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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

Property Address: 37A Kinmont Crescent Mosgiel

Prepared for: Wayne Michael Mansfield

Prepared on: 28-Aug-2026

Property Details:

Property ID	5054752
Address	37A Kinmont Crescent Mosgiel
Parcels	FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA, PT LOT 6 DP 11978 1/4 SH 0.0453HA

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 28-Aug-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

FAULT

Titiri

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

Commissioned by: Otago Regional Council

Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement.

This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **1st August 1994**.

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

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2054752
Address	37A Kinmont Crescent Mosgiel
Valuation Number	28010-02932-A
Latest Valuation Details	
Capital Value	\$420,000
Land Value	\$165,000
Value of Improvements	\$255,000
Area (Hectares)	0HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,639.32
Rates Outstanding for Year	\$3,048.74

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

ABA-2024-64 Building Consent - Install Yunca Oscar Heater in Dwelling

Lodgement Date	29-Jan-2024
Decision	Granted
Decision Date	31-Jan-2024
Current Status	CCC Issued
Previous Number	
(Applications before 2007)	

Certificate of Acceptance

The following Certificate(s) of Acceptance are recorded for this property.

COA-2023-29 Certificate of Acceptance - R3 - Erect Enclosed Veranda

Lodgement Date	01-May-2023
Decision	
Decision Date	
Current Status	FI Requested

Building and Drainage Permits

[H-1978-261210](#) AAM19780230

H120418 - Erect Garden Shed, (Drummond). The permit was lodged on 27-Jul-1978.

[H-1971-258419](#) AAM19710220

C39218 - Erect Flats, (Boon). The permit was lodged on 17-Sep-1971.

[H-1971-258420](#) AAM19710221

2759 - Plumbing and Drainage for 37A Kinmont Crescent and 35A Kinmont Crescent, (Boon). The permit was lodged on 09-Dec-1971.

[H-1972-258773](#) AAM19720250

2883 - Plumbing and Connect Drainage to 2759 from Back Flat, (Boon). The permit was lodged on 05-Dec-1972.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices.

Resource Consents

The following Resource Consent(s) are recorded for this property:

[LUC-1972-354076](#) - Land Use Consent

Description	Ref: D.S 35/14. To erect two further separate flat units in addition to the one double unit flat at the back of the properties. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item)
Lodgement Date	16-Mar-1972
Decision	Granted
Decision Date	01-Aug-1972
Current Status	Completed

LUC-2023-197 - Land Use Consent

Description	The construction of a semi-enclosed veranda over an existing deck
Lodgement Date	25-May-2023
Decision	Granted
Decision Date	20-Jun-2023
Current Status	Consent Issued

[SUB-1971-353977](#) - Subdivision Consent

Description	Ref: SD 2/1 subdivision of Lot 6 DP 11978
Lodgement Date	24-Jun-1971
Decision	Granted
Decision Date	11-Aug-1971
Current Status	Consent Issued

[SUB-1963-363716](#) - Subdivision Consent

Description	Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards)
Lodgement Date	16-Jul-1963
Decision	Granted
Decision Date	30-Jul-1963
Current Status	Consent Issued

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Dunedin Southern Mwy is a Motorway road and a Strategic road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Independent Building Report(s)

An Independent Building Report was submitted to Council on **16-Mar-2023**.

Minimum Floor Levels

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

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

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

Planning

Resource Consents within 50m of 37A Kinmont Crescent Mosgiel

[1077 R Main South Road East Taieri](#)

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATIONS) D466 (Other). The outcome was Granted on 22/11/2000.

[2312 R Dunedin Southern Motorway\(Sh1\) Road Burnside](#)

[LUC-2008-449/A](#) Land Use Consent variation of Condition 1 of LUC-2008-449, land use consent to install a new telecommunications facility. The outcome was s127 Upheld on 15/04/2016.

[SUB-1960-353567](#) Subdivision Consent Saddle hill proposed subdivision. The outcome was Declined on 26/08/1960.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

[S243-2011-2](#) s243 Cancellation of Easement section 243 cancellation of easement. The outcome was Granted on 01/07/2011.

[OUT-2010-4](#) Outline Plan weigh bridge on State Highway 1. The outcome was Issued on 20/05/2010.

[SUB-2010-8](#) Subdivision Consent Subdivide Section 1 SO 335604 into two lots. The outcome was Granted on 08/03/2010.

[LUC-2008-449](#) Land Use Consent install a new telecommunications facility. The outcome was Granted on 03/02/2009.

[RMA-2004-368446](#) Resource Management Act (Historical Data) ERECT A STONE CAIRN AT THE NORTHERN & SOUTHERN MOTORWAY ENTRANCES TO THE CITY. The outcome was Granted on 09/12/2004.

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATIONS) D466 (Other). The outcome was Granted on 22/11/2000.

[RMA-2005-369111](#) Resource Management Act (Historical Data) SECTION 226 FOR SECTION 14 SO335604 (Other). The outcome was Declined on 17/06/2005.

[RMA-2004-368032](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTION 10 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-2004-368031](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTIONS 11 & 12 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-1999-363455](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR FAIRFIELD BYPASS MOTORWAY (Other). The outcome was Granted on 16/11/1999.

[RMA-2000-364243](#) Resource Management Act (Historical Data) AN OUTLINE PLAN APPROVAL FOR RE DESIGN OF FAIRFIELD BY-PASS (Other). The outcome was Granted on 08/09/2000.

[RMA-1992-355033](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:TRANSIT NZ LTD / App: WORKS CONSULTANCY PRIVATE BAG DN (Non-Notified - Non Complying). The outcome was Granted on 21/05/1992.

[POL-2005-350358](#) Planning Other Legislation REMOVE BUILDING LINE RESTRICTION (Other). The outcome was Granted on 10/10/2005.

[5054748 29 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054750 39 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054751 30 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054753 35A Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[SUB-1971-353977](#) Subdivision Consent Ref: SD 2/1 subdivision of Lot 6 DP 11978. The outcome was Granted on 11/08/1971.

[LUC-1972-354076](#) Land Use Consent Ref: D.S 35/14. To erect two further separate flat units in addition to the one double unit flat at the back of the properties. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 01/08/1972.

[5054754 37 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[SUB-1971-353977](#) Subdivision Consent Ref: SD 2/1 subdivision of Lot 6 DP 11978. The outcome was Granted on 11/08/1971.

[LUC-1972-354076](#) Land Use Consent Ref: D.S 35/14. To erect two further separate flat units in addition to the one double unit flat at the back of the properties. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 01/08/1972.

[5054755 35 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[SUB-1971-353977](#) Subdivision Consent Ref: SD 2/1 subdivision of Lot 6 DP 11978. The outcome was Granted on 11/08/1971.

[LUC-1972-354076](#) Land Use Consent Ref: D.S 35/14. To erect two further separate flat units in addition to the one double unit flat at the back of the properties. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 01/08/1972.

[5054757 31 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054763 28 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054765 34 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054767 22 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054771 38 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

[5054772 36 Kinmont Crescent Mosgiel](#)

[SUB-1963-363716](#) Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054773 26 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054775 33 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

SUB-1971-353977 Subdivision Consent Ref: SD 2/1 subdivision of Lot 6 DP 11978. The outcome was Granted on 11/08/1971.

5054779 41 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054780 32 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054781 24 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054783 43 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5054789 45 Kinmont Crescent Mosgiel

SUB-1963-363716 Subdivision Consent Ref: SD 2/1 subdivision of Part Lots 7, 8, 26, 28 and 30 Deeds Plan 164 and Part Lot 1 Deeds Plan 255 (amended 20/11/1963, and subdivision carried out in multiple stages afterwards). The outcome was Granted on 30/07/1963.

5134995 100 Petre Lane East Taieri

LUC-2026-152 Land Use Consent The erection of ancillary signage that exceeds maximum area and displays more than business name and logo.. The outcome was Granted on 28/07/2026.

LUC-2024-373/A Land Use Consent s127 variation to conditions - Disturbance of Soils and change of land use under the NES-CS; Large scale earthworks; Earthworks within boundary setbacks; Earthworks within network utility setbacks; Earthworks within waterbody setbacks; non-compliant fencing along SW boundary of Lot 30 DP 561151 (Lot 4 SUB-2024-138); Parking on-site for more than 50 vehicles; Under-width access.. The outcome was s127 Upheld on 12/11/2025.

SUB-2024-138/A Subdivision Consent S127 variation to conditions - Subdivision creating two new sites from five existing titles.. The outcome was s127 Upheld on 12/11/2025.

DIS-2025-1 District Plan Matters alteration to designation. The outcome was Designation Altered on 06/08/2025.

[LUC-2024-373](#) Land Use Consent Disturbance of Soils and change of land use under the NES-CS; Large scale earthworks; Earthworks within boundary setbacks; Earthworks within network utility setbacks; Earthworks within waterbody setbacks; non-compliant fencing along SW boundary of Lot 30 DP 561151 (Lot 4 SUB-2024-138); Parking on-site for more than 50 vehicles; Under-width access.. The outcome was Granted on 25/03/2025.

[SUB-2024-138](#) Subdivision Consent Subdivision creating six new sites from eight existing titles.. The outcome was Granted on 25/03/2025.

[SUB-1960-353569](#) Subdivision Consent Ref: SD 2/1 subdivision of part of Otago Presbyterian Church Board land at Stuart Town. The outcome was Granted on 14/04/1960.

[SUB-2018-103/A](#) Subdivision Consent s127 change of conditions for SUB-2018-103 (variation to the stages of the subdivision). The outcome was s127 Upheld on 18/11/2019.

[SUB-2018-103](#) Subdivision Consent Stage 2 (DP561161). The outcome was Staged Subdivision on 01/11/2018.

[SUB-2018-103](#) Subdivision Consent subdivision to create 27 residential lots and road in two stages. The outcome was Granted on 01/11/2018.

[LUC-2017-428](#) Land Use Consent to undertake earthworks on the site. The outcome was Granted on 22/09/2017.

[SUB-2014-121](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 07/10/2014.

[S226-2013-3](#) S226 Application s226 certification. The outcome was Granted on 03/10/2013.

