



## Dunedin City Council – Land Information Memorandum

Property Address: 69B Gordon Road Mosgiel

Prepared for: Joan Elizabeth Gillespie

Prepared on: 26-Mar-2026

### Property Details:

<b>Property ID</b>	5055596
<b>Address</b>	69B Gordon Road Mosgiel
<b>Parcels</b>	FLAT 2 DP 12054 on LOT 2 DP 5551 1/4 SH 0.1012HA

### 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 26-Mar-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

##### OVERLAND FLOW PATH

##### Upper Taieri Flood Level including 500mm Free Board

Description: The property is identified within the report “Minimum Floor Levels for Flood Vulnerable Areas” which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. the applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Recommended Minimum Floor Levels(flood level plus 500mm free board) vary for each property under each different sub area.

GHD. (2015). *Minimum floor levels for flood vulnerable areas*. GHD.

[https://2gp.dunedin.govt.nz/2gp/documents/Section32\\_Background\\_Documents/Natural\\_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20\(GHD,%20March%202015\).pdf](https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf)

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to identify minimum floor levels for residential development in flood vulnerable areas of Dunedin City, to ensure that buildings are protected against flooding to an appropriate level of risk.

**Scope of report:** Flood-prone and low-lying parts of Dunedin City

Reference Number: 12074

##### OVERLAND FLOW PATH

##### Flood Hazard Area 20

Description: Flood Hazard Area 20 - Mosgiel, classified as 'Hazard 3' in 2GP,

Payan, J & Goldsmith, M. (2014). *Flood hazard on the Taieri Plain and Strath Taieri – review of Dunedin City District Plan: natural hazards*. Otago Regional Council.

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

**Commissioned by:** Dunedin City Council

**Purpose:** As part of its current review of its district plan, the Dunedin City Council (DCC) is reviewing the way it manages the use of land, so that the effects of natural hazards (including the effects of climate change) can be avoided, or adequately mitigated. The Otago Regional Council (ORC) is supporting the DCC by collating and presenting information on natural hazards to help inform this review. This present report describes the characteristics of flood hazard on the Taieri Plain and the Strath Taieri.

**Scope of report:** Taieri Plain in Otago

Otago Regional Council. (2015). *Flood hazard on the Taieri Plain – review of Dunedin City District Plan: natural hazards, first revision: August 2015*. Otago Regional Council.

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

**Commissioned by:** Dunedin City Council

**Purpose:** As part of its current review of its District Plan, the Dunedin City Council (DCC) is reviewing the way it manages the use of land, so that the effects of natural hazards (including the effects of climate change) can be avoided, or adequately mitigated. The purpose of this report is to document the nature and extent of flood hazard on the Taieri Plain, to support the development of hazard maps and provide information to guide land-use planning and floodplain management.

**Scope of report:** Taieri Plain in Otago

Otago Regional Council. (2014). *Review of ORC Flood Hazard Advice*. GHD.

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

**Commissioned by:** Dunedin City Council

**Purpose:** This report was prepared to help Dunedin City Council assess how reliable and fit for purpose the Otago Regional Council's flood hazard advice is for use in the District Plan Review. In short, it evaluates the methods, accuracy, and limitations of ORC's flood hazard reports so DCC can confidently use them for planning and in defending the plan against challenges.

**Scope of report:** The geographic scope of the report covers the Dunedin City Council district, focusing on terrestrial flood hazards across a range of areas

*Reference Number: 11582*

## Land Stability Hazards

### LAND MOVEMENT

#### Alluvial Fans - active floodwater-dominated 50000\_1999\_100m

Description: Active floodwater-dominated. Sheet floods and channel floods carrying sediment are considered possible within the next 100 years. Mapscale:50000. Map Accuracy:1999, accuracy +/-100m, NZMG1949

*Reference Number: 10106*

## Coastal Hazards

No information.

## Seismic Hazards

### INTENSIFIED SHAKING

#### Earthquake Likely Amplification 1:100000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

**Commissioned by:** Dunedin City Council and Otago Regional Council

**Purpose:** To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

**Scope of report:** The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

## LIQUEFACTION

### Domain B

Description: Ground predominantly underlain by poorly consolidated river or stream sediments with shallow groundwater, with a moderate likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.  
[https://www.dunedin.govt.nz/data/assets/pdf\\_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf](https://www.dunedin.govt.nz/data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf)

**Commissioned by:** Otago Regional Council

**Purpose:** The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

**Scope of report:** Dunedin City district

Reference Number: 11407

## 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

#### 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.

#### 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 **22<sup>nd</sup> January 1998**.

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

### 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](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

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

### Rates Details

#### Rates Assessment Details

<b>Rate Account</b>	2055596
Address	69B Gordon Road Mosgiel
Valuation Number	28010-34300-B
<b>Latest Valuation Details</b>	
Capital Value	\$410,000
Land Value	\$205,000
Value of Improvements	\$205,000
Area (Hectares)	0HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,328.33
<b>Rates Outstanding for Year</b>	\$832.09

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

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

#### [ABA-2006-313540](#) Building Consent - Install Wheelchair Lift

Lodgement Date	19-Sep-2006
Decision	Granted
Decision Date	05-Oct-2006
Current Status	<b>CCC Issued</b>
Previous Number	ABA62804

*(Applications before 2007)*

### Building and Drainage Permits

[H-1992-114675](#) AAB19925099

PERMIT - 5272 - Erect Conservatory, (Carter). The permit was lodged on 09-Apr-1992.

