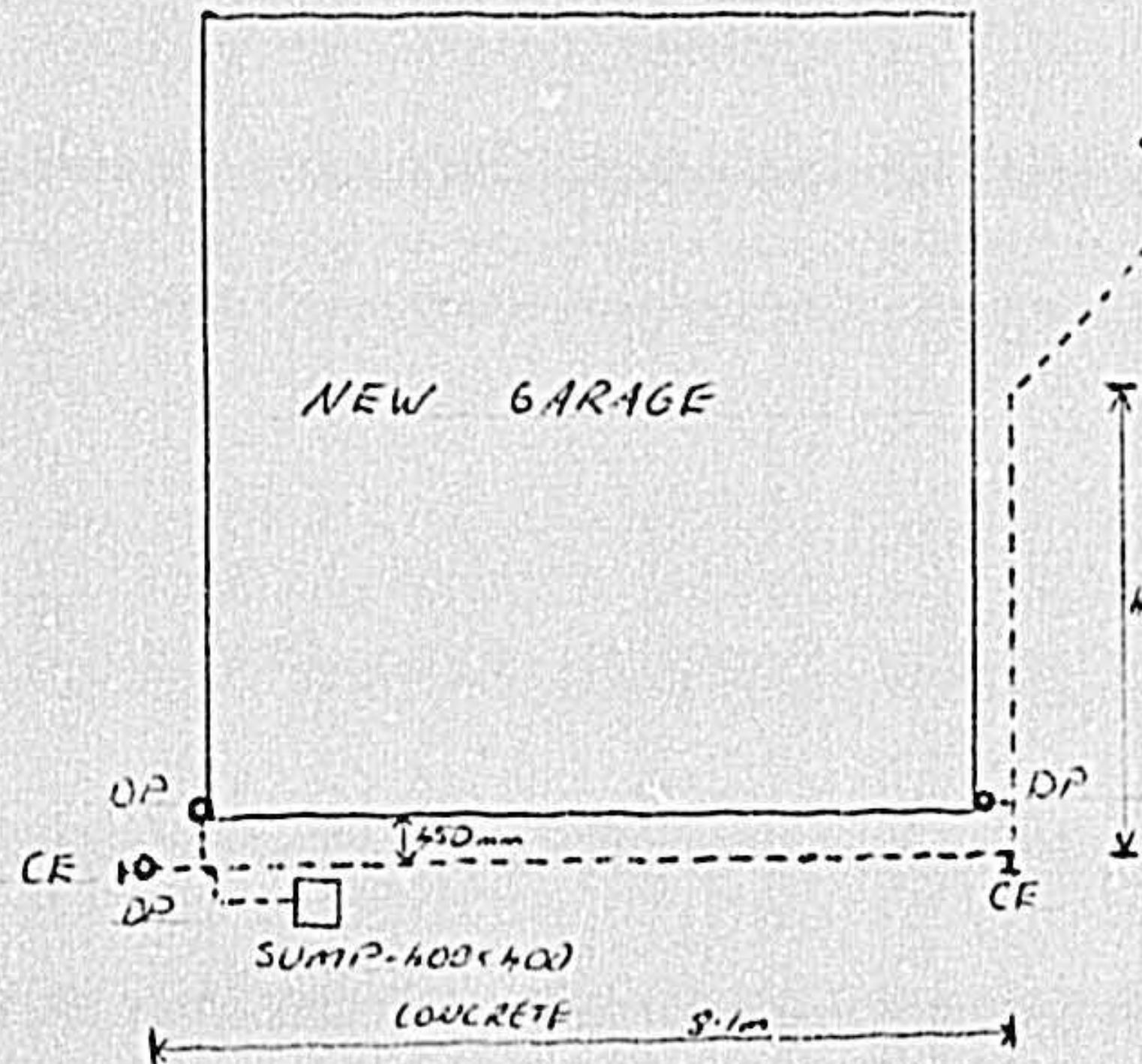


ENTERED
F. Compacted

ABD. 10638.

AS BUILT

NEARBY ST



MORNINGTON ROAD.

