

# 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  
Print Date**

Steven Michael Clarke  
27-Jul-2023

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## 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	-	In accordance with section 93(2)(b) of the Building Act, the consent
	/CCC	-	was reviewed for code compliance after two years. Compliance with
	Refused	-	the Building Code could not be established and therefore the Code
		-	Compliance Certificate has been 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: [infodeepsouth@heritage.org.nz](mailto: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](http://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 it 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 L<sub>max</sub> between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

#### *Noise Zone*

50Dt/40Nt dBA, 45SP dBA

### **Road Hierarchy**

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

#### *Type*

#### *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.

<a href="#">RMA-2001-364698</a>	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	<b>Consent Issued</b>

## 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 Morningside 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 contravening 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 Morningside 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](http://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](http://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](http://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](http://www.dunedin.govt.nz)

## APPENDIX

### **Glossary of terms and abbreviations**

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

#### **Consent, Permit, Licence & Complaint types**

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

#### **Terms used in Permits & Consents**

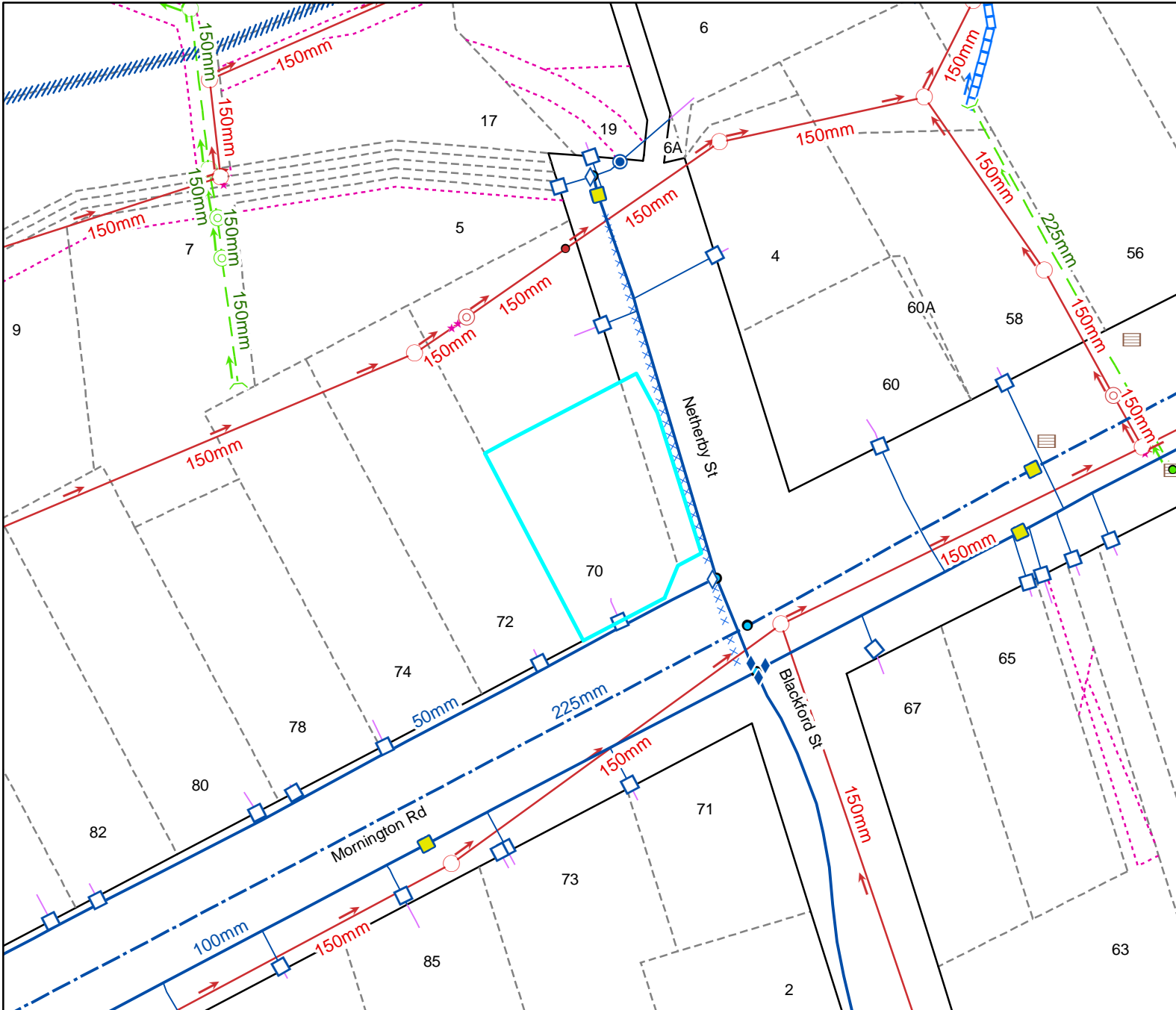
- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
-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

#### **General terms**

- RDMS Records and Document Management System







Legend

### Water Supply

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

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

### Foul Sewerage

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

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

### Stormwater

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

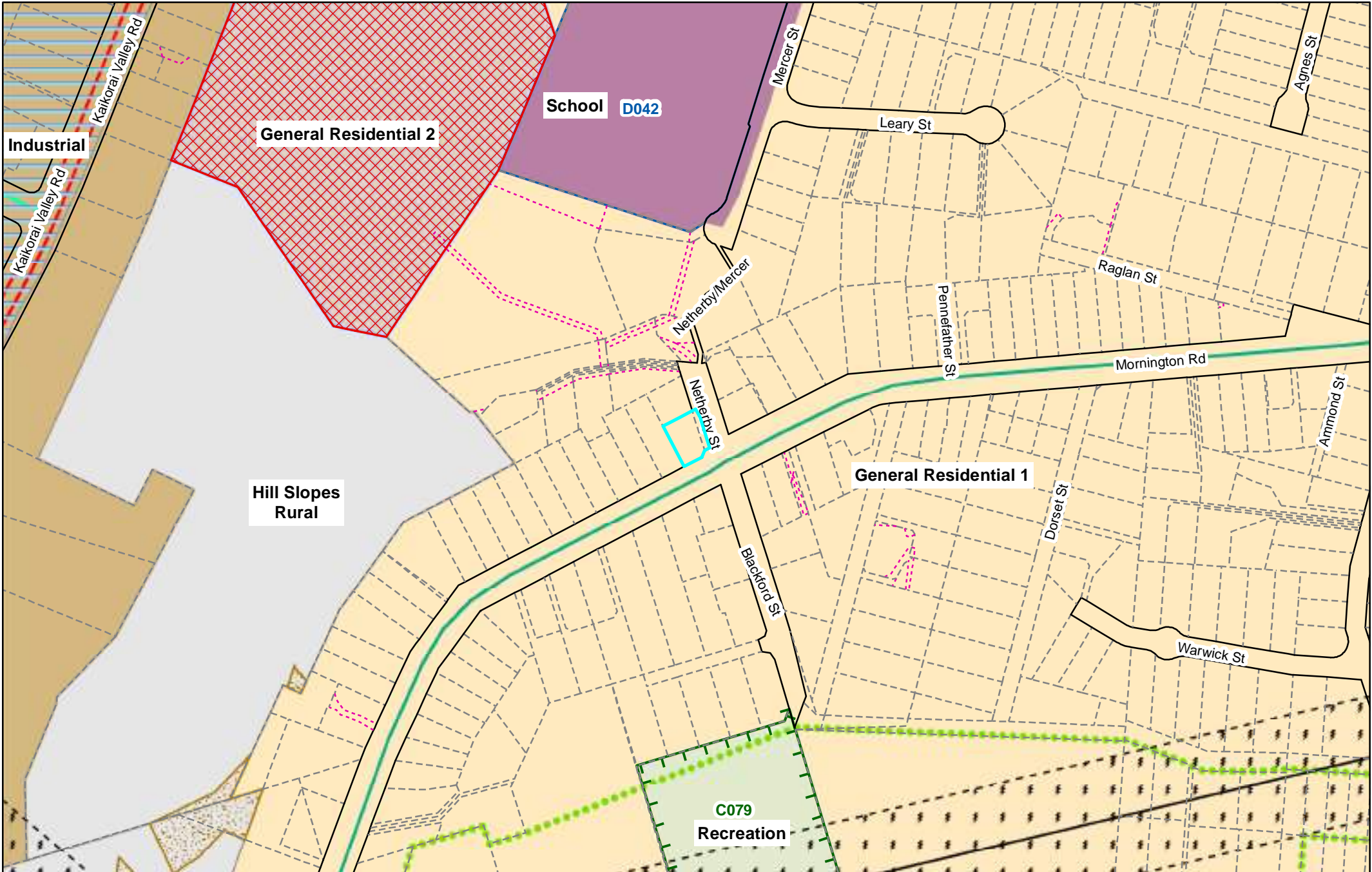
NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.

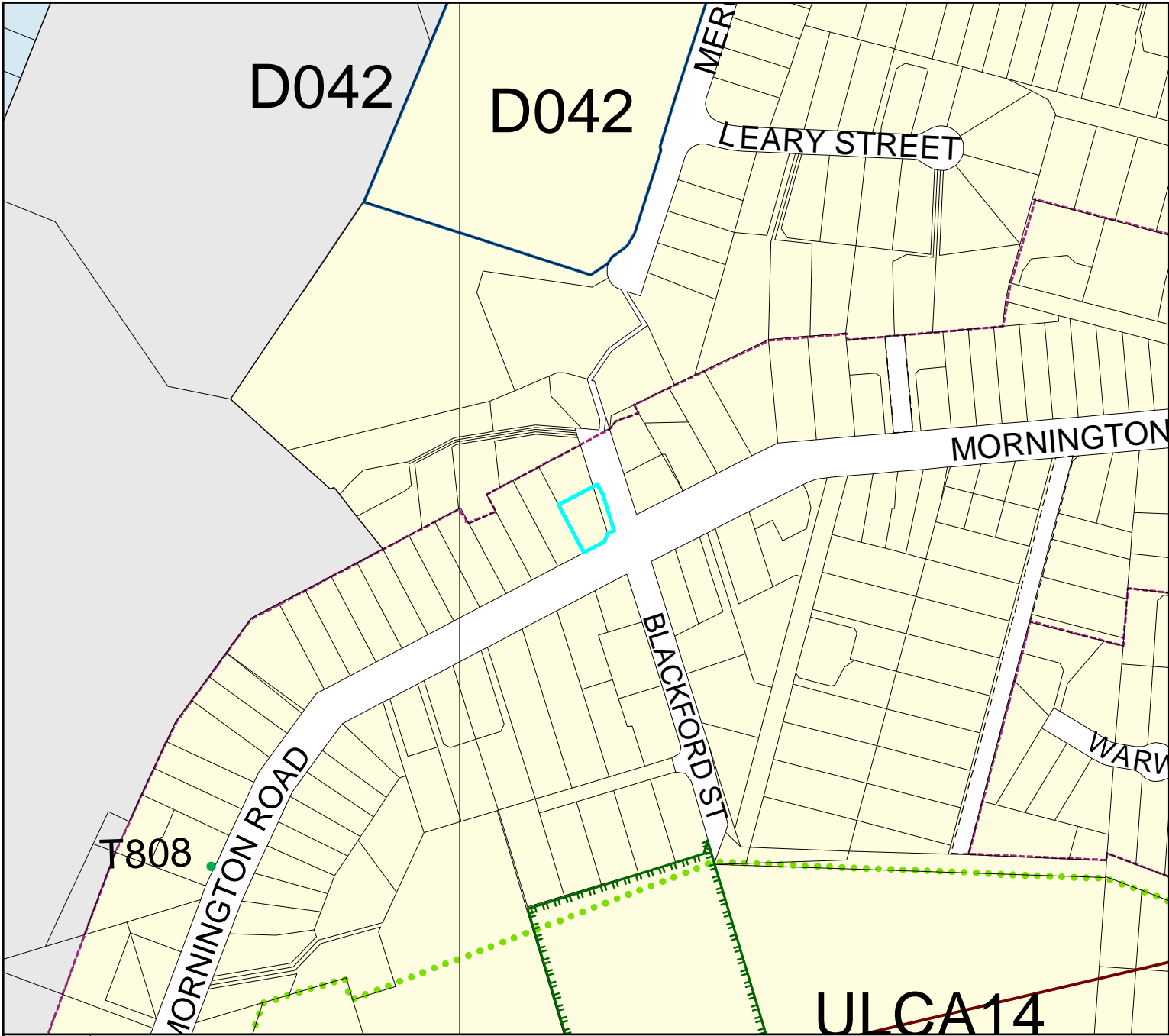
### General

	DCC Water & Waste Structure		Parcel
	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>







## 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 Taiari 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**
- Air Noise Boundary
  - Airport Outer Control Boundary
  - Outer Port Control Boundary
  - Port Noise Boundary
- Esplanade Requirement**
- Esplanade Reserve Required
  - Esplanade Strip Required
- Landscape Management Boundary**
- outside boundary
  - boundary between areas
  - prominency boundary
- Townscape**
- Townscape and Heritage Precinct Boundary - Internal
  - Townscape and Heritage Precinct Boundary
- Pedestrian Frontage**
- Identified Pedestrian Crossing
  - Verandah Required
- Areas of Significant Conservation Value boundary**
- ASCV Boundary
  - ASCV Boundary - Internal
  - Areas of Significant Conservation Value (Estuarine edge)
  - Areas of Significant Conservation Value (Wetland)
- 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

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

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



## Operative District Plan Map

Scale at A4:  
1:3,000  
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.