Other Planning Comments

Site Definition

There is no subdivision consent in Council records for site as the flats at 35 and 37 Kinmont Street were constructed pursuant to a building permit in 1971 and appear to be the subject of a crosslease division. This defines the sites involved as Flats 1 to 4 on Deposited Plan 12828, with 37A Kinmont Street being Flat 1. Prior to the Resource Management Act 1991 crosslease developments were not classified as a subdivision. While certification of the plan will have been given either under the Local Government Act 1974, or preceding legislation, a planning consent for subdivision was not required at that time.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Vehicle crossing - shared vehicle access.

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

Non-compliant vehicle crossing – no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

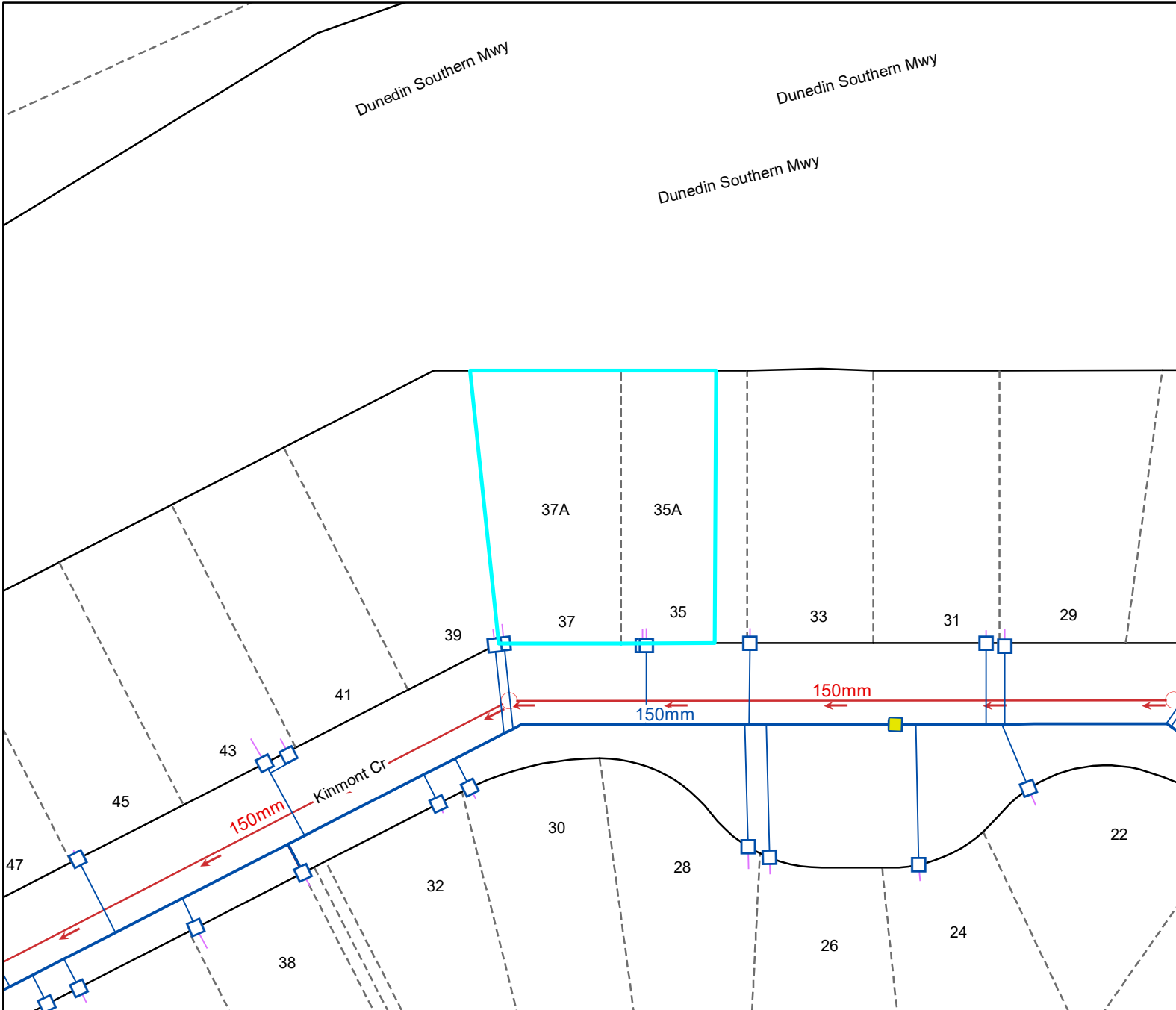
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

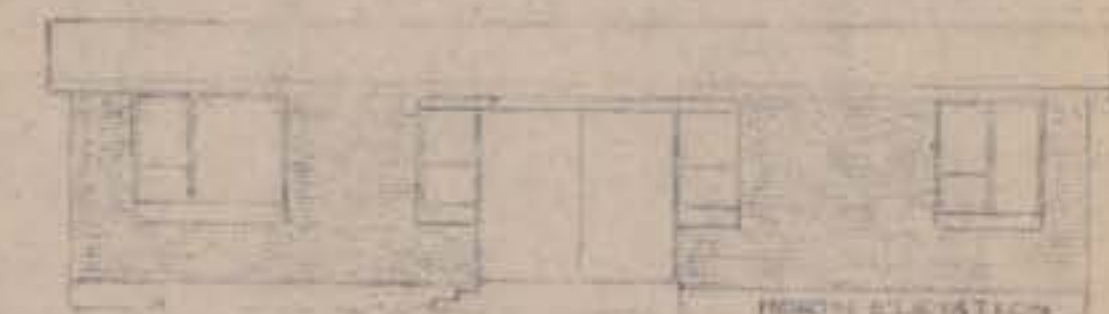
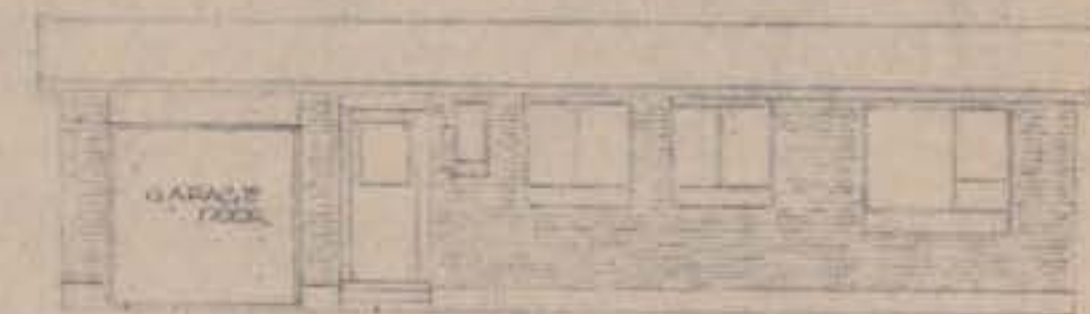
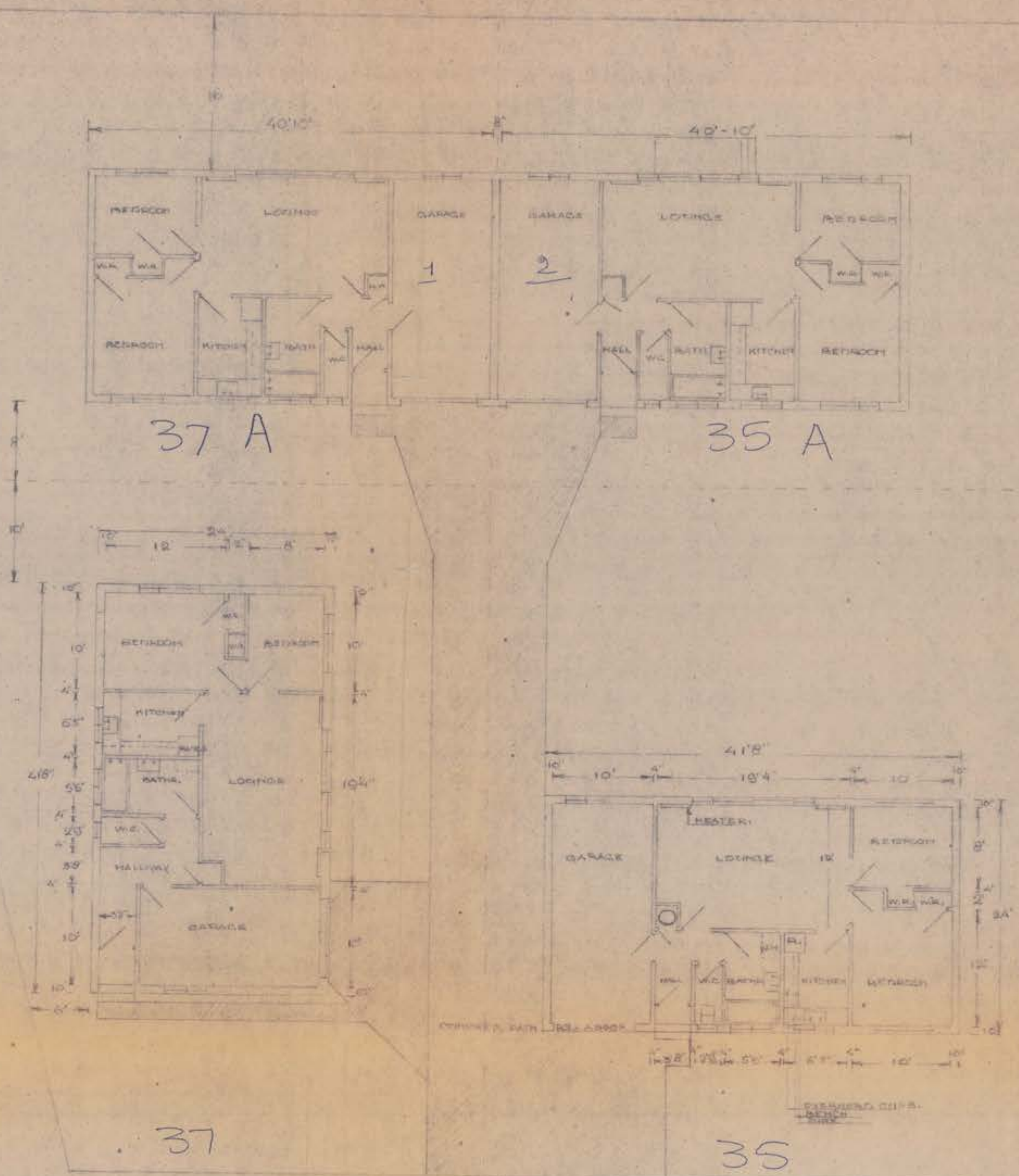
	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet	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