70 MORNINGTON ROAD, NEW 100m x 20m

STORMWATER DRAIN, AS LADY PLANS.

26/10/02. SCALE 1:100



CODE COMPLIANCE CERTIFICATE

CCC/2009/2399/001

Section 95, Building Act 2004

CCC NO:	ABA-2009-2399	Telephone No:	03 477 4000
APPLICANT		PROJECT	
K M Knarston 70 Mornington Road Kenmure Dunedin 9011		Work Type: Alterations/Repairs Intended Use/Description of Work: Reposition Wall - New Bathroom Layout and Create Office Space	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
LEGAL DESCRIPTION Legal Description: LOT 2 DP 10040 Valuation Roll No: 27080-32201 Building Name: N/A		This CCC also applies to the following Amended Consents: N/A	

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

Signed for and on behalf of the Council:



TEAM LEADER INSPECTIONS

Date: 27 July 2011

BUILDING CONSENT

DCBCA-F4-05-v2.0

Consent No:	ABA-2009-2399	Telephone No:	03 477 4000
APPLICANT		PROJECT	
K M Knarston C/O Wayne Faasega PO Box 292 Mosgiel 9053		Work Type: Alterations/Repairs Intended Use/Description of Work: Reposition Wall - New Bathroom Layout and Create Office Space	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
70 Mornington Road Dunedin		Number of Units: 0	
LEGAL DESCRIPTION		Number of Levels: 0	
Legal Description: LOT 2 DP 10040 Valuation Roll No: 27080-32201 Building Name: N/A		Estimated Value: \$5,000.00	

This building consent is issued under Section 51 of the Building Act 2004 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".

A Compliance Schedule is not required as a result of the building work associated with this building consent.

Signed for and on behalf of the Council:

JM James
Name:
Position: AUTHORISED OFFICER

Date: 6 January 2010

Reference: Dev 100- 70 Mornington Road, Dunedin /RMA 2001-0188

Enquiries to: Blair Devlin

Direct Phone: 474 3325

4 April 2001

K. & T. Wood

C/- Skyline Buildings

P.O. Box 455

DUNEDIN

Dear Sir / Madam

RESOURCE CONSENT APPLICATION: RMA 2001-0188

**70 MORNINGTON
ROAD**

DUNEDIN

The above application was considered by Council's Senior Planner – Consents and granted subject to one condition under delegated authority on 4 April 2001. The application was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991.

DESCRIPTION OF ACTIVITY

The proposal is to erect a two bay private garage. The garage is 7.2 metres in length and width, giving a building footprint of 51.8m². The garage is to be located on the Netherby Street frontage, the subject site being a corner site. The subject site measures 496m².

REASONS FOR APPLICATION

Transitional District Plan (Dunedin section)

The subject site is zoned Residential A in the *Transitional District Plan (Dunedin Section)*. Under General Ordinance 39, all building work should be one-third of its own height away from the boundary. Ordinance 48.1 also states that an accessory building should be 6.0 metres from the road boundary. As these requirements are not met, the proposal activity is considered to be a discretionary activity pursuant to section 374(1) of the Resource Management Act 1991.

Dunedin City Proposed District Plan (1999)

The subject site is zoned Residential 1 in the *Dunedin City Proposed District Plan (1999)*. Under Rule 8.7.2(i)(a) all building work should be located 4.5 metres back from the front boundary, which is any boundary that adjoins a legal road. The garage is located on the Netherby Street boundary. Rule 8.7.2(i)(a) also requires that all building work be 2.0 metres from any side boundary. The proposed garage is 0.5metres from the side boundary. Rule 8.7.2(ii) also states that all building work should be within a height plane angle of 63°. The proposal is therefore considered to be a discretionary (restricted) activity.

Planning Status

Overall, the proposed activity is considered to be a discretionary activity.

PLANNING ASSESSMENT

Affected Persons

The written approval of the persons listed in the following table has been obtained. In accordance with section 104(6) of the Act, where written approval has been obtained from affected parties, the consent authority cannot have regard to the effect of the activity on that person.