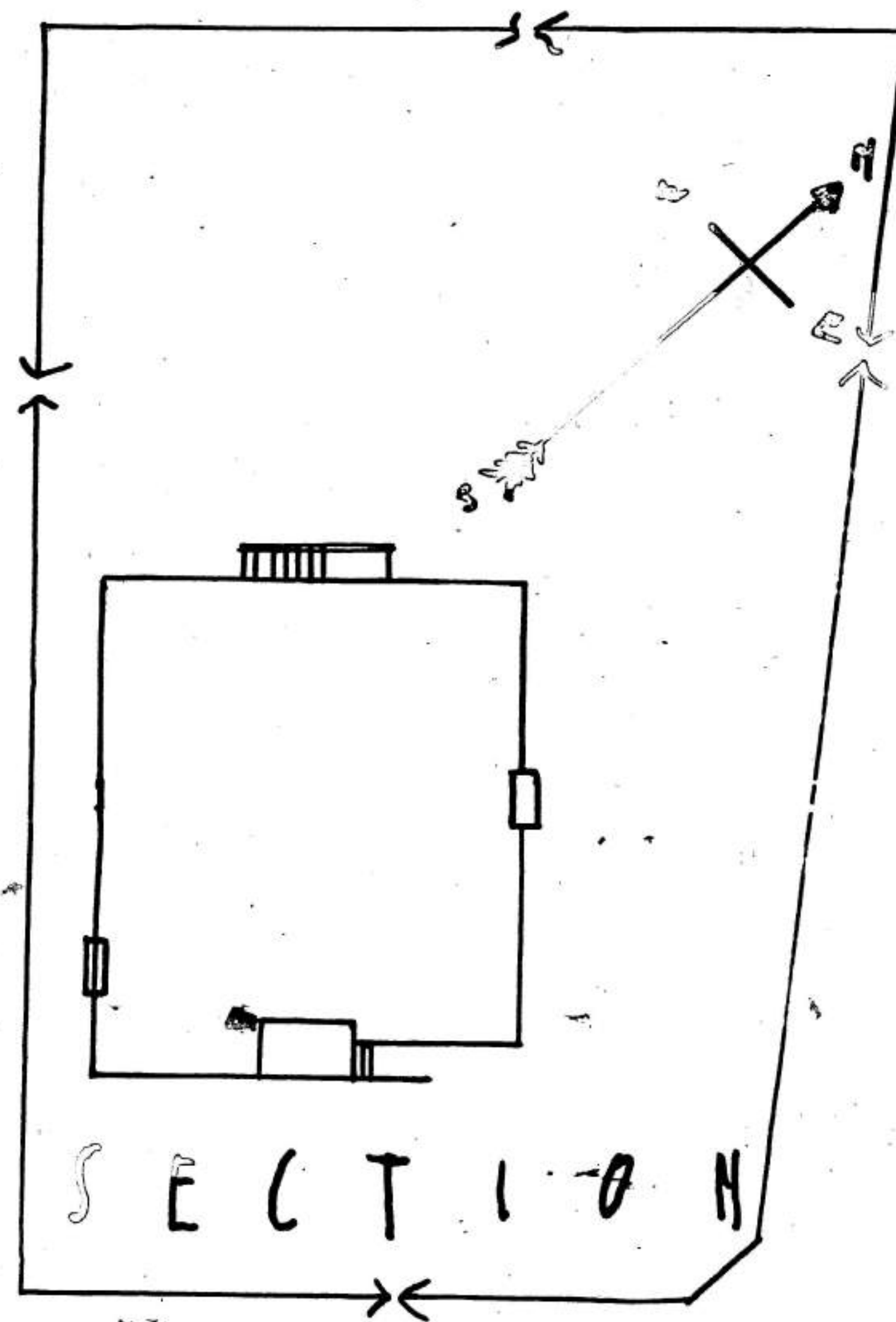
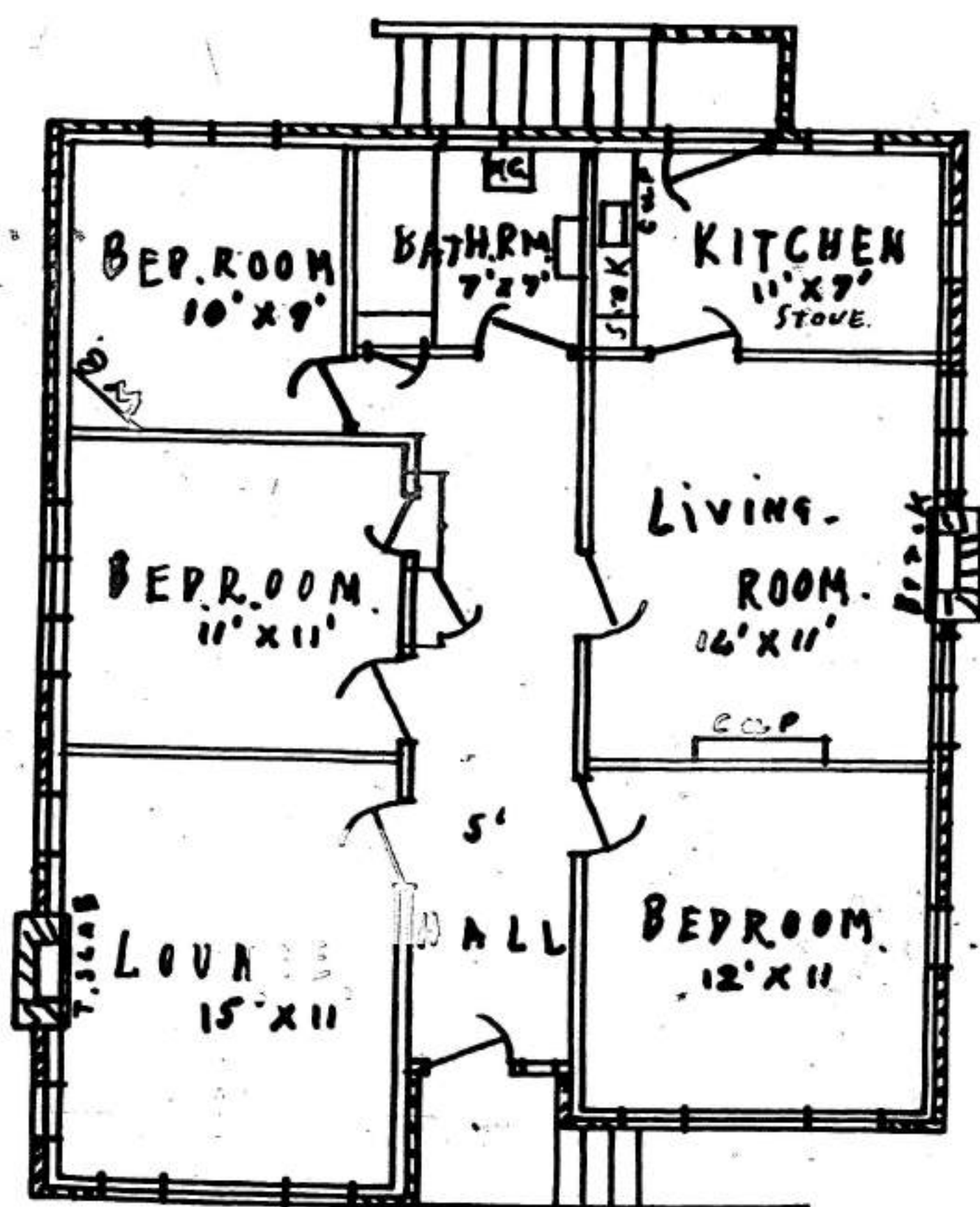
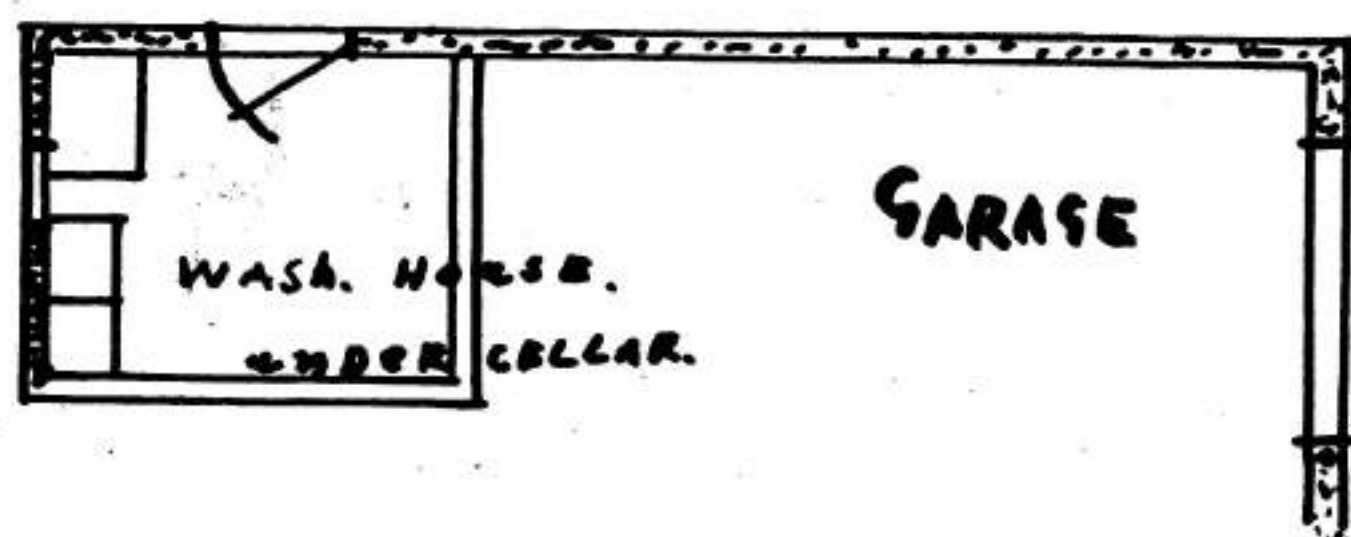




FRONTING  
ELEVATION



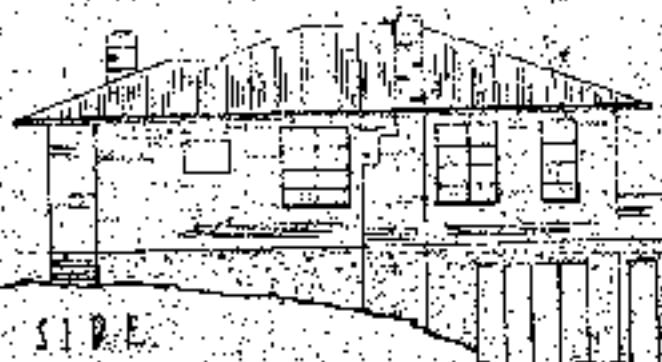
SIDE  
ELEVATION



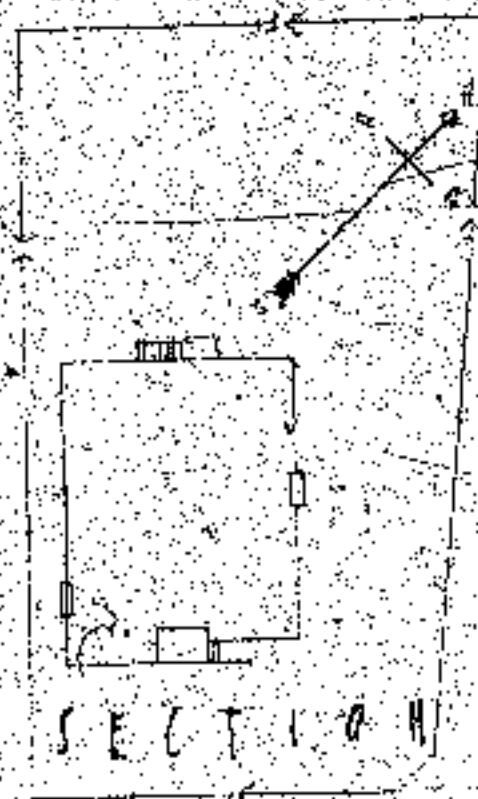
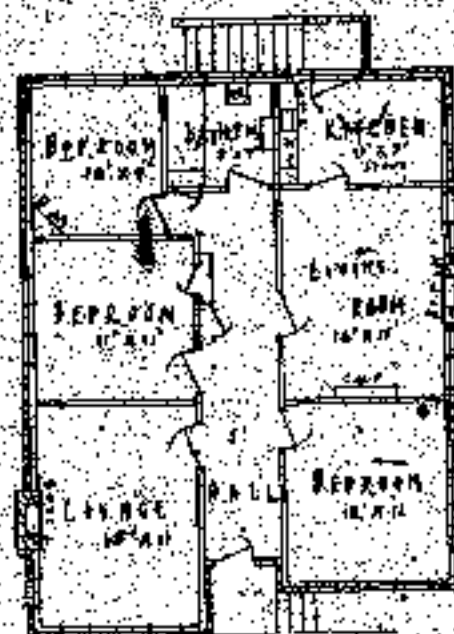




FRONTING  
ELEVATION



SIDE  
ELEVATION



SECTION

2/2/58 J.E.P.

DUNEDIN DRAINAGE AND SEWERAGE BOARD  
**HOUSE CONNECTION PLAN.**

APPLICATION NO. **D/6172**

DATE **27/10/50**

SCALE  $\frac{1}{8}$  in. to 1 foot

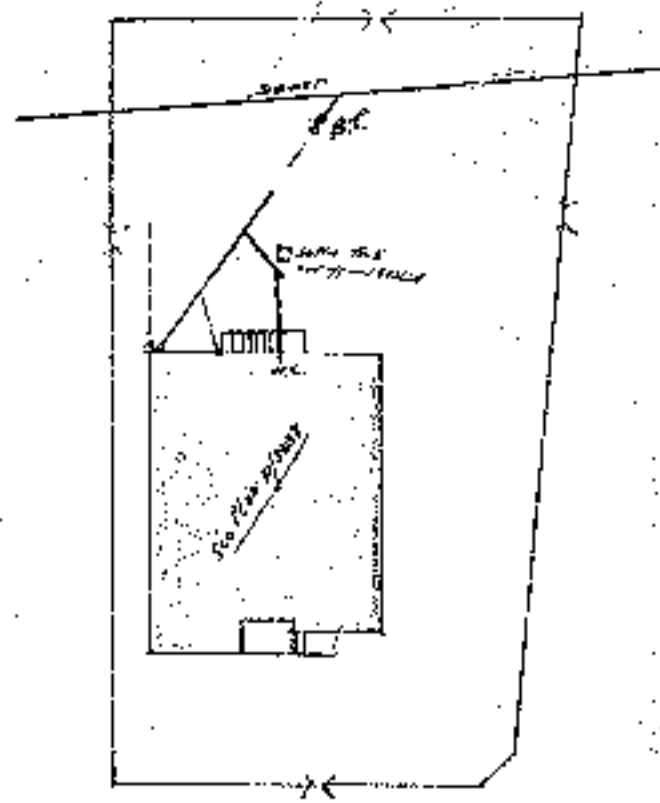
NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK

**LEGEND**

----- Existing Drain  
 --- New Sewerage Drain  
 ..... New Stormwater Drain



*See plan of property for details of sewerage and stormwater connections. All work to be done in accordance with the plan.*

Binding Margin to be left Blank

Owner Mrs. J. J. Martin Block 10  
 Street Merrington St. Section 10  
 Locality Merrington Allotment 10  
 Signature of Drainer A. J. J. J.