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

General

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

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



Borough of Mosgiel

DRAINAGE BLOCK PLAN

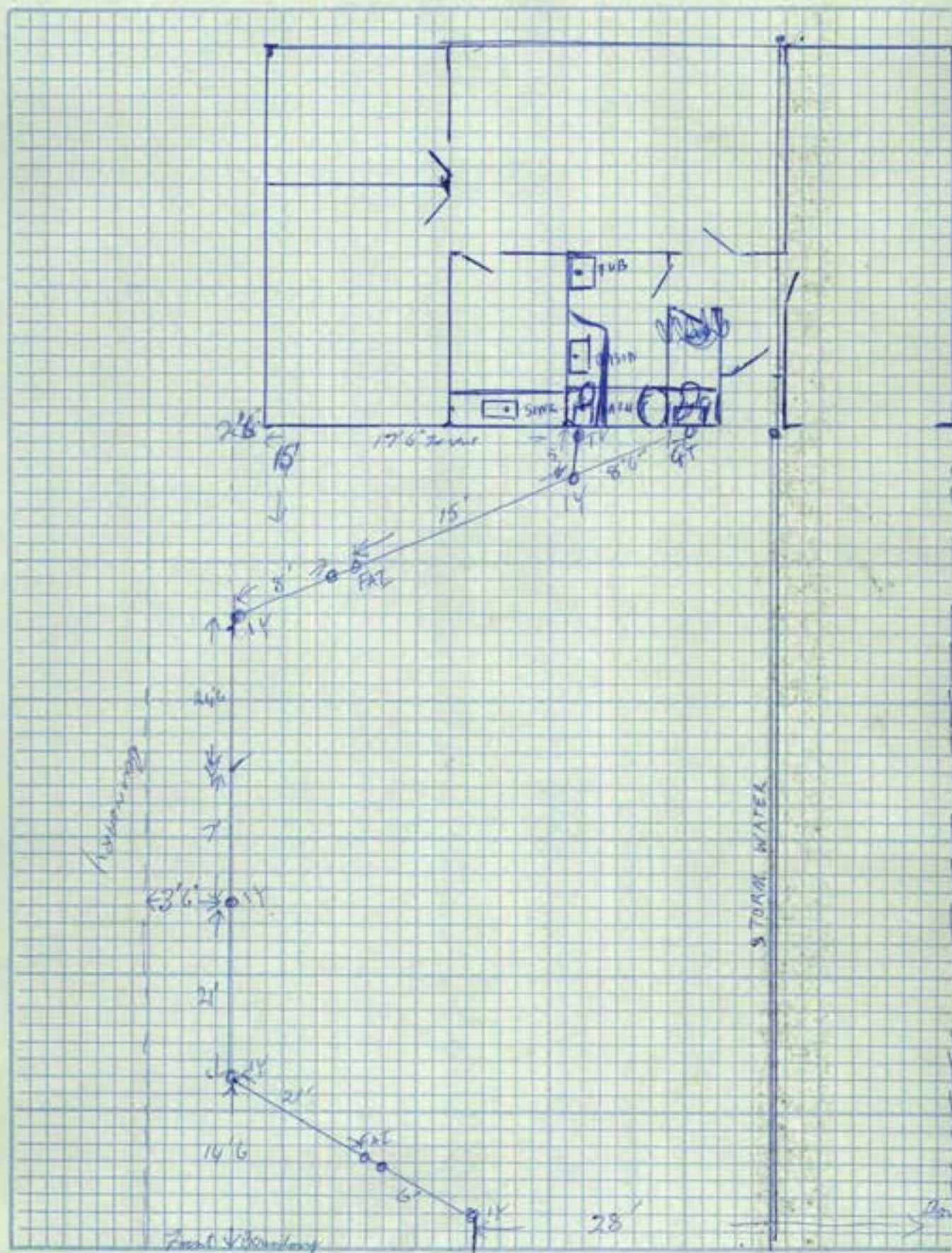
REFERENCE:

I.T. means Intercepting Trap
F.A.I. " Fresh Air Inlet
I.P. " Inspecting Pipe

Y.P. means Junction Pipe
G.T. " Gully Trap

M.V. means Main Vent
T.V. " Terminal Vent
I.C. " Inspection Chamber

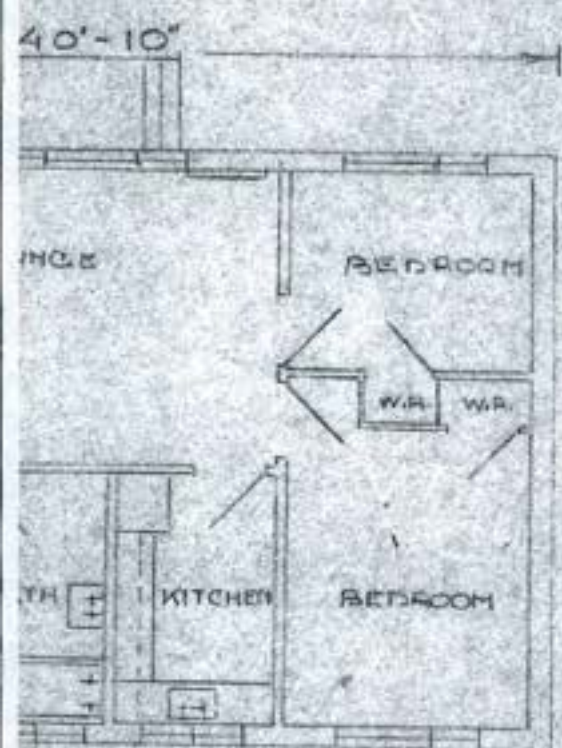
Scale—One inch equals eight feet.



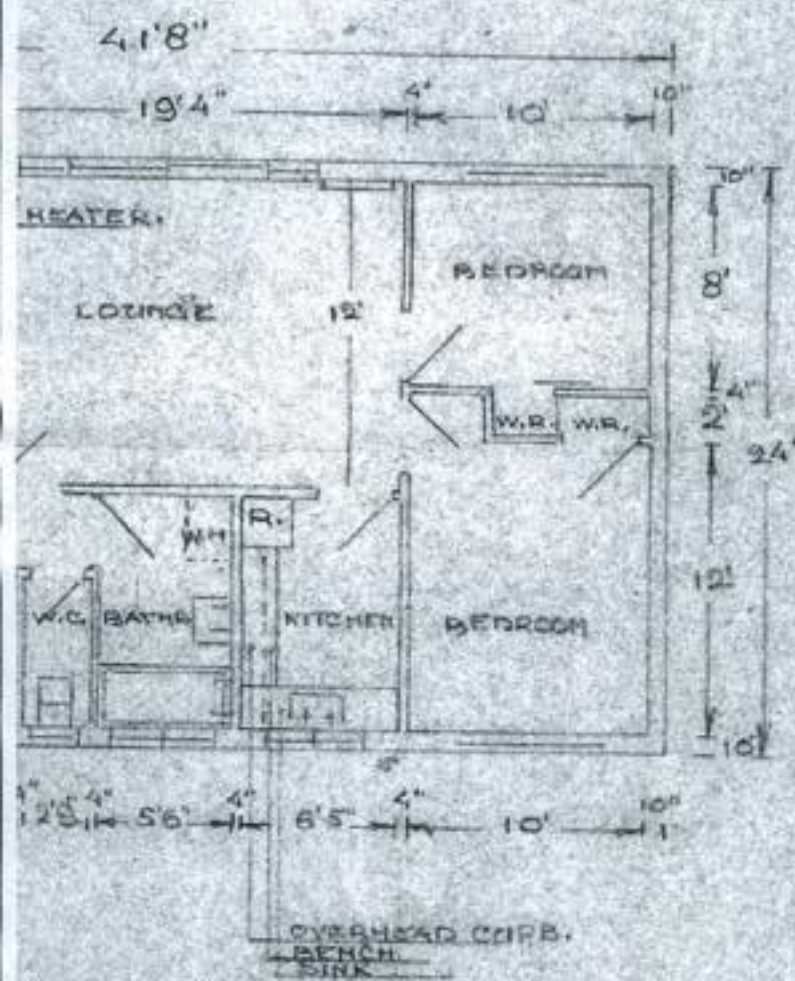
Owner Mr A.S. Boon 35A, 37A Street
Allotment _____ Block _____ Record No. _____
Township of Mosgiel Signature of Drainer _____

(2759)