Person	Owner	Occupier	Address	Obtained
S.J. Fahey	4	4	3 Netherby Street, Dunedin	22/3/2001

Effects on the Environment

The following effects assessment only takes into account the effects of the proposed activity that are relevant under Section 104(6). 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 proposed activity on the environment has been prepared on the basis that the environment is characterised by one and two storey residential dwellings and associated accessory buildings. Dwellings are well established on site, with established trees and gardens.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be less than minor for the following reasons:

1. The proposal is for a residential accessory building in a residential zone. The proposed location is the only practicable location for the garage given the small size of the site and the location of the existing residential building. Granting consent to the proposal will not generate any adverse effects on the residential character or amenity values of the area.
2. The garage will be accessed via an existing vehicle crossing. The site is also sealed for the first metre within the property. No new vehicle entrance will be required. Council's Transportation Planning Department have viewed the application and have no concerns.
3. The proposal will only adversely affect one adjoining property. The owners and occupiers of this property have given their written approval to the proposal and signed the plans. The adverse effect of the proposal on these persons cannot be considered.

CONSENT DECISION

That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and Sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council grants consent for a discretionary activity to erect a two bay private garage at 70 Mornington Road Dunedin, being the site legally described as Lot 2 DP 10040.

Pursuant to Section 105(1)(b) of the Resource Management Act 1991 resource consent be granted subject to the following conditions:

1. *That the proposed activity shall be constructed generally in accordance with the plans (titled "K & T. Wood 70 Mornington Road, Dunedin") and the details submitted with the application received by Council on the 29 March 2001.*

ADVICE NOTES

1. *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of Sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

REASONS

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 are outlined above. It is considered that the proposed activity will have less than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with Section 104(1)(d) of the Resource Management Act 1991, the objectives and policies of the Proposed and Transitional District Plans were taken into account in assessing the application. With regard to the *Dunedin City Proposed District Plan (1999)*, Objectives 8.2.1 and 21.2.2 and Policies 8.3.1 and 21.3.3 seek to provide for residential activities while ensuring that development does not adversely affect the character and amenity of the residential areas of the City or the health and safety of the community.

With regard to the *Transitional District Plan (Dunedin section)* Objectives 23, 27 and 29 relate to maintaining City amenity and controlling the design and appearance of new development in the City. The proposed activity is considered consistent with these objectives and policies for the reasons outlined in Points (1) – (3) under the heading 'Effects on the Environment' above.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined in the above, the proposed activity is considered consistent with section 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 holders responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Exercise of the resource consent prior or contrary to compliance with the conditions imposed implies acceptance of the conditions and may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.

DURATION OF CONSENT

It is brought to the consent holders attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within two years or Council has not granted an extension of time.

BUILDING CONSENT

This is only a resource consent and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

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

Blair Devlin

PLANNER

2 November 2009



Dear [REDACTED]

VEHICLE ENTRANCE - 70 MORNINGTON ROAD, NETHERBY STREET ENTRANCE

I wish to advise that the installation of a vehicle entrance to the above property is approved subject to the following conditions:

- 1 The crossing shall be a 6 metre asphalt dish crossing.
- 2 The on street drive shall be a normal (asphalt surface) type crossing. Note this is to the actual property boundary some five (5) metres from the edge of the existing asphalt dish, not the apparent boundary.
- 3 The drive within the property shall be sealed or hard surfaced for the first five (5) metres.
- 4 The finished levels of the drive shall match the existing levels at the boundary and tie into the existing edge of seal. The existing levels shall remain unaltered.
- 5 The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

Attached is the Council's list of approved contractors for the construction of vehicle entrances. A quotation for the construction of your entrance can be obtained from any contractor on this list.

Please note: This information addresses the requirements of the Dunedin City Council's Transportation Operations Department only. The information outlined above is subject to compliance with the Council's District Plan and/or any associated resource consent issued. Please contact City Planning's Public Enquiries Counter or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully

Michael Tannock
Asset Supervisor

Encl