DUNEDIN DRAINAGE AND SEWERAGE BOARD  
**House Connection Plan**

APPLICATION No.

84198

DATE

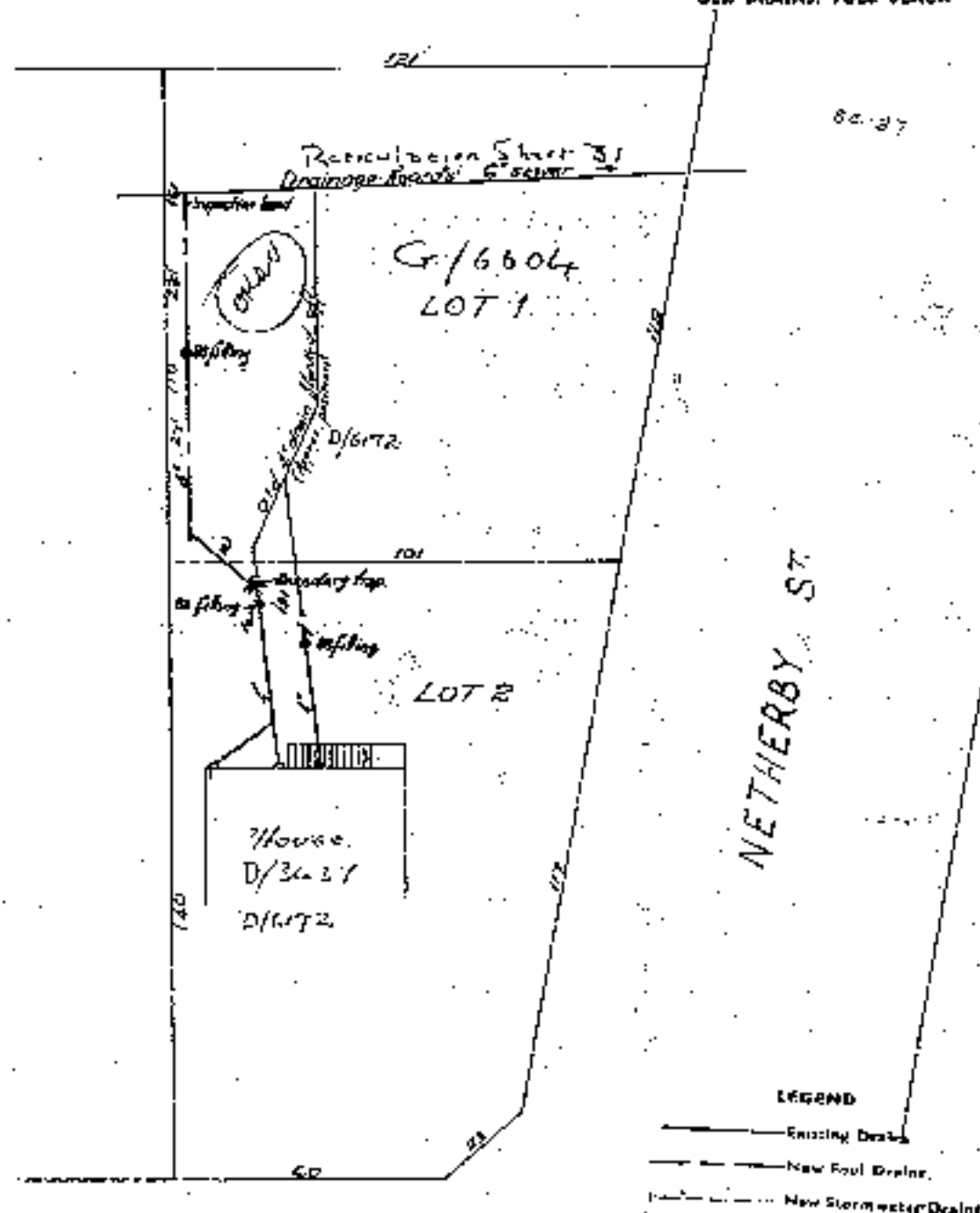
30.3.61

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

NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK



NETHERBY ST

LEGEND

- Existing Drains
- New Foul Drain
- New Stormwater Drain

MORNINGTON RD.

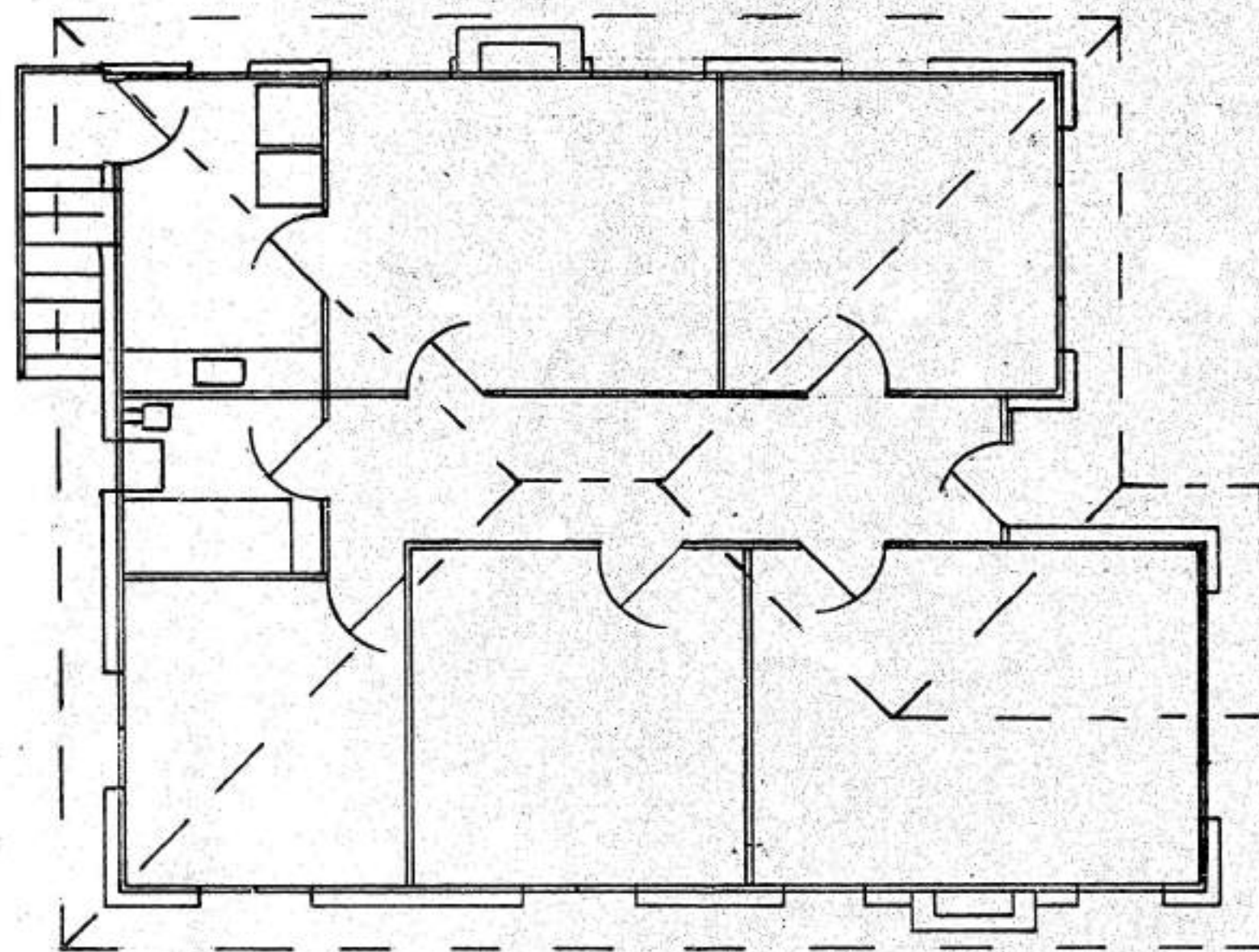
Owner G. M. Perkins Black G Town Dist.

Street Mornington Rd. Section 2175 to E. D.P. 10070

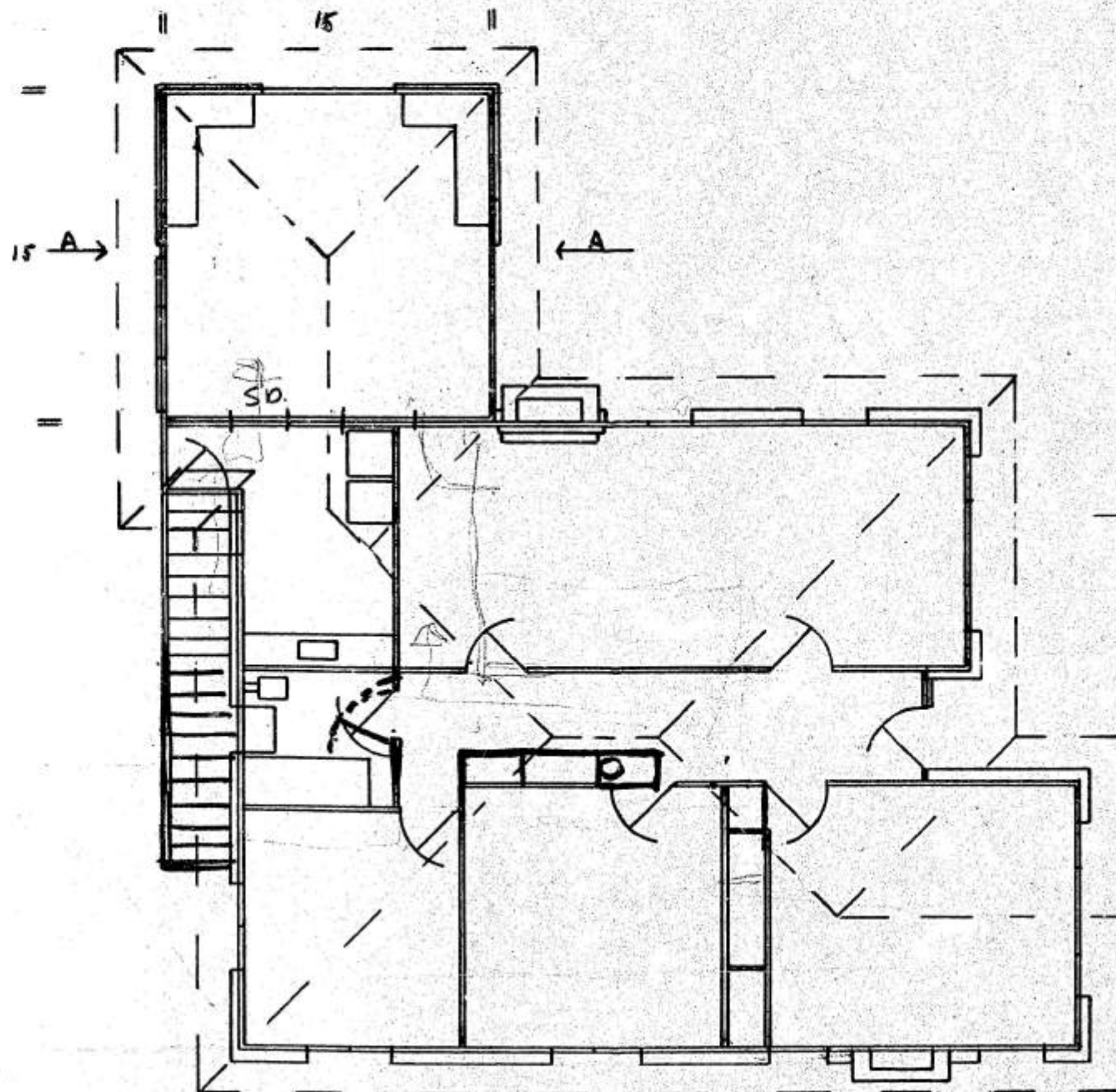
Locality BALACLAVA Allotment Lot 20 D.P. 4058