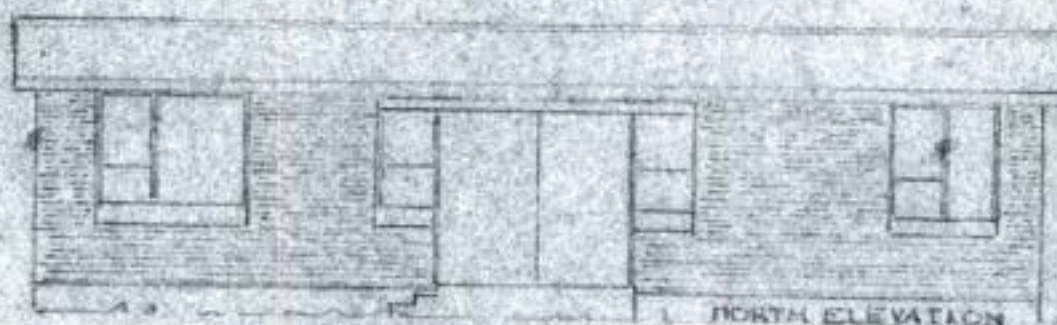
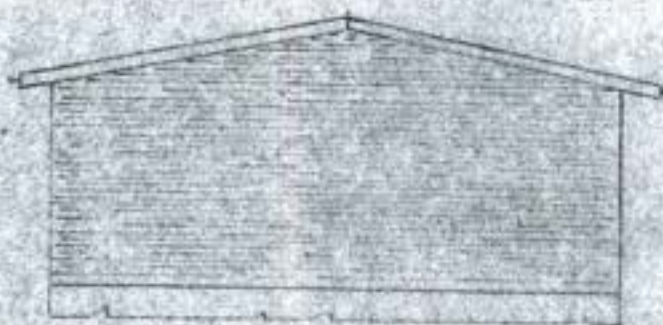
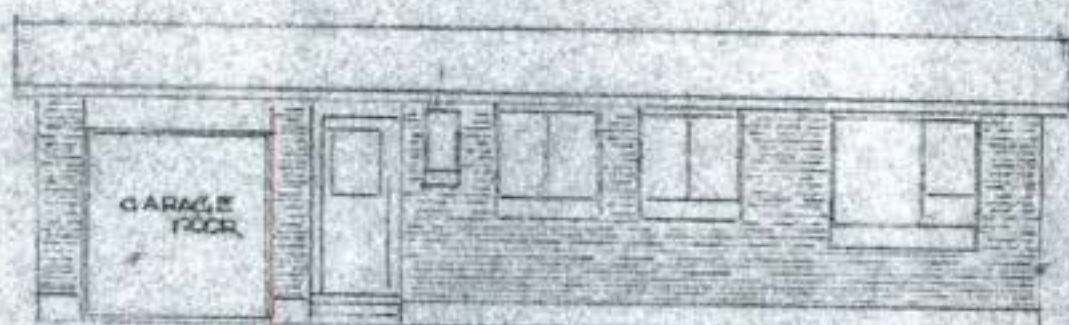
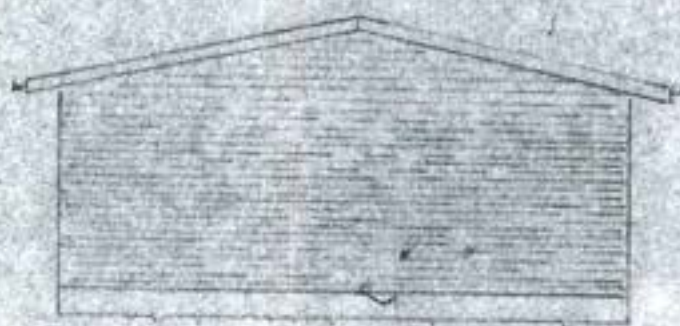
37 A

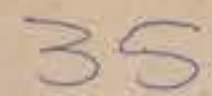


35 A



35





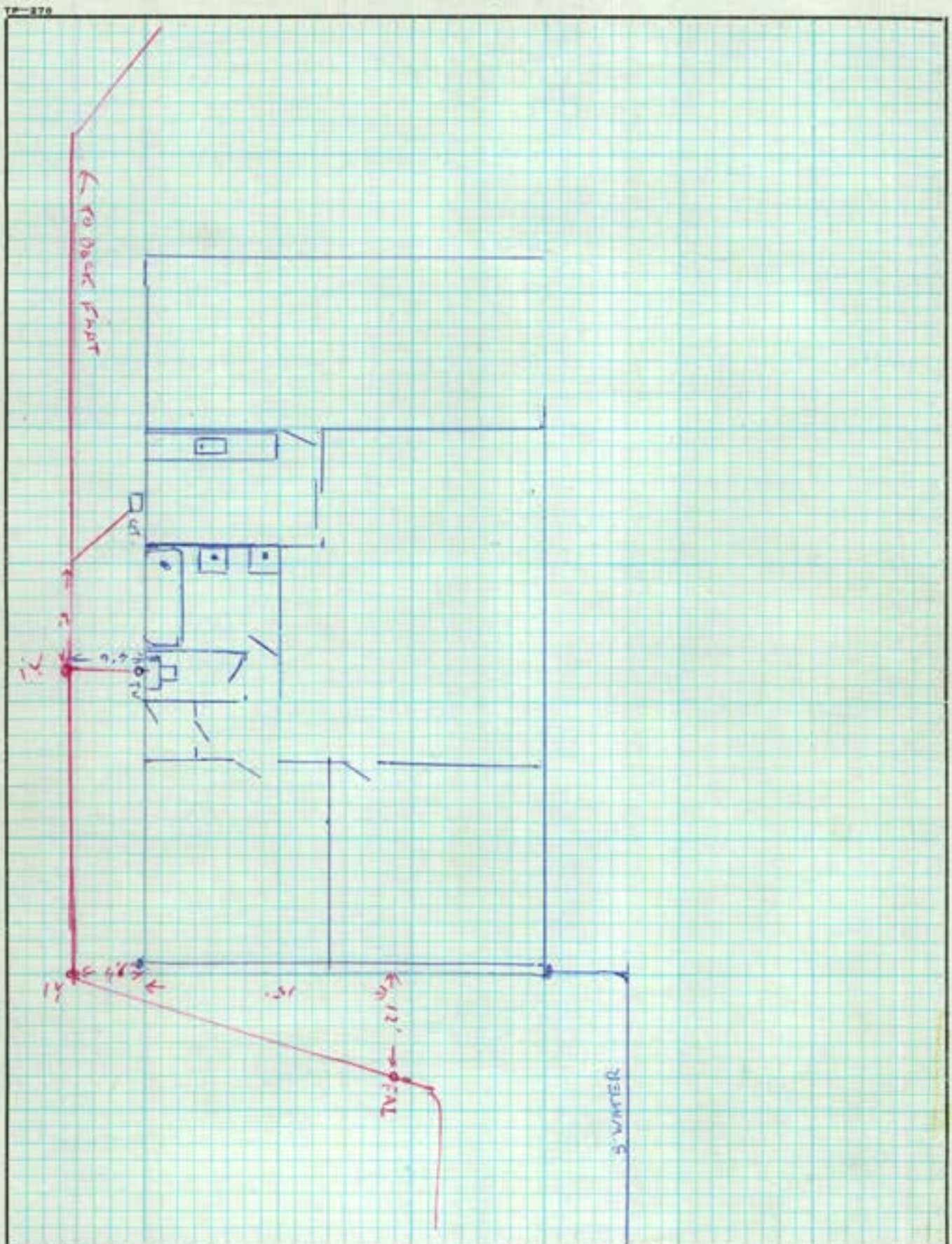
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G.T. " Gully Trap

M.V. means Main Vent
T.V. " Terminal Vent
I.C. " Inspection Chamber

Scale—One inch equals eight feet.



Owner M.C. BOON

Kennett Ave Street

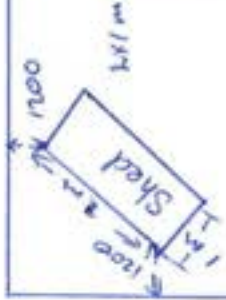
Allotment _____ Block _____

Record No. _____

Township of MOSGIEL

Signature of Drainer [Signature]

lot 7
DP 12828 Upquid East Tairani SD



Christie Prefab sheet
Metal type Construction



ROW

No 37A

Kirikiri Crescent



Building Consent - ABA-2024-64

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 37A Kinmont Crescent Mosgiel

Legal description of land where building is located: FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA, PT LOT 6 DP 11978 1/4 SH 0.0453HA

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Owner

Name of owner: W M Mansfield

Contact person: W M Mansfield

Mailing address: C/O Spaceheating Installation Specialists Limited, 67 Torquay Street, Abbotsford, Dunedin 9018

Street address/registered office:

Mobile: 027 298 9724

Landline: 03 488 3089

Email address: wmansfield@ballance.co.nz

First point of contact for communications with the building consent authority: As above

Building work

The following building work is authorised by this building consent:

Install Yunca Oscar Heater in Dwelling

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Agents authorised by the building consent authority for the purposes of the Building Act 2004 section 90(1) are entitled at all times during normal working hours or while building work is being done, to inspect land and buildings.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections - Building Act 2004 section 90(2)



Team Leader Processing (Building Consents)
On behalf of Dunedin City Council

Date of issue: 8 February 2024

Code Compliance Certificate Form 7
Section 95, Building Act 2004

W M Mansfield
C/O Spaceheating Installation Specialists Limited
67 Torquay Street
Abbotsford
Dunedin 9018

The building

Street address of building: 37A Kinmont Crescent Mosgiel
Legal description of land where building is located: FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA, PT LOT 6 DP 11978 1/4 SH 0.0453HA
Building name: N/A
Location of building within site/block number:
Level/unit number:
Current, lawfully established, use: Housing
Number of occupants: 1 **Year first constructed:** 1970

The owner

Name of owner: W M Mansfield
Contact person: W M Mansfield
Mailing address: C/O Spaceheating Installation Specialists Limited, 67 Torquay Street, Abbotsford, Dunedin
Street address/registered office:
Mobile: 027 298 9724 **Landline:** 03 488 3089
Email address: wmansfield@ballance.co.nz
First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2024-64 - Install Yunca Oscar Heater in Dwelling
This CCC also applies to the following amended consents: N/A
Issued by: Dunedin City Council

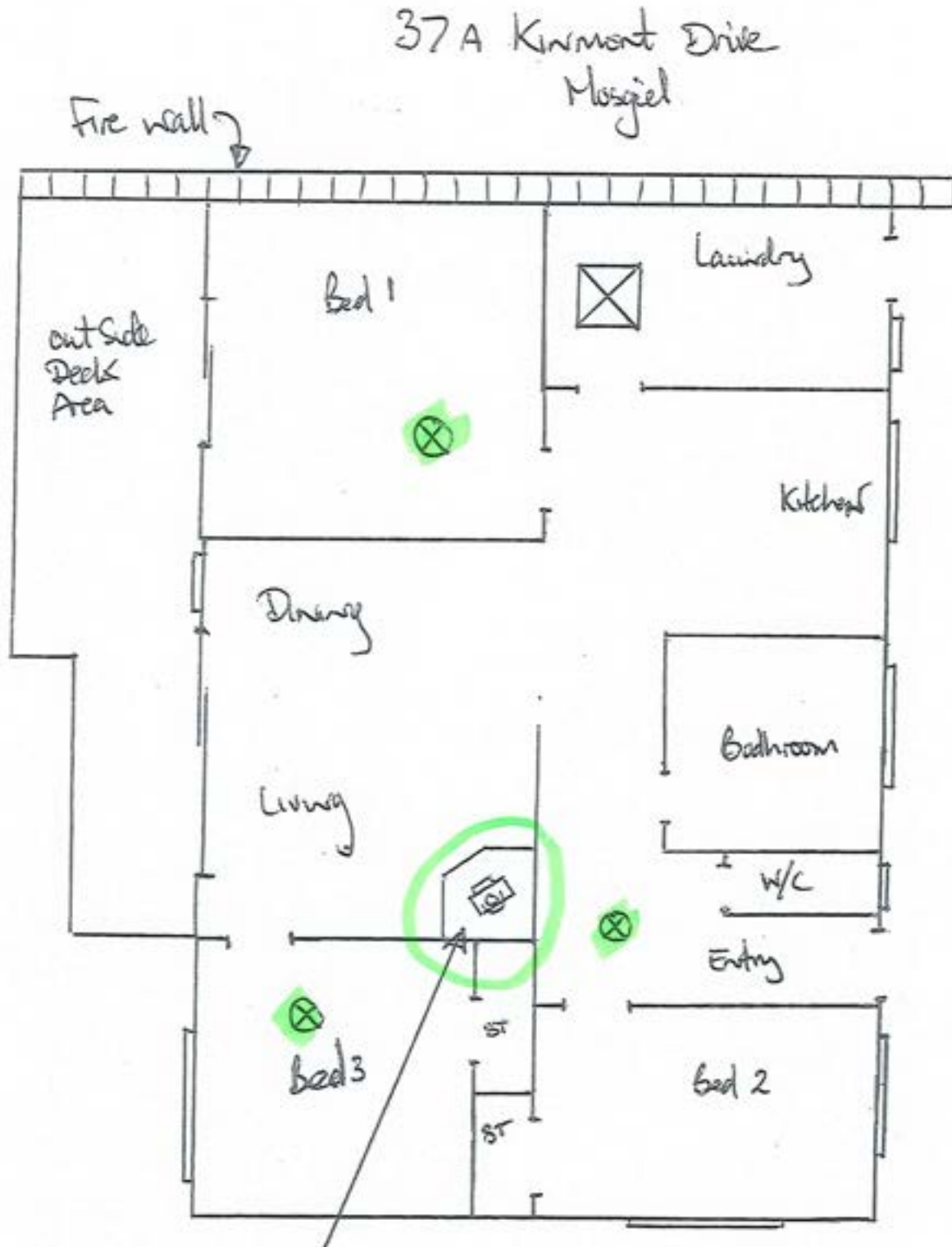
Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-
(a) The building work complies with the building consent.



Team Leader Inspections
On behalf of Dunedin City Council

Date: 6 March 2024



Yurca OSCA Fire + Yurca Flue Kit/Detail
⊗ Smoke Alarms as per NZBC F7

Note, Council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the NZ Building Code or has been legally established.

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

SUBMITTED BY
Brett Hastie
brett@conarchtwp.nz
📞 0273835418

CREATED ON
2023-03-01

LOCATION
37A Kinmont Crescent
Mosgiel

DETAILS
Total area: 101.59 m²
Living area: 73.88 m²

Conarch Te Wai Pounamu Limited
24 Lochend Street
9013 Dunedin
New Zealand
brett@conarchtwp.nz
conarchtwp.nz
📞 0275295494

THIS FLOORPLAN IS PROVIDED WITHOUT
WARRANTY OF ACURACCY. Conarch Te Wai
Pounamu Limited DISCLAIMS ANY WARRANTY
INCLUDING, WITHOUT LIMITATION,
SATISFACTORY QUALITY OR ACCURACY OF
DIMENSIONS. CHECK ALL DIMENSIONS ON
SITE.

0 1 2 3m
1:100

▼ Ground Floor

TOTAL AREA: 101.59 m² • LIVING AREA: 73.88 m² •

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted by resource consent

Subject to: LUC-2023-197 and the condition therein.

Signed: jmodea
Date: 03/07/2023



Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.

DESIGN PARAMETERS:

WIND REGION: A

SNOW LOAD: N5

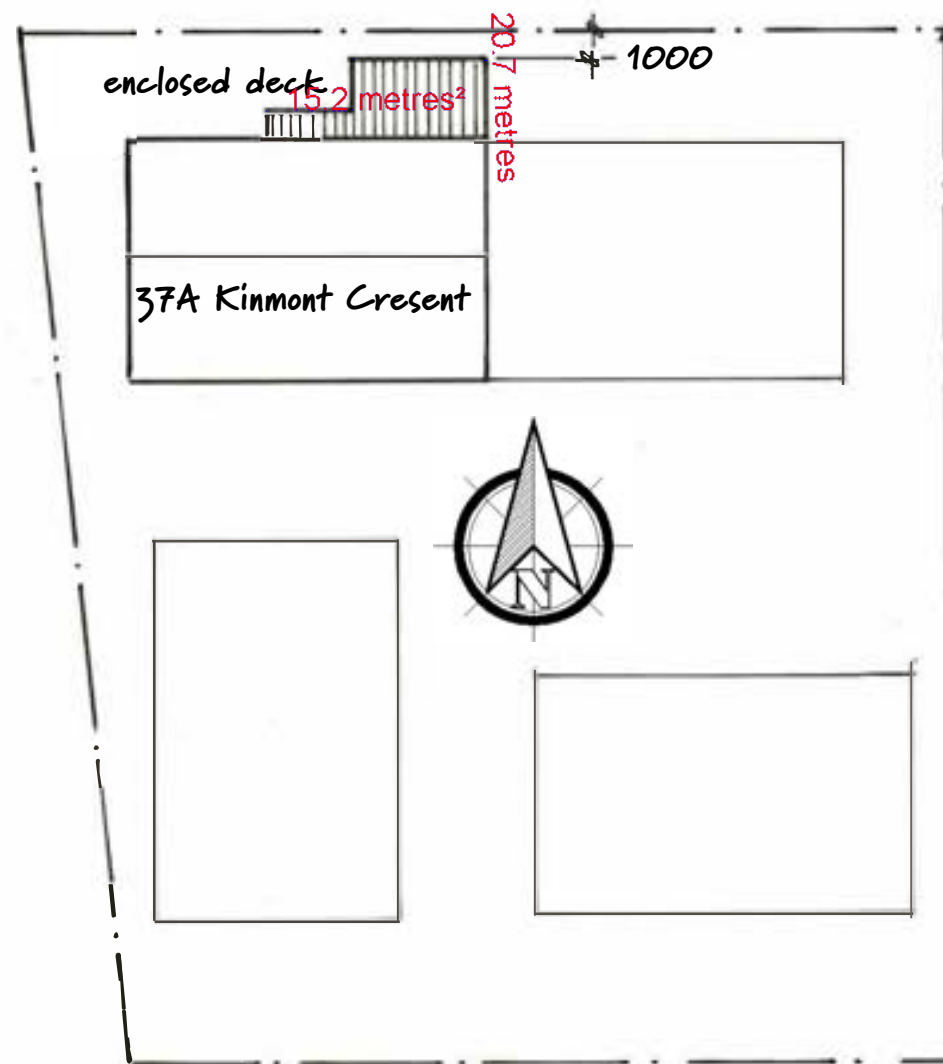
EARTHQUAKE ZONE: 1

WIND ZONE: HIGH

Building Consent Information

Friday, 28 August 2026 COA-2023-29

has not yet been issued to the applicant.



SITE PLAN 1:250

LEGAL DESCRIPTION:

FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA,

PT LOT 6 DP 11978 1/4 SH 0.0453HA

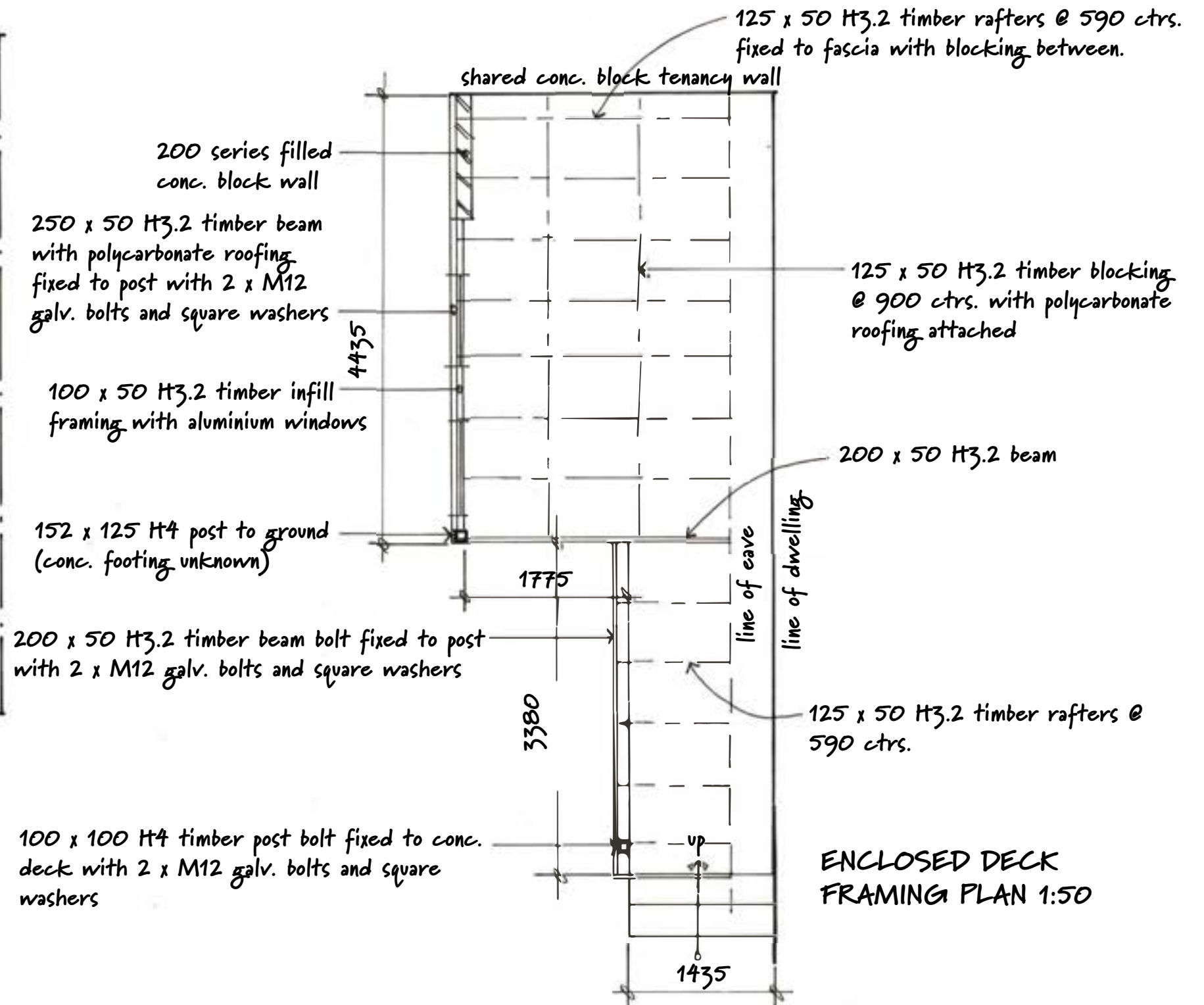
CT OT/5B/655

VAL # 28010-02932-A

SITE & FRAMING PLANS for 37A Kinmont Crescent, Kinmont, Mosgiel.