Signature of Drainer P. Knight

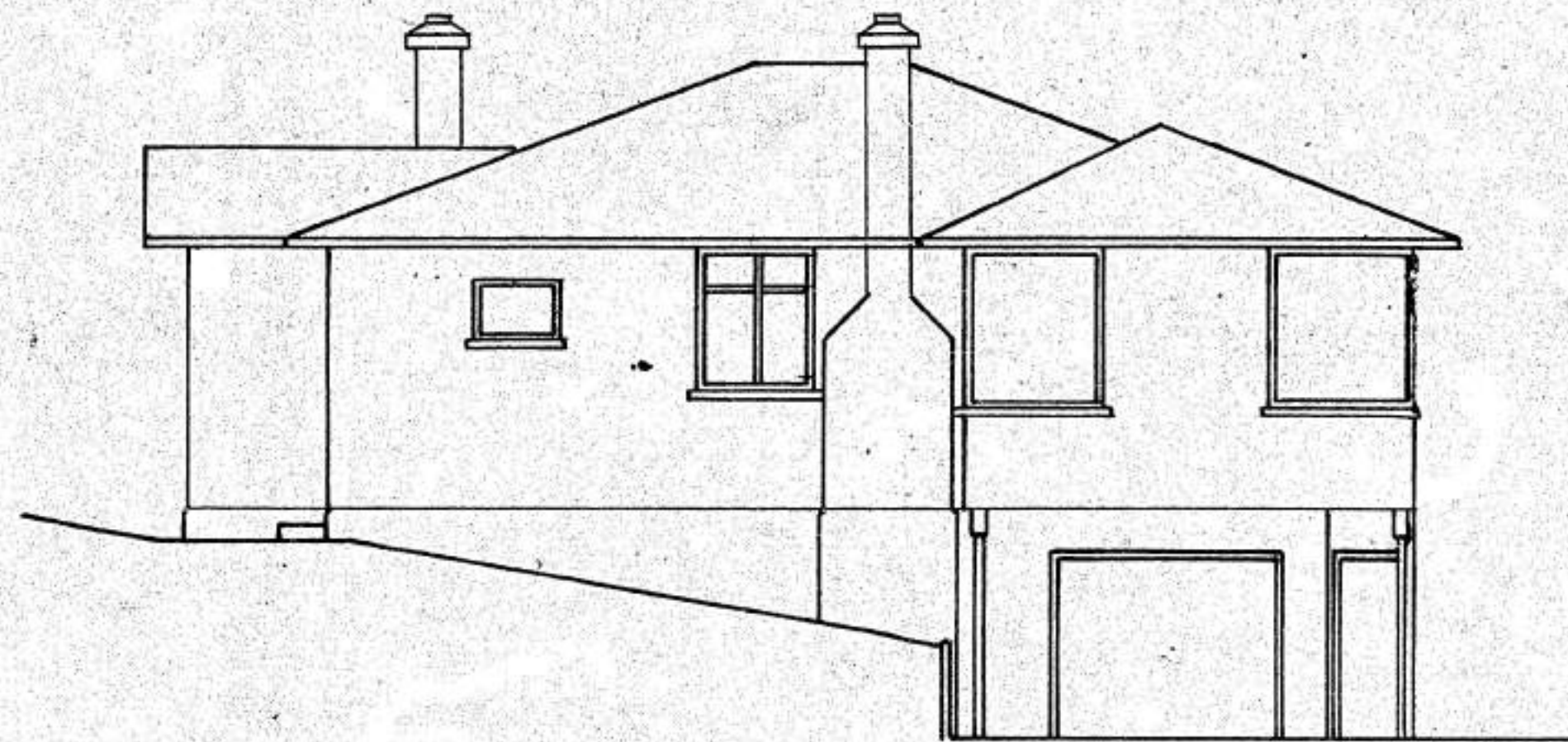




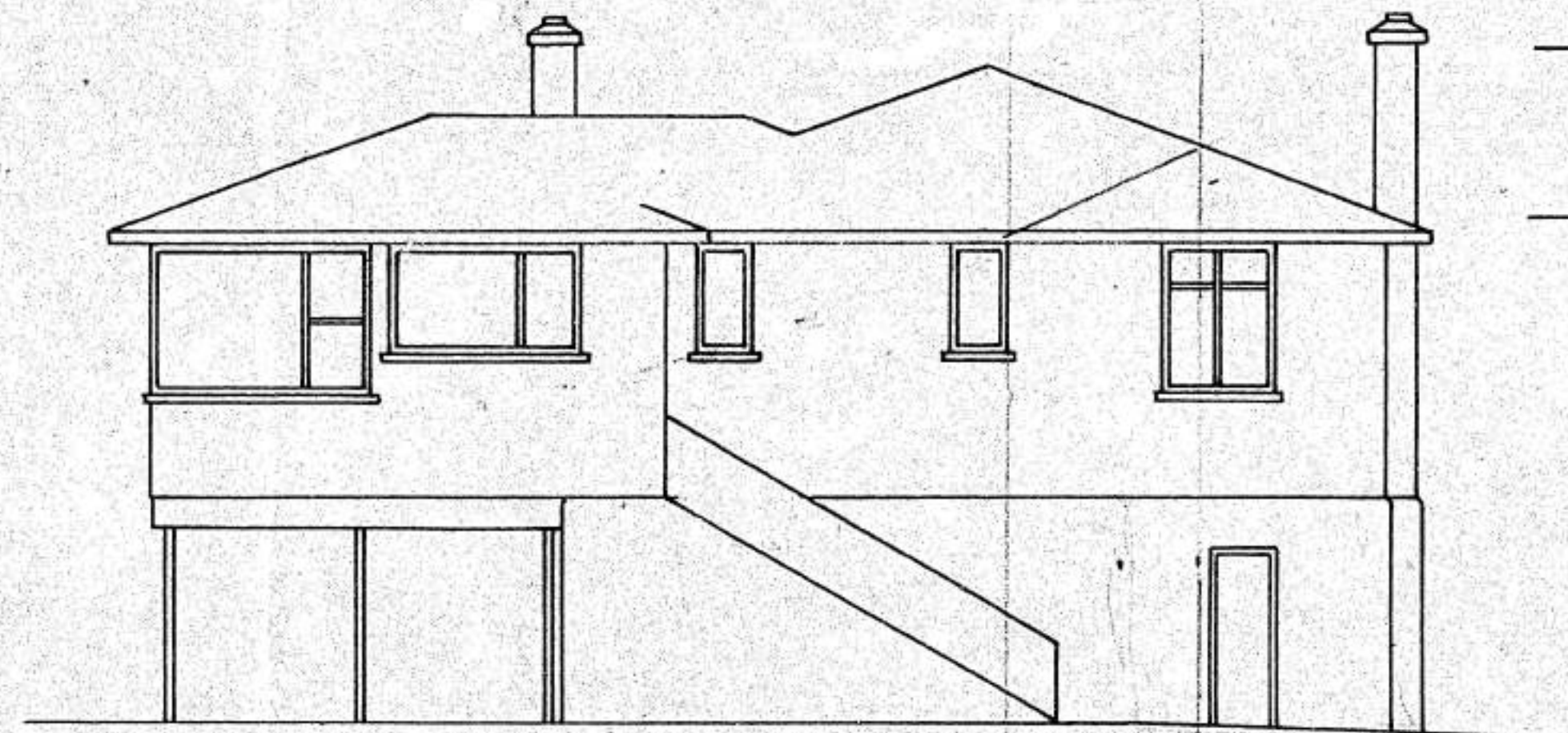
PRESENT PLAN



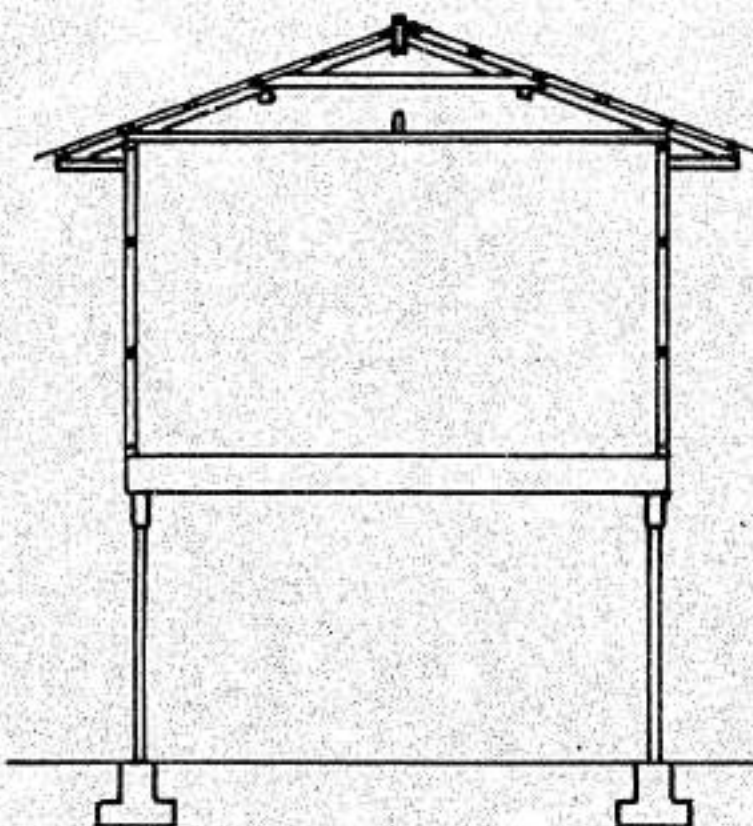
ALTERED PLAN



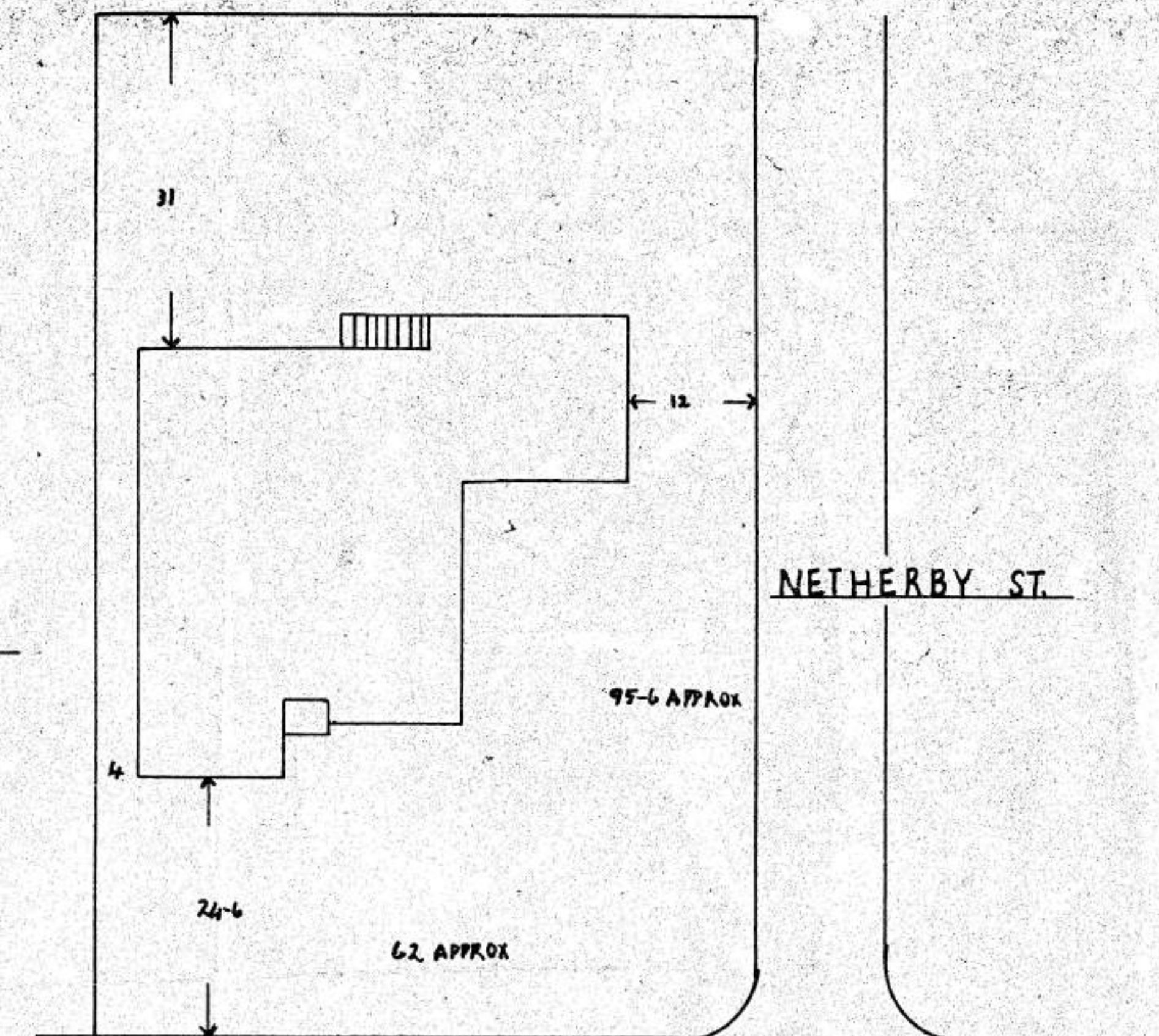
EAST ELEVATION



NORTH ELEVATION



CROSS SECTION A-A



MORNINGTON ROAD

NETHERBY ST.

Scale 1/4" to 1 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 gutter

Foul sewage to be discharged to \_\_\_\_\_

18321

19/3/68  
D. S. Mair

PROPOSED ADDITIONS & ALTERATIONS for

MR B W NICHOLAS at

70 MORNINGTON ROAD

D. S. Mair

DUNEDIN CITY CORPORATION  
COPY OF APPROVED PLAN  
OR SPECIFICATION  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 27.2.68  
CITY ENGINEER



# BUILDING PERMIT

(Office Copy)

## AUTHORITY

Send to: J. G. DICKSON 110 BROCKVILLE RD DUNEDIN

No. 6326

Date Permit Issued 30/06/92

OWNER

Name MCADAM

Mailing Address 70 MORNINGTON RD DUNEDIN

BUILDER

Name JC DICKSON

Mailing Address 110 BROCKVILLE RD DUNEDIN

SITE

Street No. 70

Street Name MORNINGTON RD

Town District

Riding

LEGAL DESCRIPTION

Valuation Roll No. 2702032201

Lot 2

D.P. 10040

Section

Block 6

Survey District TH

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

INSTALL HEATER

FLOOR AREA

Whole Sq Metres 0

DWELLING UNITS

Number Erected

ESTIMATED VALUES

\$

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

Includes GST of \$ 5.50

44.00

\$ 49.50

CHIEF BUILDING INSPECTOR

*[Signature]*

BC/LA/01

ancy  
are

IN 4175

\$88.00

\$88.00

\$11.00

\$9.00

\$9.00

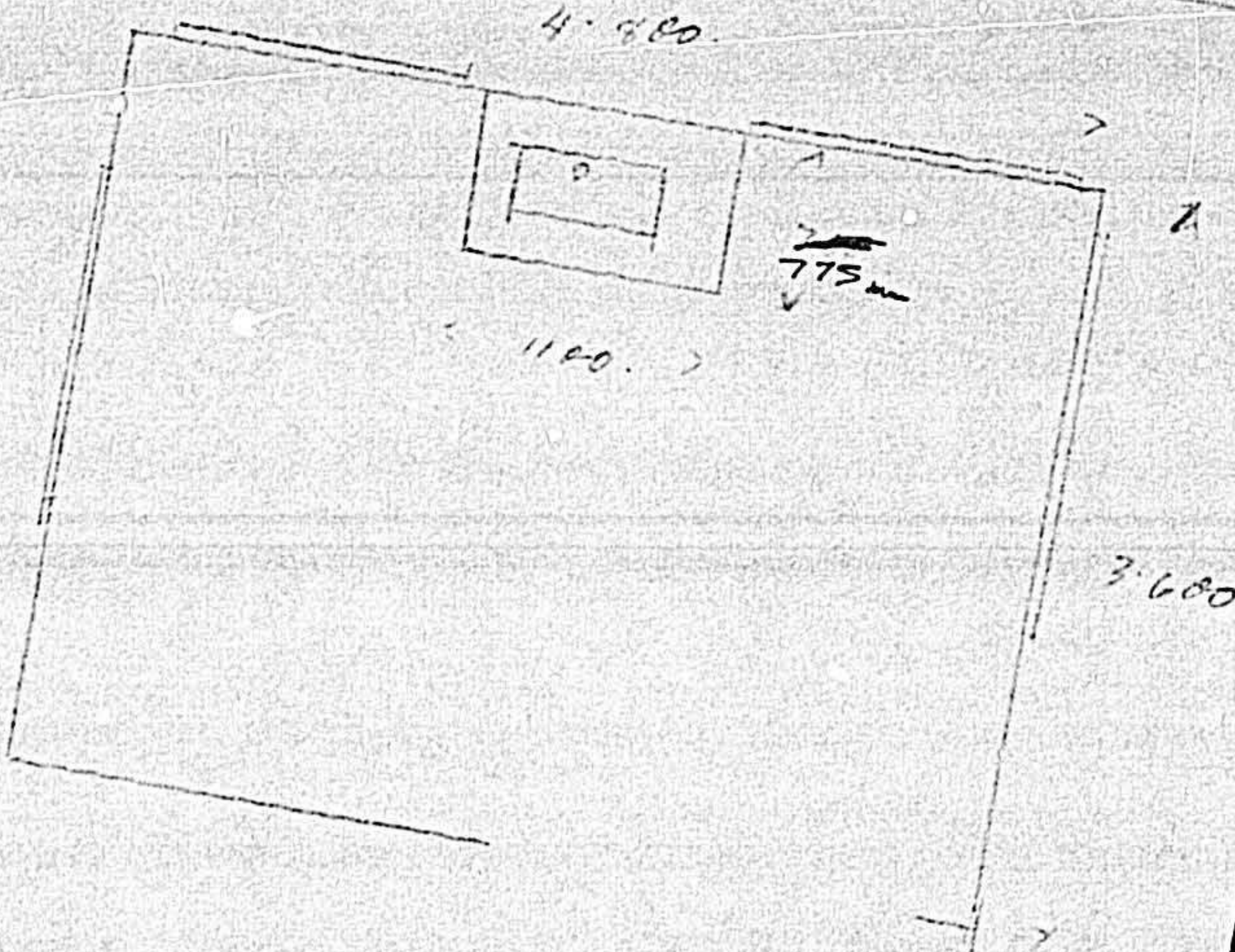
5.50



326

06/92

Mr. McAdam  
Install 70 Morning to R1  
Yarra Weij



DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 29-6-92  
BUILDING INSPECTOR