Scale: Shown. Drawn: Brett Hastie April 2023

Drawing 1 of 1



ENCLOSED DECK
FRAMING PLAN 1:50

 **CONARCH-Te Wai Pounamu**
Construction & Design Management



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



INDEPENDENT REPORT.



Construction & Design Management



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.

DATE: 19th April 2023

**CONARCH TE WAI POUNAMU LIMITED.
Brett Hastie- NZCD-Arch, LBP# 137855,
BOINZ member.**



Independent Building Report for **37A Kinmont Crescent, Kinmont, Mosgiel.**

I was requested on behalf of the owner, Vicky Swaney, to inspect the enclosed deck off the lounge area, undertaken in March 2023 at; **37A Kinmont Crescent, Kinmont, Mosgiel, CT OT/5B/655, Legal Description FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA, PT LOT 6 DP 11978 1/4 SH 0.0453HA, Valuation number 28010-02932-A** and apply for a **Certificate of Acceptance** from the Dunedin City Council Building Control.

- After a request from the current owner, an inspection of the property was carried out in March 2023 regarding the alterations to the original drawings on file. These alterations have now been drawn to scale and are deemed to be a true representation of the existing structure in situ.
- The original concrete patio/deck would have been constructed at the same time as the dwelling or soon thereafter, with an enclosed veranda constructed over the deck sometime in the mid-2000s given the timber sizes and treatments, with spans and fixings taken from NZS 3604:1990.
- The veranda appears to be well constructed to the standards of the day and has withstood the test of time to the present.
- Fixings appear to be intact and without failure, also joist hangers have been added later by the owner to comply with the building standards of today. Although fixing to the original fascia could not be sighted from a non-invasive inspection, no sagging or rippling was noted to the join-in structures and the polycarbonate roofing of the veranda appears to be lapped appropriately under the metal tile roofing of the main property.
- The distance to the boundary is approximately 1m to the reserve area bordering SH1.
- All timber appears to be meeting or exceeding durability requirements, NZBC B2.
- No Council documents provided on the LIM show this alteration to the structure which has now been drawn to scale on the attached floor plans and elevations.

(Additional drawings and photos are attached to this report)

***The information in this report only relates to the specific areas detailed and does not relate to any other areas of the property not detailed in this report.**

On behalf of the owner of the property, Vicky Swaney, I would like to apply for a Certificate of Acceptance for these works undertaken without building consent and placed on the property file for 37A Kinmont Crescent, Kinmont, Mosgiel.



Brett Hastie. NZCD-Arch, LBP # 137855, Member BOINZ.

brett@conarchtwp.nz

Phone: 027 383 5418



Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Veranda construction from original fascia over concrete deck with concrete snub wall

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



In-filled timber framing with aluminium windows

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.

100 x 100 post fixing to concrete deck



200 x 50 beam fixing to 125 x 125 post

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Cantilevered 200 x 50 beam from 100 x 100 post

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



200 x 50 beam fixing to 100 x 100 post

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



200 x 50 to 250 x 50 beam connection

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



125 x 125 post to 250 x 50 beam connection with M12 galv bolts and square washers

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



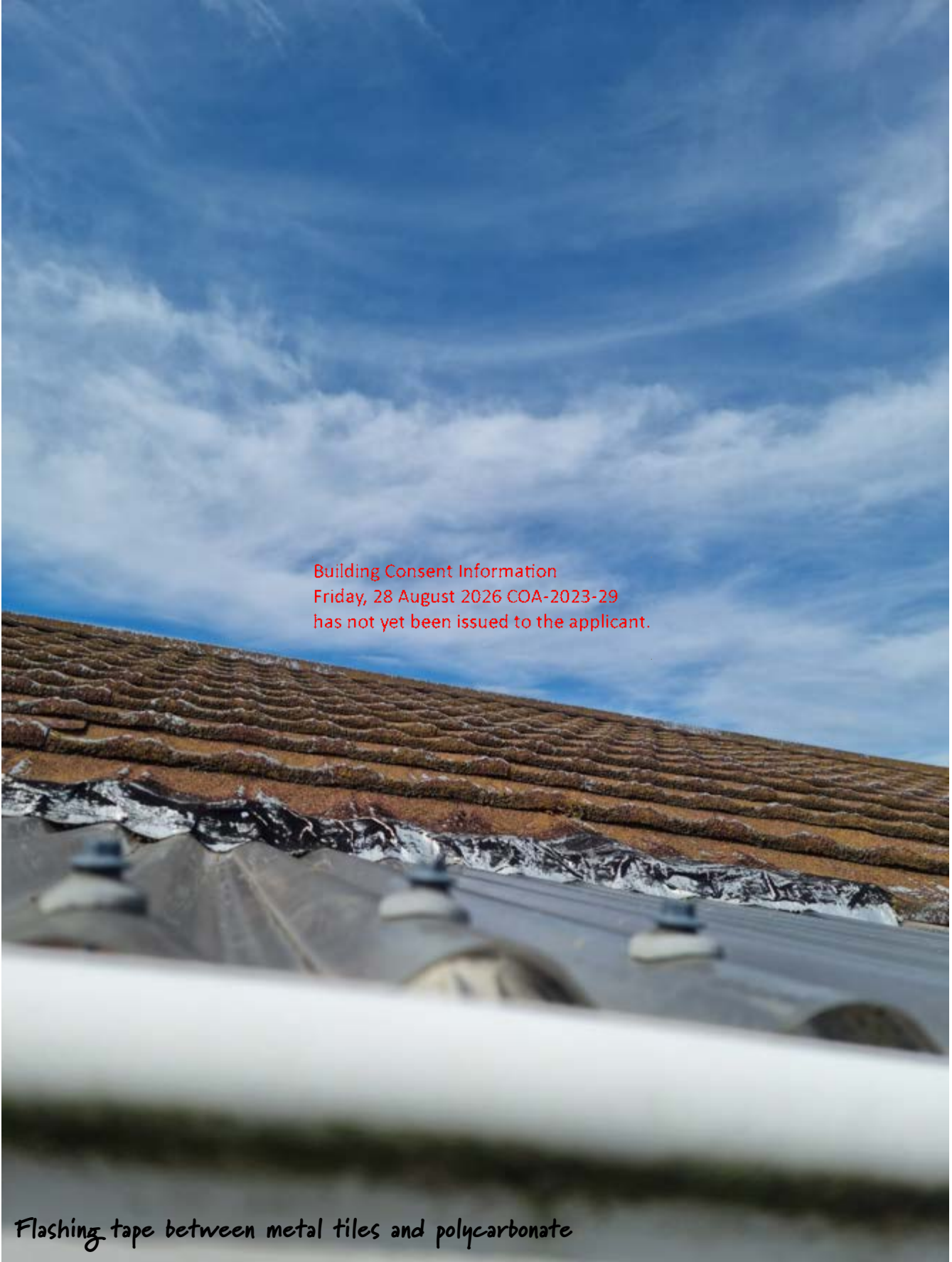
Blocking @ fascia

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Elevation from garden

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.

Flashing tape between metal tiles and polycarbonate



Joist hangers to rafters

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.



Joist hangers to rafters

Building Consent Information
Friday, 28 August 2026 COA-2023-29
has not yet been issued to the applicant.

27th March 2023

Vicky Ronya Swaney
C/O Brett Hastie
189 Forbury Road
Dunedin 9012

Dear Building Owner,

Address: 37A Kinmont Crescent, Mosgiel

Details: Alter Garage to Laundry and Bedroom, Kitchen Extended and
Hallway Partition Added

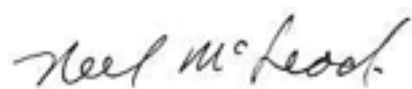
We have received information about your building work

We have received your report on the above property. We will place this on the property file and record that it verifies the building is not dangerous or insanitary in terms of the Building Act 2004. Filing this report does not in any way replace the fact that this building work required a building permit.

We cannot represent or warranty the accuracy, completeness, or reliability of the information in this report. We have not inspected the building work it refers to and cannot determine whether the work complies with the Building Act 2004 or the Building Code.

Please don't hesitate to contact us if you have any questions.

Yours sincerely



Neil McLeod
Principal Advisor – Building Solutions
Building Services

PLEASE NOTE

Personal information

We need to collect your personal information (e.g. name and contact details) so we can contact you about this. You can ask for a copy of this information and ask us to correct it if it's not right.

Building information

Building information is held on a publicly available register which can be made available on request. This includes plans, documents, reports, personal information you have provided, or that we hold about you in respect of any application, notice, form, or certificate under the Building Act 2004.

Safe and Sanitary REPORT.