6326



FIG. No. 5 WITH FLUE GUARD FITTED

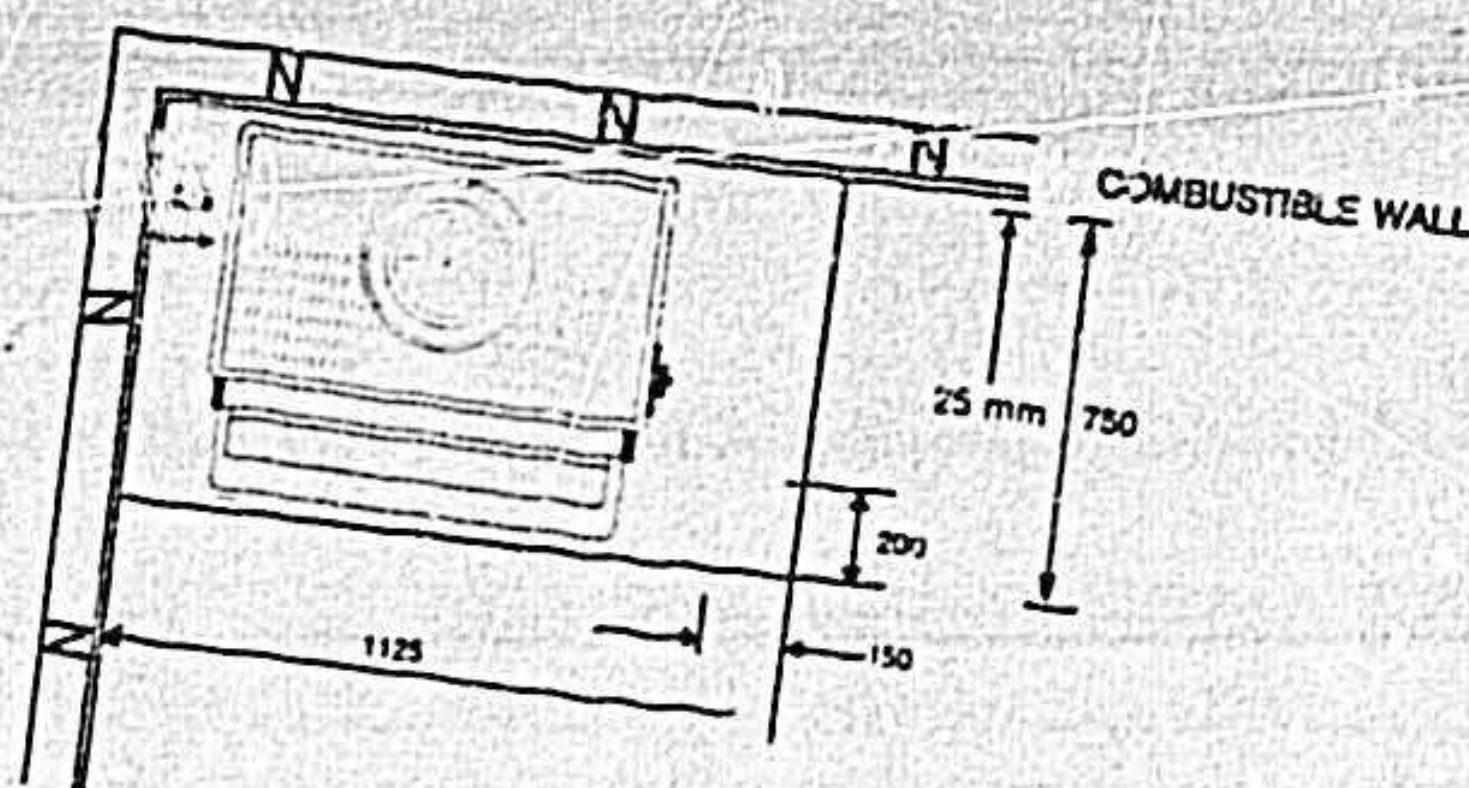
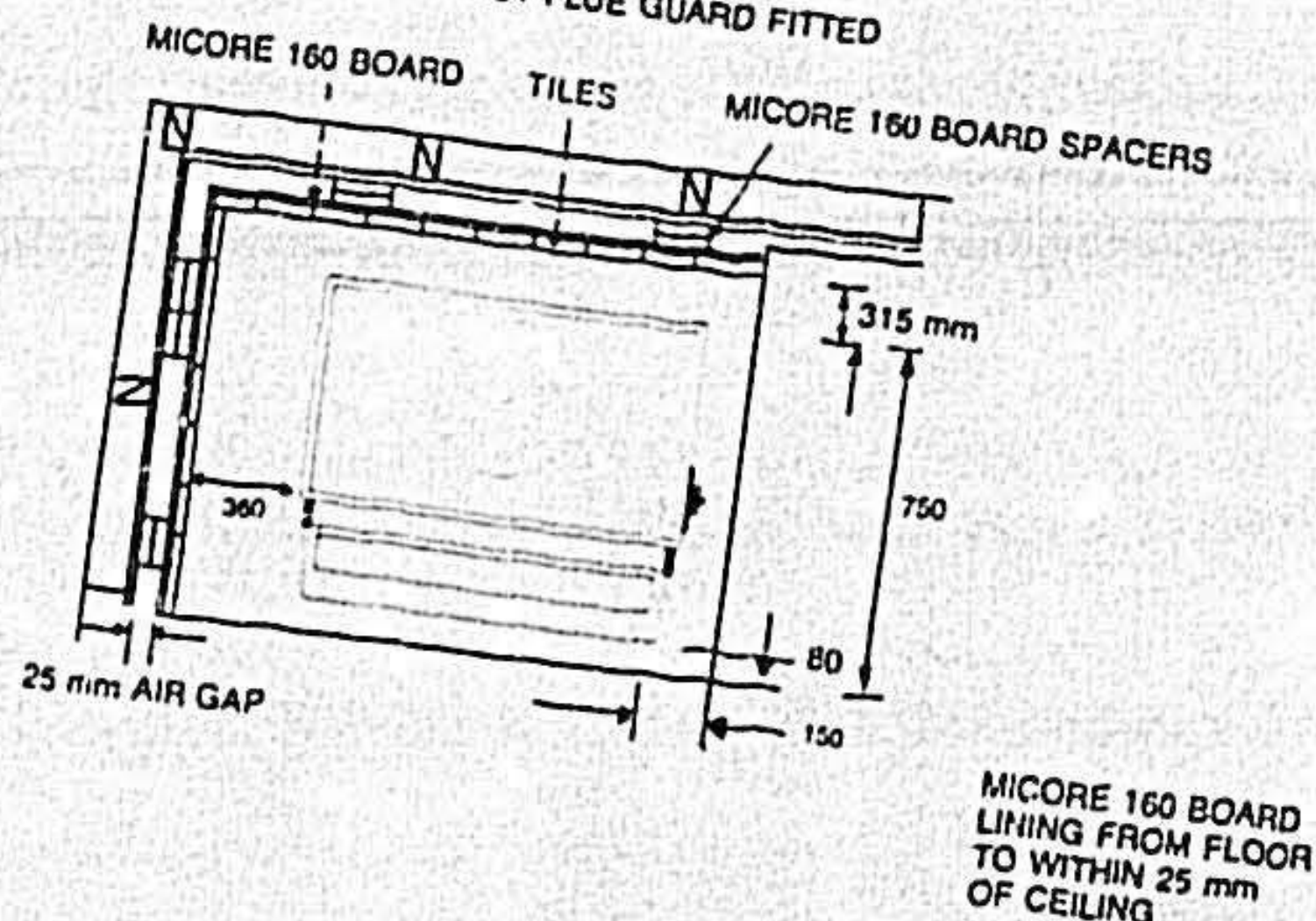


FIG. No. 6 WITHOUT FLUE GUARD FITTED



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



**YUNCA WEGJ**  
 A division of Terry Young Ltd.

SEPT 1991  
**INSTALLATION INSTRUCTIONS WOODFIRE  
 FREESTANDING**  
 TESTED TO NZS 7421 1990 + AS 2918-1990

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

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

**E. Flue Kit**

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

**F. Standard Flue Guard Kit**

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

**G. Accessory 1200 Flue Guard Kit**

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

**Copy of Approved Plan  
 and/or Specification**

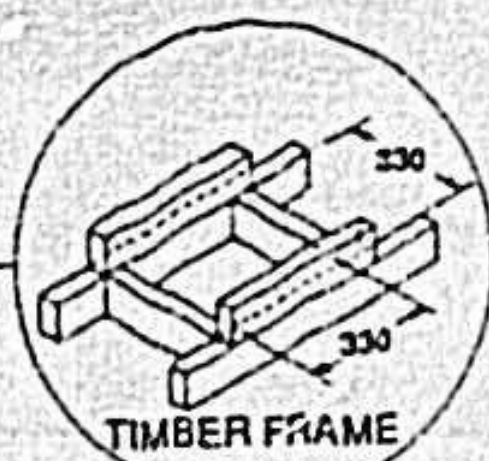
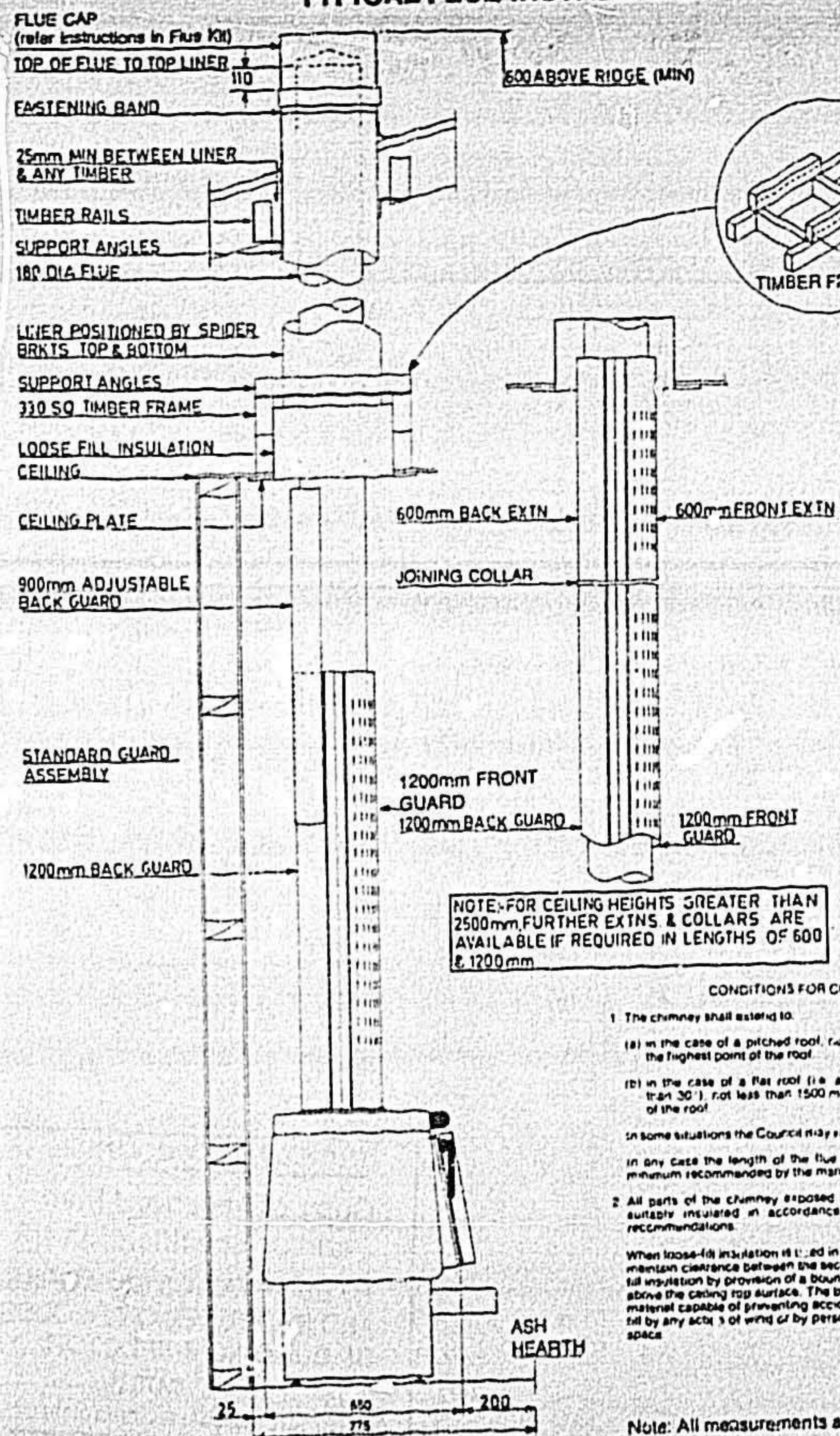
**TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.**

DATE 29.6.92  
 BUILDING INSPECTOR

6325



## TYPICAL FLUE INSTALLATION



- CONDITIONS FOR CHIMNEYS
- The chimney shall extend to:
    - in the case of a pitched roof, not less than 600 mm above the highest point of the roof.
    - in the case of a flat roof (i.e. any roof with pitch of less than 30°), not less than 1500 mm above the highest point of the roof.
 In some situations the Council may vary the above requirements in any case the length of the flue shall not be less than the minimum recommended by the manufacturer.
  - All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturer's recommendations.
- When loose-fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200 mm above the ceiling top surface. The boundary may be of any material capable of preventing accidental migration of the loose-fill by any acts of wind or by persons moving in the ceiling space.

Note: All measurements are in millimetres.

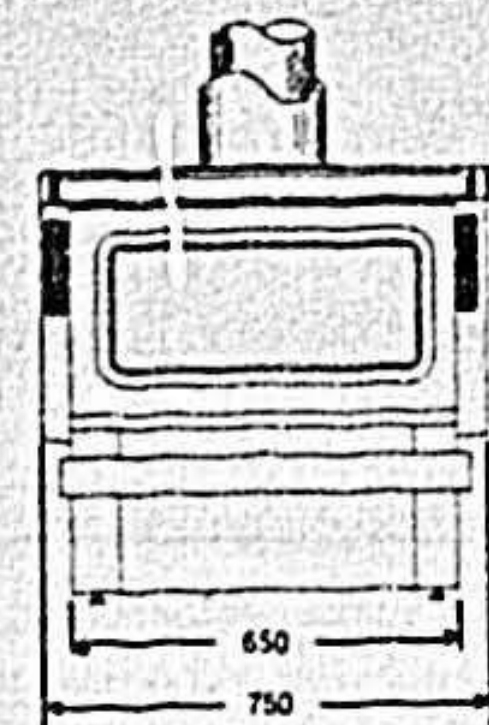
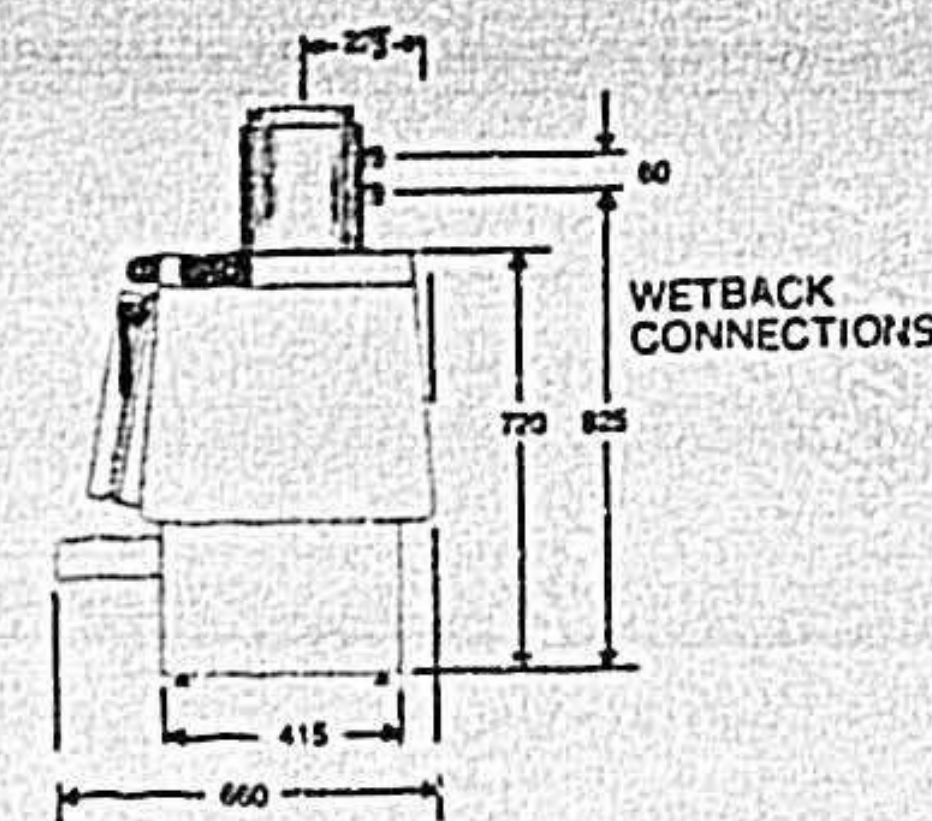
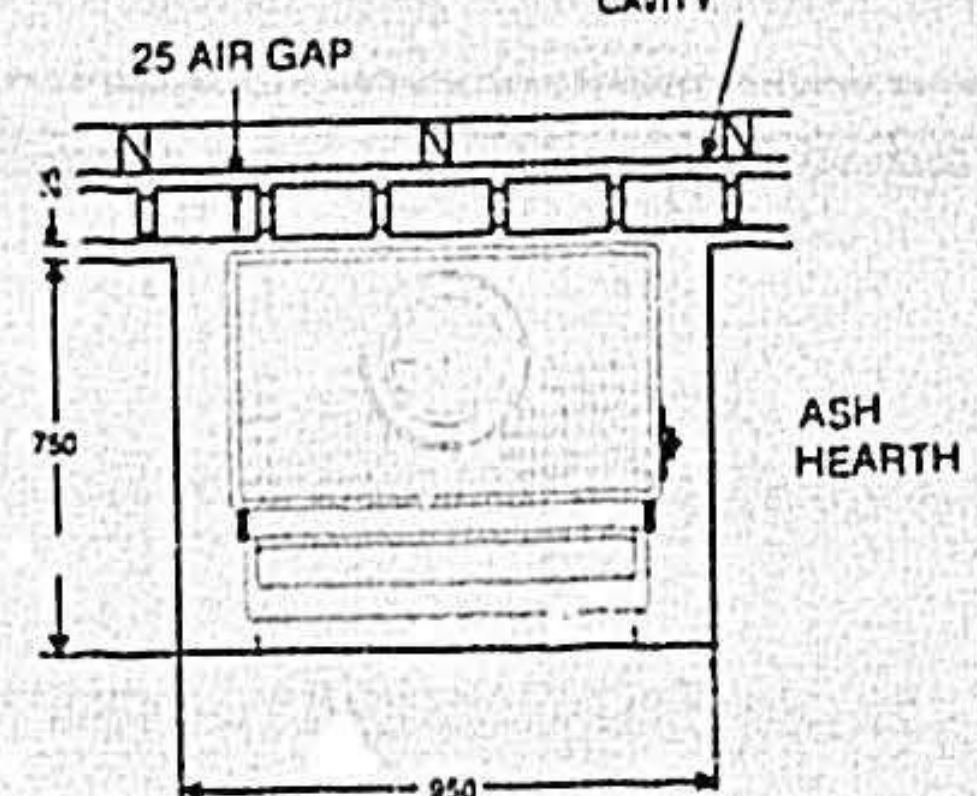
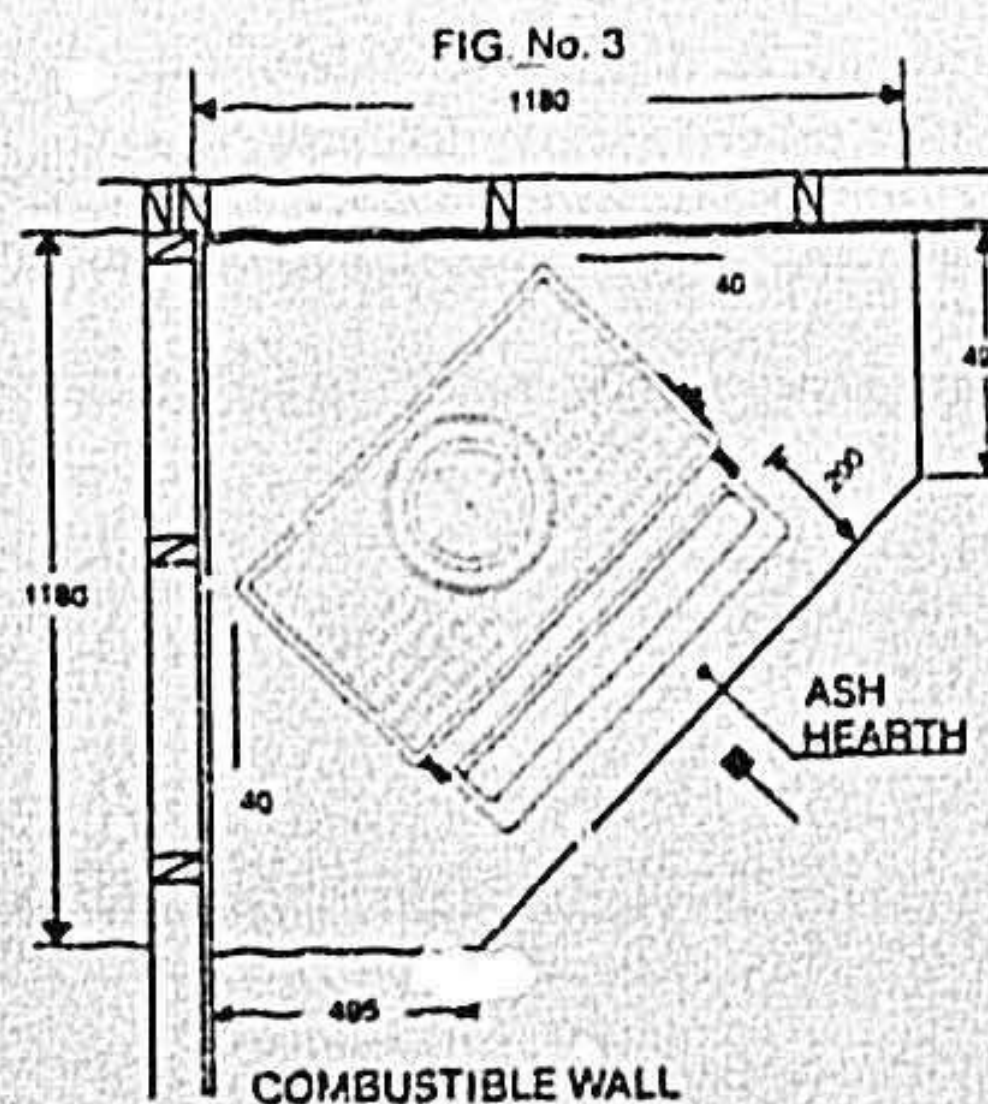
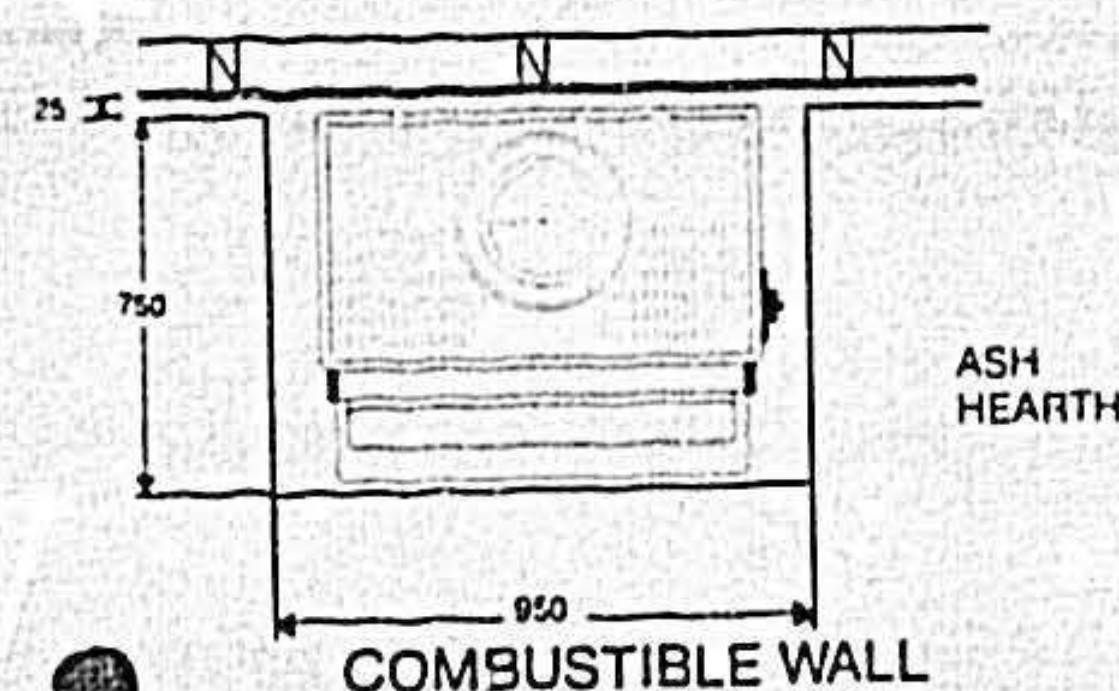