CONARCH-Te Wai Pounamu

Construction & Design Management



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16 March 2023

CONARCH TE WAI POUNAMU LIMITED.
Brett Hastie- NZCD-Arch, LBP# 137855,
BOINZ member.



Safe & Sanitary Report for **37A Kinmont Crescent, Kinmont, Mosgiel.**

I was requested on behalf of the Owner, Vicky Swaney, to inspect the conversion of the original garage to a laundry room and bedroom at; **37A Kinmont Crescent, Kinmont, Mosgiel, CT OT/5B/655 Legal Description FLAT 1 DP 12828 on LOT 7 DP 11978 1/4 SH 0.0644HA, PT LOT 6 DP 11978 1/4 SH 0.0453HA** Valuation number **28010-02932-A** and apply to file this report on the property file at the Dunedin City Council Building Control office.

- After a request from Vicky Swaney, an inspection of the property was carried out on the 1st of March 2023 with regards to the alterations to the original drawings on file. These alterations have now been drawn to scale and are deemed to have been carried out sometime in the early 1980s.
- The bedroom and laundry were constructed in the space formally occupied by the garage. The floor has been formed to the same height as the original internal spaces. The bedroom is deemed to be a habitable space to 1980s standards of building practice and the laundry has been constructed to the same specifications.
- The internal layout appears to have changed from the plans on file and the kitchen, bathroom, wc and entry look to have been constructed as a copy of unit 35A rather than a mirror with the bedrooms remaining as per the drawings on file. The kitchen has been extended into the space formally occupied by the garage with a partition wall constructed between the laundry and kitchen. There has been a partition wall added to form a hallway between the entry, wc and bathroom, most probably at the same time as the garage conversion. There is no indication of any external alterations to the structure outside the entry, wc, bathroom and kitchen so this would suggest it was carried out at the time of the original construction.

- This report and inspection only detail the layout and sighting of fixtures from the 1980s conversion of the space and does not in any way suffice for building consent.

- No Council documents provided on the LIM show this alteration to the structure which has now been drawn to scale on the attached floor plan.

*The information in this report only relates to the specific areas detailed and does not relate to any other areas of the property not detailed in this report.

(Additional sheets including pictures and drawings may be attached to this report)

As a matter of course I can state that, the building is deemed 'safe and sanitary and fit for the purpose of habitation' under section 124 of the Building Act 2004.



Brett Hastie. NZCD-Arch, LBP # 137855, Member BOINZ.

brett.hastie@redinspect.co.nz

Phone: 027 383 5418



LICENSED
BUILDING
PRACTITIONERS
Building confidence



Safe & Sanitary

SUBMITTED BY

Brett Hastie
brett@conarchtwp.nz
📞 0273835418

CREATED ON

2023-03-01

LOCATION

37A Kinmont Cresent
Mosgiel

DETAILS

Total area: 101.59 m²
Living area: 73.88 m²

Conarch Te Wai Pounamu Limited

24 Lochend Street
9013 Dunedin
New Zealand

brett@conarchtwp.nz
conarchtwp.nz
📞 0275295494

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Pounamu Limited DISCLAIMS ANY WARRANTY
INCLUDING, WITHOUT LIMITATION,
SATISFACTORY QUALITY OR ACCURACY OF
DIMENSIONS. CHECK ALL DIMENSIONS ON
SITE.

0 1 2 3m
1:100

▼ Ground Floor

TOTAL AREA: 101.59 m² • LIVING AREA: 73.88 m² •





Ranch slider to deck from the bedroom constructed in the former garage space



Partition wall and door to kitchen and laundry areas in bedroom



Hallway formed by partition wall between lounge, bathroom, wc and entry



Bathroom





WC



Partition wall to lounge



Opening in partition wall to kitchen from lounge



Sub-floor framing below bedroom converted from garage. Some boards have been removed completely (right), or holes punched to provide airflow to sub-floor space. All sub-floor timber framing appears in good condition.



Sub-floor timber framing below laundry



Sub-floor access in laundry cupboard



Insulation above converted bedroom



Former fire wall between original garage and lounge



Elevation where laundry door and window have replaced the garage door as would have been the mirror of unit 35A to the right.



South elevation with no visible signs of alterations except to the garage area (Sub-floor vents circled)



Sub-floor vents to bedroom beside entry South-West corner

20 June 2023

V R Swaney
C/- Brett Hastie
Conarch Te Wai Pounamu Limited
24 Lochend Street
Musselburgh
DUNEDIN 9013

Via email: brett@conarchtwp.nz

Dear Brett

RESOURCE CONSENT APPLICATION:

**LUC-2023-197
37A KINMONT CRESCENT
MOSGIEL**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 20 June 2023.

The Council has granted consent to the application with a condition. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You 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:

Senior Planner - Enquiries
Dunedin City Council
PO Box 5045
DUNEDIN 9054

You may request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

You will be contacted in due course if you are due a partial refund or have to pay additional costs for the processing of your application.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ian McCabe', is written over a faint, light blue rectangular stamp. The signature is fluid and cursive.

Ian McCabe
ASSOCIATE SENIOR PLANNER

APPLICATION LUC-2023-197: 37A KINMONT CRESCENT, MOSGIEL

Department: Resource Consents

BACKGROUND

The landowner at 37A Kinmont Crescent, Mosgiel sought an independent building inspection of an existing semi-enclosed patio located off the lounge area of an existing residential unit. The inspection was carried out by a suitably qualified and experienced practitioner in March 2023. The resulting report was prepared that submitted to Council in support of an application for a certificate of acceptance under the Building Act 2004.

The application for a certificate of acceptance was reviewed by Council planning staff. They found that the veranda enclosing the patio breached the road boundary yard setback requirements set by the district plan (including the district plan in place at the time the veranda was constructed). The landowner was subsequently advised that a retrospective resource consent would be required to ensure the veranda was properly authorised.

An application for retrospective resource consent was received by Council on 25 May 2023.

DESCRIPTION OF ACTIVITY

Resource consent is sought to construct a veranda over an existing patio located adjacent to the main living area of a residential unit extending out from the existing building to within 1m of the road boundary yard setback for the subject site. The veranda is a wooden framed structure attached to the residential building and a shared concrete block wall separating the deck from the adjacent duplex residential tenancy. The veranda has a combination concrete block snub/wooden infill wall with windows along approximately 4.5m of its length. The remaining 3.4m length of the veranda steps closer to the existing building and is open (i.e. not enclosed). The structure is roofed using clear corrugated polycarbonate roofing that slopes away from the residential building at the same angle its existing roof.

The subject site is a roughly rectangular flat site. It is located in a sliver of land between Kinmont Crescent, a local road, and the Dunedin Southern Motorway (SH1). It contains four residential units – two detached units adjacent to the southern boundary of the subject site fronting Kinmont Crescent, and a two-unit duplex located adjacent to the northern boundary of the subject site fronting the State highway. The subject unit is the unit at the western end of the duplex and the veranda encroaches into the road boundary yard setback fronting the State highway.

The subject site has no access onto the State highway.

The application notes that the veranda appears to have been constructed sometime in the mid-1990s based on the timber sizes and treatments, and on the nature of the spans and fixings. However, Council aerial photography appears to show that the veranda was constructed sometime in the late 2000s or very early 2010s. The veranda first appears in arial photos dated February 2013

The subject site is located adjacent to a relatively wide, landscaped and well vegetated berm that runs along and adjacent to the Mosgiel onramp of the State highway off Quarry Road. The edge line of the State highway ranges from 10.3m to 21m from the northern boundary of the subject site as it makes a long sweeping curve around the northern edge of the surrounding residential neighbourhood.

The subject site is legally described as Flat 1 DP 12828 on Lot 7 and Pt Lot 6 DP 11978 1/4 Share (held in Record of Title OT5B/655).

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “Operative District Plan”), and the Proposed Second Generation Dunedin City District Plan (the “Proposed 2GP”). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, the objectives, policies and rules of the proposed district plan are deemed fully operative at the point where they have been subject to submissions, decisions and/or appeals and are beyond further challenge.

This application has been lodged at a time where the relevant objectives, policies and rules of the Proposed 2GP applying to the proposed activity are beyond any further challenge, including the relevant rules under Variation 2, and are therefore deemed fully operative. Accordingly, the relevant objective, policies and rules of the Operative District Plan are considered inoperative and are therefore not considered further.

Proposed 2GP

The subject site is zoned **General Residential 1**. There are no mapped areas, overlay zones or site-specific listed items applying to the subject site.

The proposed activity is defined in the Proposed 2GP as a “*development activity*” involving the “*addition and alteration*” of a “*building and structure*”. There are no *land use activity* or *city-wide activity* components relevant to this proposed activity requiring further consideration or assessment.

Rule 15.3.4.2 sets out the performance standards that apply to all *buildings and structures* activities including *additions and alterations*. The proposed activity will breach the following development performance standard:

- **Rule 15.6.13.1 – Boundary setbacks:** new buildings and structures on the subject site are required under **Rule 15.6.13.1.i** to have a minimum setback from road boundaries of 4.5m.

Activities that contravene this performance standard are **restricted discretionary activities** (see **Rule 15.5.13.1.b**). Council’s discretion is restricted to (refer **Rules 15.10.4.1**):

- Effects on surrounding sites residential amenity;
- Effects on neighbourhood residential character and amenity.

National Environmental Standards

There are no National Environmental Standards relevant to this application.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled, and the most restrictive activity classification applied to the whole proposal.

In this case, only one rule applies. The proposed activity is therefore a **restricted discretionary activity**.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity. This is because the effects on the environment of the proposed activity

are generally internalised within the site boundaries and limited to effects on parties that are less than minor.

Effects on the Environment

Assessment Matters/Rules

Consideration is required of the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national environmental standard. This assessment is limited to the matters to which the Council's discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

1. Effects on surrounding sites residential amenity

This assessment matter is intended to ensure that an activity will have a no more than minor effect on the access to sunlight for current and future residential buildings and their outdoor amenity spaces.

The proposed activity (being construction of a veranda) has been constructed against a shared concrete block wall separating the two duplex tenancies. It is difficult to determine whether or not the concrete wall existed before the veranda was constructed. It is possible that the wall did exist and if so, there would be no adverse effects on the neighbouring tenancy's residential amenity – the effects will have already existed.

If the concrete wall were not constructed at the time the veranda was constructed, there would have been a change to the access to sunlight for the neighbouring tenancy at the western end of their open space amenity. I note that the open space amenity for the neighbouring property extends along the north facing frontage of the building for approximately 16m. The shading effects of the wall would generally be constrained to a very small portion of the western end of the open space amenity for most of the day, with the effects only becoming a little more significant in mid-summer at the very end of the day. The effects on the residential amenity of the neighbouring tenancy will likely be less than minor.

However, the nature and scale of any shading effects will be cyclic over the course of a year as the sun cycles further north of west and then back south again when setting. Overall, the effects will likely continue to be less than minor.

The proposed activity lies approximately 7.5m from the adjacent residential property toward the west (39 Kinmont Crescent). This is well within the side yard setback for the zone and is therefore not considered as part of this assessment.

Consequently, I consider the proposal activity will not detract from the overall residential amenity of surrounding sites, and what effects do arise will be less than minor.

2. Effects on neighbourhood residential character and amenity.

This assessment matter is intended to ensure that an activity or development will maintain and/or enhance the streetscape character and amenity by ensuring setbacks and the scale of activities reflect the existing or intended residential character of the neighbourhood.

The proposed activity is a relatively small-scale addition to the bulk of the existing residential building located adjacent to a large, well vegetated berm connected to the State highway (the Mosgiel on-ramp to SH1 off Quarry Road). There are no changes to the overall site coverage or density.

As an addition to the residential dwelling, the veranda does not appear inconsistent with the form and design of the existing residential building (i.e. it integrates successfully) and what inconsistencies

might be noticeable will be softened and potentially disguised by the mature vegetation along the berm and margins of the State highway. Vehicles travelling along the State highway will only catch a glimpse of the proposed activity – assuming drivers notice it all – and there is no pedestrian path within the State highway road reserve.

The proposed veranda will generally be indistinguishable, and will not make a negative contribution to maintaining the character and amenity of the wider neighbourhood as it presents toward the State highway.

The proposed veranda is not visible from Kinmont Crescent and generally cannot be seen from neighbouring properties. Therefore, it will not have any effect on the residential character and amenity of the neighbourhood as it might be defined from either the road or neighbouring properties.

Consequently, I consider that the proposed activity will not have an effect on the residential character and amenity of the surrounding neighbourhood.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT**Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Proposed 2GP were taken into account in assessing this application and are not subject to further challenge or appeal. As the zoning and relevant rule provisions of the Operative District Plan for the subject site have been superseded by the provisions of the Proposed 2GP, it is considered that there are no objectives and policies of the Operative District Plan that are relevant to this proposed subdivision and therefore do not need to be assessed.

Proposed 2GP

The proposal is considered to be consistent with the following Proposed 2GP objectives and policies:

- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**
These seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policy 15.2.4.1 (Residential Zones)**
These seek to ensure that activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.

Objectives and Policies Assessment

The proposed development (being the construction of a veranda in the road boundary set back) will not result in any significant adverse effects on the residential amenity of surrounding sites or the residential character and amenity of the surrounding neighbourhood.

Accordingly, it is considered that the proposal is consistent with the objectives and policies of the Proposed 2GP.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

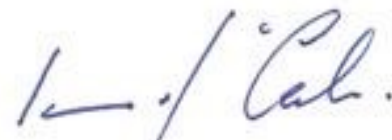
Part 2

Based on the findings above, it is evident that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of Dunedin's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104C of the Resource Management Act 1991.



Ian McCabe
ASSOCIATE SENIOR PLANNER
Date: 19 Jun 2023

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the granting of resource consent to the proposal:

*Pursuant to Part 2 and sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted discretionary activity** being the construction of a semi-enclosed veranda over an existing deck on the property at 37A Kinmont Crescent, Mosgiel, legally described as Flat 1 DP 12828 on Lot*

7 and Pt Lot 6 DP 11978 1/4 Share (Record of Title OT5B/655), subject to the condition imposed under section 108 of the Act, as shown on the attached certificate.



John Sule
SENIOR PLANNER

Date: 20 June 2023

Consent Type: Land Use Consent

Consent Number: LUC-2023-197

Purpose: The construction of a semi-enclosed veranda over an existing deck.

Location of Activity: 37A Kinmont Crescent, Mosgiel.

Legal Description: Flat 1 DP 12828 on Lot 7 and Pt Lot 6 DP 11978 1/4 Share (Record of Title OT5B/655).

Lapse Date: 20 June 2028, unless the consent has been given effect to before this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 25 May 2023.*

Advice Notes:

Boundary Proximity

1. The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building extends to the front/rear/side boundary(ies) care should be taken by the consent holder to accurately identify the position of these boundaries. Confirmation by a licensed cadastral surveyor may be required.

General

2. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
3. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
4. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
5. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

6. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Issued at Dunedin on 20 June 2023



Ian McCabe
ASSOCIATE SENIOR PLANNER

SUBMITTED BY
Brett Hastie
brett@conarchtwp.nz
0273835418

CREATED ON
2023-03-01

LOCATION
37A Kinmont Crescent
Mosgiel

DETAILS
Total area: 101.59 m²
Living area: 73.88 m²

Conarch Te Wai Pounamu Limited
24 Lochend Street
9013 Dunedin
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0 1 2 3m
1:100

▼ Ground Floor

TOTAL AREA: 101.59 m² • LIVING AREA: 73.88 m² •



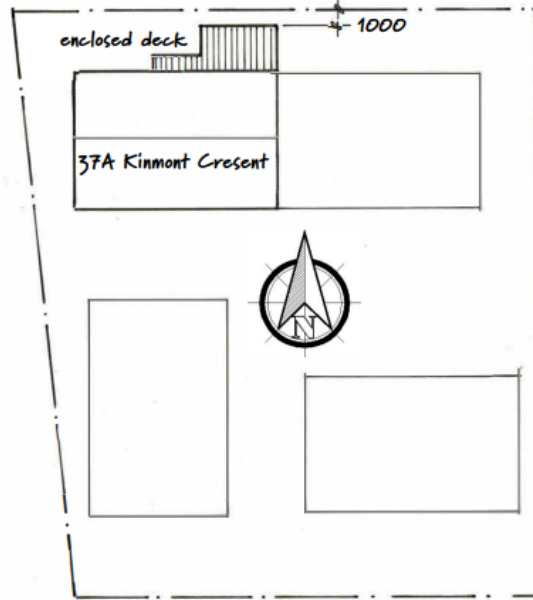
DESIGN PARAMETERS:

WIND REGION: A

SNOW LOAD: N5

EARTHQUAKE ZONE: 1

WIND ZONE: HIGH



SITE PLAN 1:250

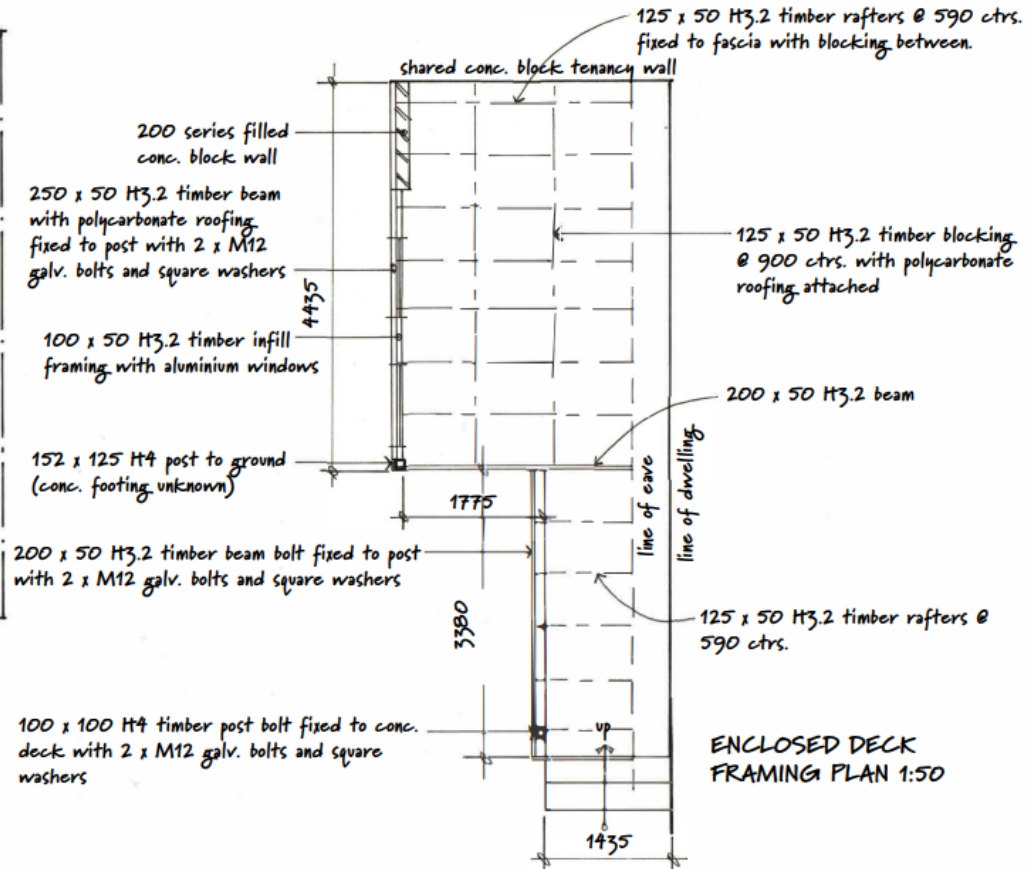
LEGAL DESCRIPTION:

FLAT 1 DP 12828 on LOT 7 DP 1197B 1/4 SH 0.0644HA,

PT LOT 6 DP 1197B 1/4 SH 0.0453HA

CT OT/5B/655

VAL # 28010-02932-A



ENCLOSED DECK
FRAMING PLAN 1:50

SITE & FRAMING PLANS for 37A Kinmont Crescent, Kinmont, Mosgiel.

Scale: Shown. Drawn: Brett Hastie April 2023

Drawing 1 of 1

 **CONARCH-Te Wai Pounamu**
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