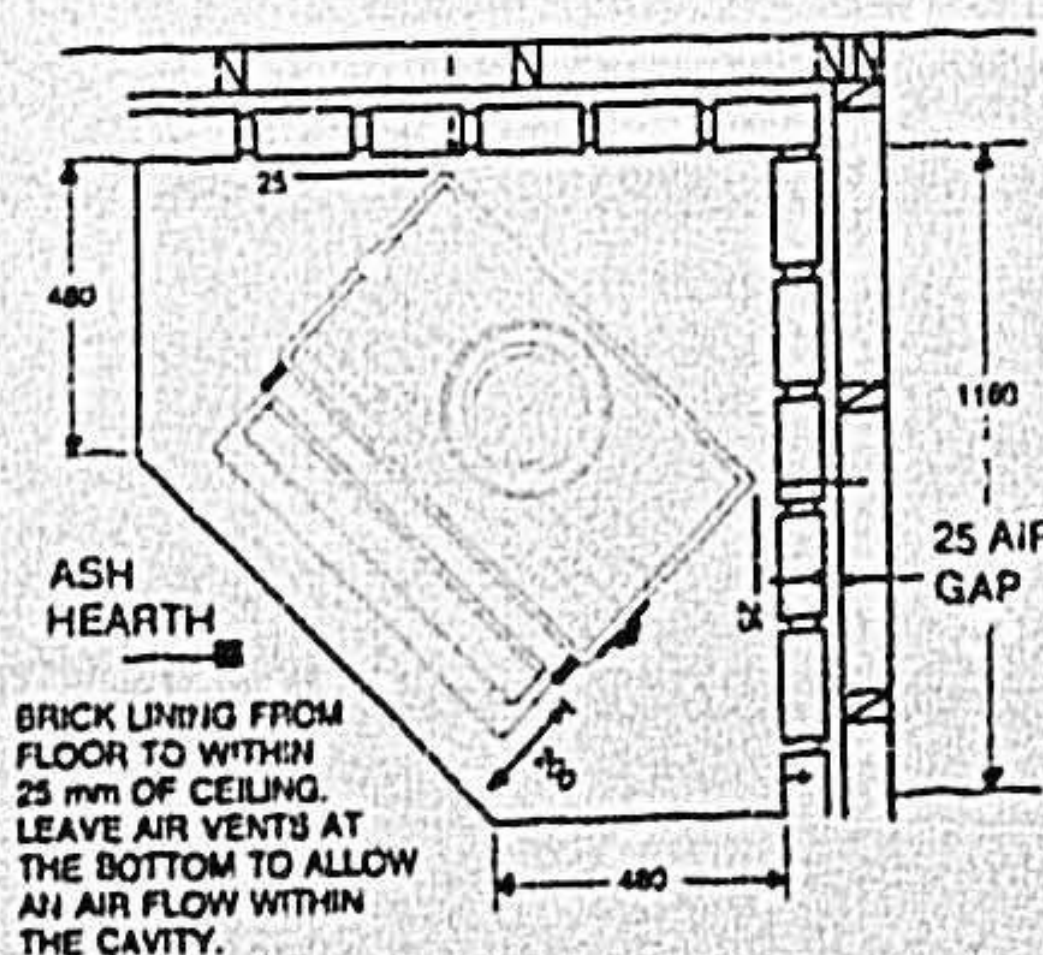
FIG. No. 1



HEATER POSITION



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





# 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	All <input checked="" type="checkbox"/> Stage No ..... of an intended ..... stages  New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ERECT GARAGE  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
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 uplifting 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

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand  
Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com



# 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
PROJECT LOCATION	New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>
Street Address: 70 MORNINGTON ROAD, DUNEDIN 9001	Intended Use(s) in detail: ERECT GARAGE
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
Property Number: 5025354 Valuation Roll No: 27080 32201 Legal Description: LOT 2 DP 10040	Estimated Value: \$9890
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: ..... Position: AUTHORISED OFFICER Date: 10/04/2001
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. ...."

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand  
Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com





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  
detail/s for fire-rated  
walls

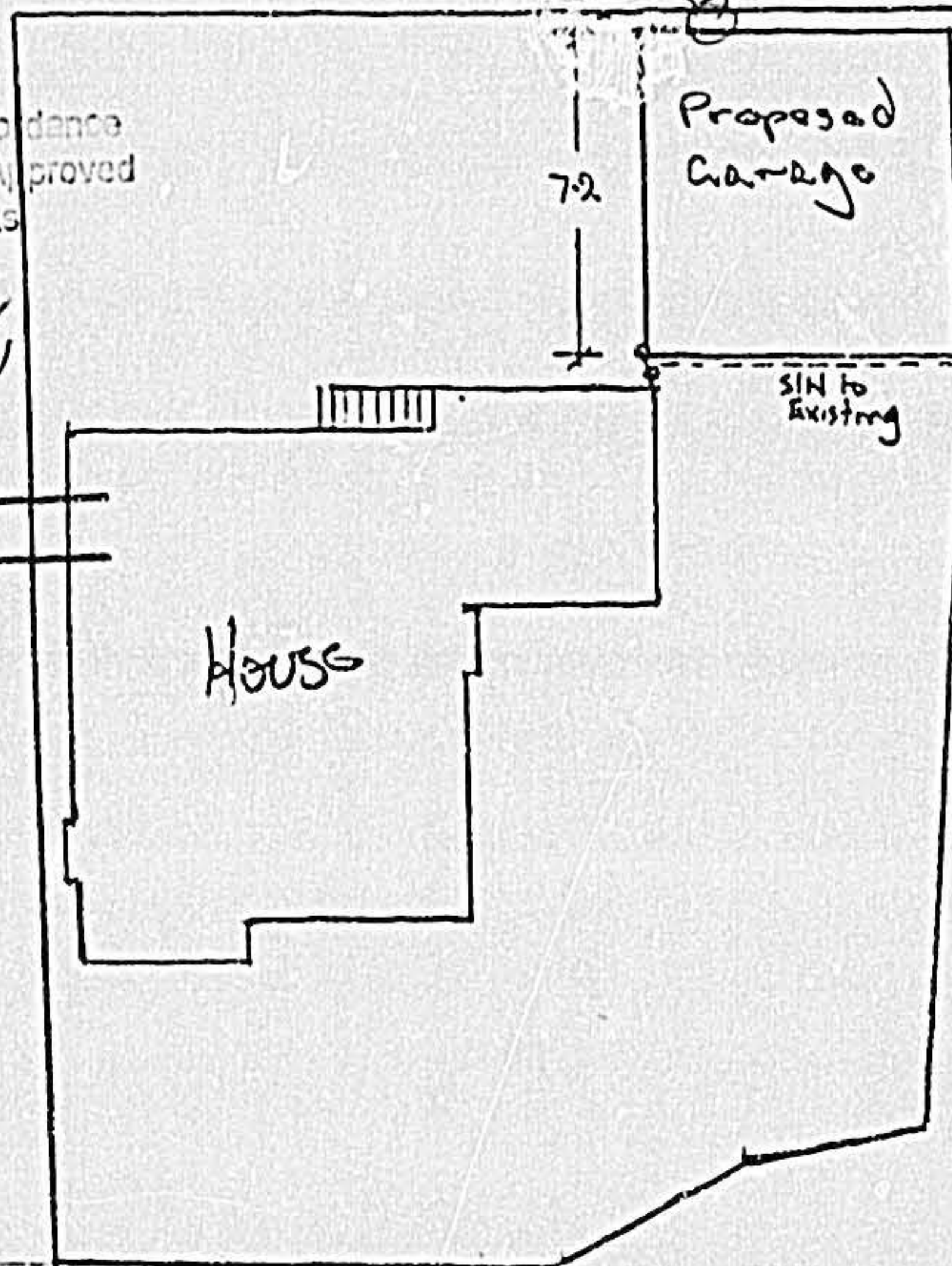
DUNEDIN CITY COUNCIL  
Plans and Specifications Approved in accordance  
with The New Zealand Building Code and Approved  
Documents. To be retained on works  
and produced on request  
Building  
Drainage  
Health

Date 5-4-01

Date 10-4-01

Date

NOTE



Netherby St.

Scale 1:200

Mornington Road

ABA 10638

015476



0638

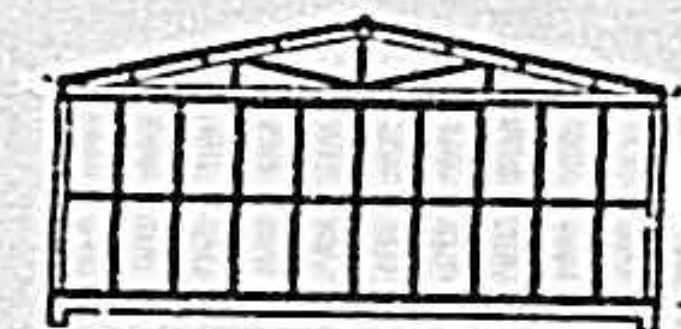
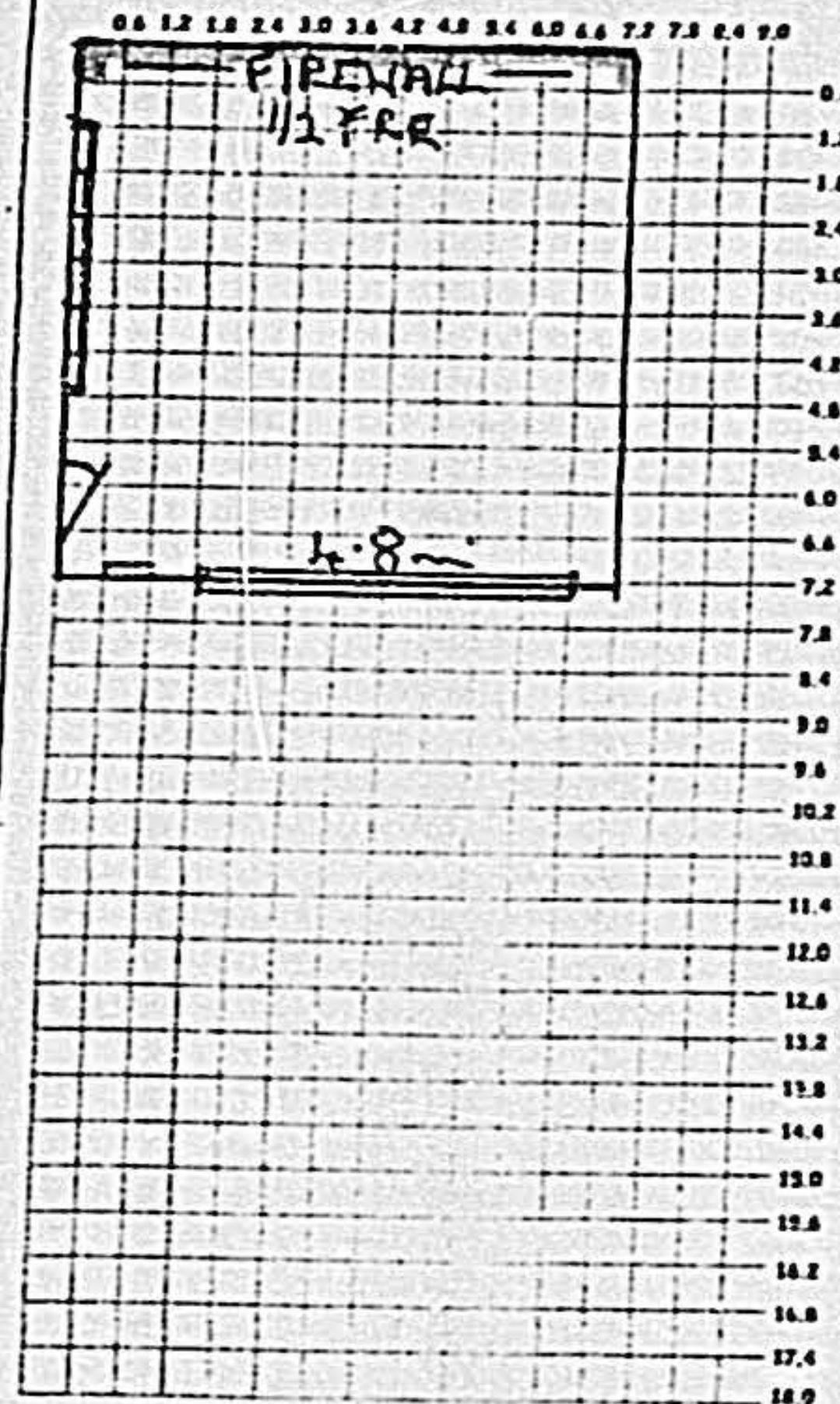
Netherby St.

# SKYLINE GARAGE SPECIFICATIONS

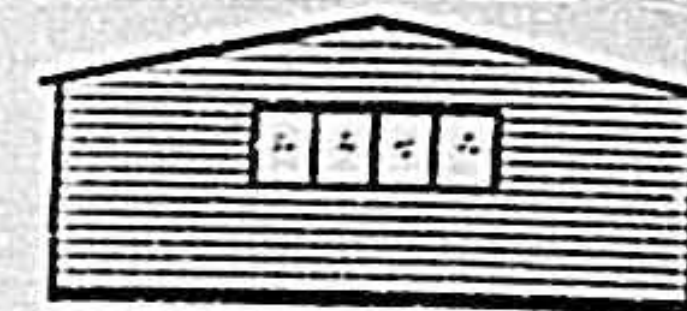
- FOUNDATIONS:** As per detail.
- DAMP COURSE:** Crownford Supercourse under all bottom plates.
- FRAMING:** All timber is Laser frame. All framing is boxed, i.e. studs checked into plates and nags checked into studs.  
Studs 90 x 35 Laser frame @ 600mm centres. Top plates & nags are 90 x 35 Laser frame. Bottom plates 90 x 35 H15 Tensiled Laser frame.
- WALL BRACES:** For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems" established by Auckland Uniservices Ltd.  
Galvanised steel angle braces.
- ROOF TRUSSES:** Design series: Gang nail - 9750-D42722-D47000  
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°
- FURLINS:** 90 x 45 Laser frame MGP10 @ 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.  
4530 opening - 5/8" I-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 either side of centre truss.
- SPOUTING:** 0.55mm (26 GA) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.
- DOWNPIPES:** 0.40mm (26 GA) 65 x 50 Aluminium-Zinc Alloy coated steel, 1 off per gutter.
- RIDGING:** 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel.
- ROOFING:** 0.40mm (26 GA) 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 GA) Aluminium-Zinc Alloy coated steel 160 doors or roller doors.
- EXTERIOR SHEATHING:**  
☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 113mm profile, Colorcote.  
☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 155mm profile, Colorcote.  
☐ Clumpboard 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards, Colorcote.  
☐ Hardies weatherboard.  
☐ 12mm Plywood (Shadechuck - Texture 2000)

**NOTES:**  
On Colorcote/Hardies weatherboard Plywood 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 silicon polyester paint, known as "Colorcote" (Trade mark).

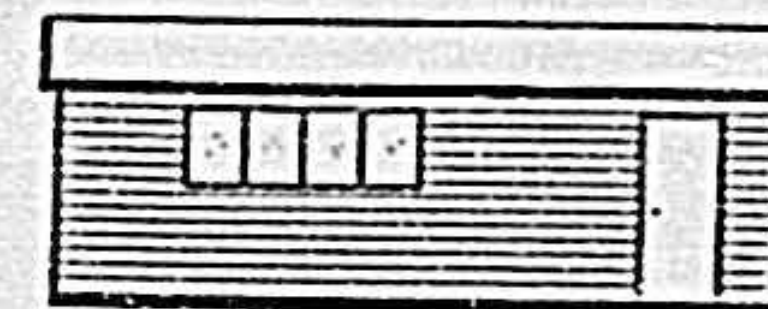
FLOOR PLAN



Typical Section



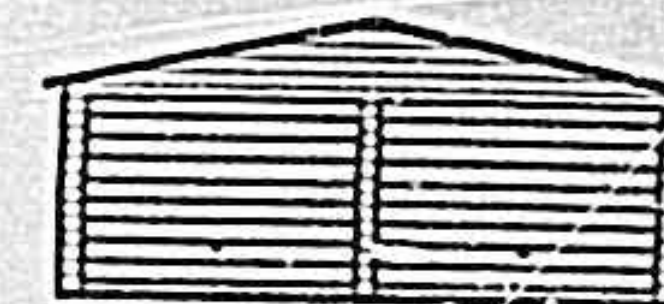
Typical Rear View



Typical Side View



Garage Workshop



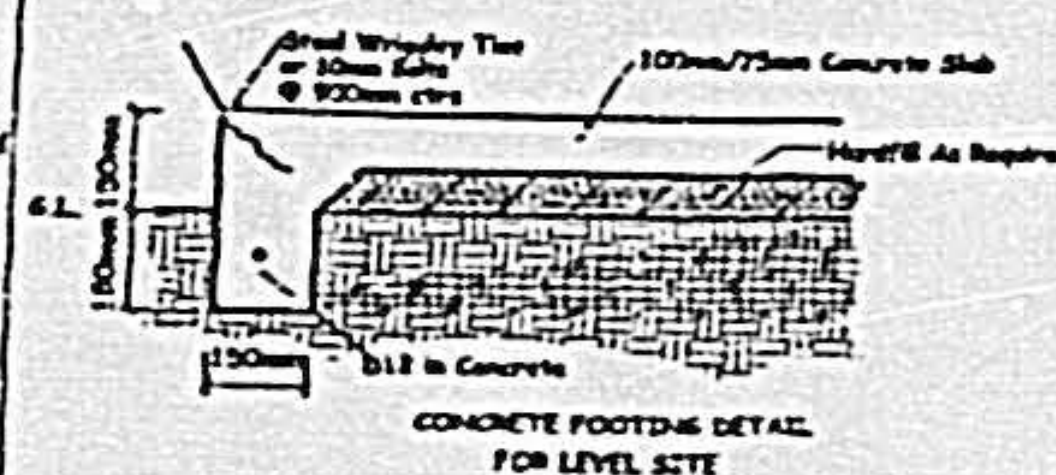
Double



Double (4.5m Door)



Double Workshop



**SKYLINE**  
THE GARAGE COMPANY

DISTRIBUTOR

Dunedin

Sheet  
2A

DATE 12/3/01  
SCALE 1:100

Copyright Skyline Buildings Ltd 12/8/99

ABA 10638

FOR  
AT K. T. Hoare  
70 Macgregor Rd



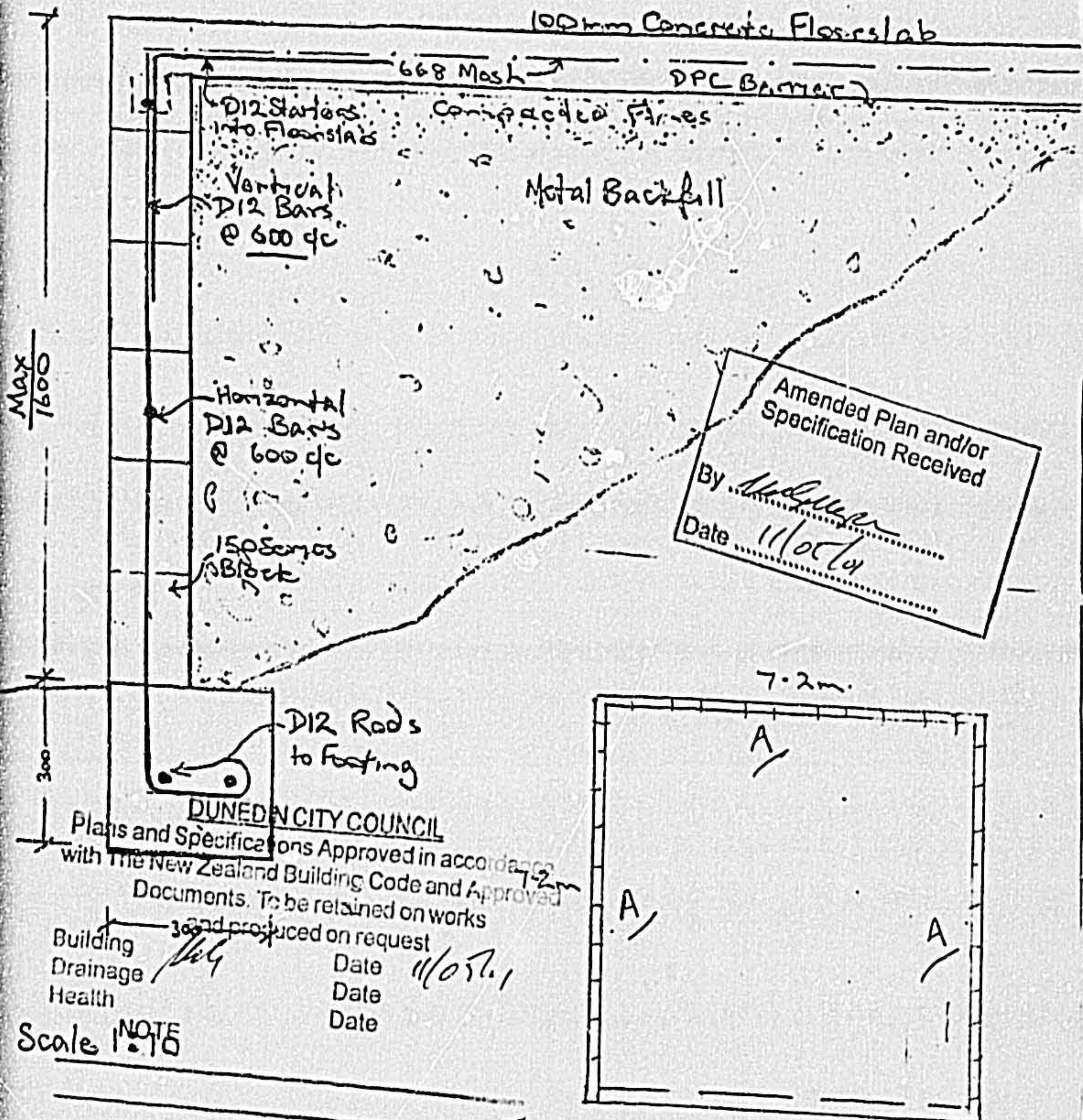
# Part Foundation Detail

\* Amended

70 Mornington Rd  
Dn.

ABA  
10638.

Section A

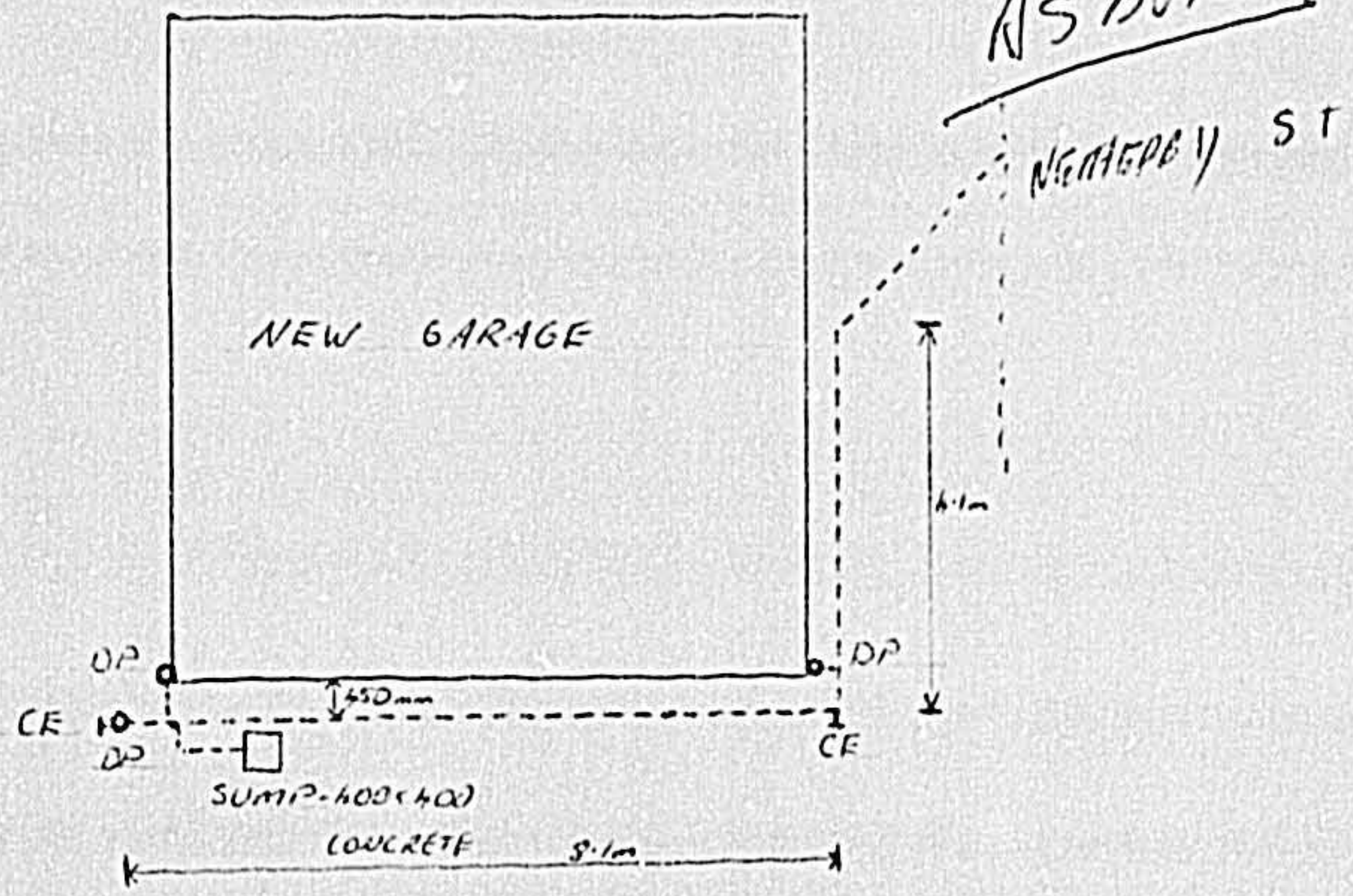




ENTERED  
Completed

ABX. 10638.

AS BUILT



MORNINGTON ROAD.



70 MORNINGTON ROAD, NEW 100m Ø A/C  
STORMWATER DRAIN, AS Laid PLAN.  
24/10/02. SCALE 1:100



## CODE COMPLIANCE CERTIFICATE

CCC/BA-14 07 10/11

Section 95, Building Act 2004

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

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

DCCBCA-F4-05-v2.0

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

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:**

Name:



Position: AUTHORISED OFFICER

Date: 6 January 2010

all work shall be done in accordance with the NZBC and approved documents and standards.

all work shall be done in accordance with the NZBC and approved documents and standards.

Allow for removal of existing wall and floor and replacement with new floor and wall.

Allow for removal of existing wall and floor and replacement with new floor and wall.

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Area to remove existing floor and wall.

Area to remove existing floor and wall.

Area to remove existing floor and wall.

Area to remove existing floor and wall.

Area to remove existing floor and wall.

Area to remove existing floor and wall.

**EXISTING PLAN**  
SCALE 1:100

**DUNEDIN CITY COUNCIL**

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

Building *John J* Date *30-12-09*  
Plumbing *John R* Date *24-12-09*  
Heating *John R* Date *24-12-09*

NOTE

**PROPOSED PLAN**  
SCALE 1:100

Glazing  
Shall comply with NZS 4223.1999 parts 1 to 3

## SPECIFICATION

All work shall be done in accordance with the NZBC and approved documents and standards.

All dimensions to be confirmed on site.

The contractor is to make sure that the building is in a safe condition before the building project. The Contractor shall ensure that the building is safe.

The contractor shall ensure that the building is in a safe condition before the building project.

All dimensions work must be carried out in accordance with the NZBC and approved documents.

All plumbing work shall comply with the NZBC and approved documents and standards.

Generally work shall be done in accordance with the NZBC and approved documents and standards.

The moisture content of the material used shall be checked and recorded in accordance with the NZBC and approved documents.

All timber scheduled to be used shall be treated and recorded in accordance with the NZBC and approved documents.

The Contractor shall ensure that the building is in a safe condition before the building project.

The Contractor shall ensure that the building is in a safe condition before the building project.

**DOMESTIC SMOKE ALARM**  
Smoke alarms complying with the NZBC clause F7 are required in this building.

## PLUMBING

Sanitary Plumbing

Waste pipe and trap to wash hand basin to be 40mm PVC to AS/NZS 4567 Waste pipe and trap to be 40mm PVC to AS/NZS 4567 Waste pipe and trap to be 40mm PVC to AS/NZS 4567

## POUL & SEWER WATER DRAINAGE

Pipe type and standards sizes shall be in accordance with the NZBC and approved documents.

## WATER SUPPLY

Hot water pipework to be 20mm Polybutylene to AS/NZS 4567 Part 1 and 2

Cold water pipework to be 20mm Polybutylene to AS/NZS 4567 Part 1 and 2

Cold water supply pipework to be 20mm Polybutylene to AS/NZS 4567 Part 1 and 2

APPROVED DOCUMENT

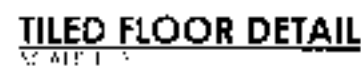
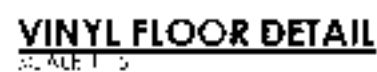
09-2399

(2 Pages)

<b>Smada Projects</b> LIMITED 99 Duxbury Street, Dunedin 9016 Tel: 03 449 2511 Fax: 03 449 2511 Email: sales@smadaprojects.co.nz	<b>PROPOSED BATHROOM ALTERATION</b> <b>KNARSTON RESIDENCE</b> <b>70 MORNINGTON RD - DUNEDIN</b>	<b>EXISTING AND PROPOSED PLANS</b>	98	NOV 2009	07/12/2009	01
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Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.





For more complete information, visit us at [www.fishbase.org](http://www.fishbase.org).  
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 For more information, visit us at [www.fishbase.org](http://www.fishbase.org).

**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 51.8m<sup>2</sup>. The garage is to be located on the Netherby Street frontage, the subject site being a corner site. The subject site measures 496m<sup>2</sup>.

#### **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 0.5 metres 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 Morningside 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 Morningside 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 1<sup>st</sup> 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