[H-1972-258721](#) AAM19720193

E44518 - Glass in Porch, (Wedderspoon). The permit was lodged on 01-May-1972.

[H-1992-234550](#) AAD19921806

M1959 - Reconnect Boiler Tubes, No Plan (Various). The permit was lodged on 31-Mar-1992.

[H-1969-257494](#) AAM19690008

B005021 - Erect Flats, (Andrew Housing Limited). The permit was lodged on 30-Jan-1969.

[H-1969-257625](#) AAM19690139

2435 - Stormwater and Foul Drainage for Flats, (Andrew Housing Limited). The permit was lodged on 30-Oct-1969.

[H-1969-257626](#) AAM19690140

2410 - Plumbing for Flats, No Plan (Andrew Housing Limited). The permit was lodged on 01-Sep-1969.

[H-1966-256785](#) AAM19660141

2121 - Stormwater Drain to Building, (Treloar). The permit was lodged on 19-May-1966.

### Building Notices

No Building Notices

### Resource Consents

There are no resource consents for this property.

### 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

**The information on district plan requirements is correct at the date this LIM is issued.** Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

### SECOND GENERATION DISTRICT PLAN INFORMATION

#### Zoning

- General Residential 2 (refer Section 15, Residential)

#### Scheduled Items

- Designations (adjoining)
  - Plan ID: D464
  - Authority: NZ Transport Agency
  - Purpose: SH 87 - Mosgiel Interchange to DCC/CODC Boundary North of Hyde - State Highway Purposes (SH 87)
- Dunedin Airport Flight Fan Designation

#### Overlay Zones

- Hazard 3 (flood) Overlay Zone

#### Mapped Areas

- Archaeological Alert Layer

- Mosgiel Mapped Area
- Wastewater Constraint Mapped Area
  - Name: Mosgiel
- Road Classification Hierarchy (main roads within 30m of site)
  - Gordon Rd is a Commercial Centre road
- Wahi Tupuna
  - Name: Kokika o Te Matamata (area surrounding Mosgiel)
  - ID: 56

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

### 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

#### Drainage

##### **Form 5 (building consent) copy**

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

#### 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 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.

## Planning

### [Resource Consents within 50m of 69B Gordon Road Mosgiel](#)

#### [5055553 54 Church Street Mosgiel](#)

[RMA-2003-366889](#) Resource Management Act (Historical Data) LANDUSE FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

[RMA-2003-366888](#) Resource Management Act (Historical Data) SUBDIVISION FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

#### [5055593 73 Gordon Road Mosgiel](#)

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

#### [5055599 65 Gordon Road Mosgiel](#)

[RMA-1994-356922](#) Resource Management Act (Historical Data) ER FREE STANDING SIGN Ownr:P WILLIAMSON / App: P N WILLIAMSON 48 AYR ST MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 22/08/1994.

#### [5055600 63 Gordon Road Mosgiel](#)

[RMA-1999-363649](#) Resource Management Act (Historical Data) SUBDIVISION BY CROSSLEASE OF TWO EXISTING TOWN HOUSES (Non-Notified Controlled). The outcome was Granted on 08/12/1999.

#### [5055678 70 Gordon Road Mosgiel](#)

[LUC-2017-319](#) Land Use Consent the redevelopment of the existing BP service station situated at 72 & 76 Gordon Road, expanding this land use to incorporate the land at 70 Gordon Road, for the construction and operation of new service station buildings, facilities and signage over the combined sites. The outcome was Granted on 02/03/2018.

#### [5055679 72 Gordon Road Mosgiel](#)

[LUC-2017-319](#) Land Use Consent the redevelopment of the existing BP service station situated at 72 & 76 Gordon Road, expanding this land use to incorporate the land at 70 Gordon Road, for the construction and operation of new service station buildings, facilities and signage over the combined sites. The outcome was Granted on 02/03/2018.

[LUC-1979-354124](#) Land Use Consent Ref: P.A 79/6. Erect a versatile garage 9m x 7.8m at the rear of the property.. The outcome was Granted on 27/11/1979.

[LUC-1988-354639](#) Land Use Consent Ref: P.A 88/7. Illuminated signage greater than 2m sq. The outcome was Granted on 08/11/1988.

[LUC-1968-353920](#) Land Use Consent Ref: D.S 35/3. Sale of new & used motor vehicles.. The outcome was Granted on 21/11/1968.

[LUC-1982-384389](#) Land Use Consent Ref: P.A 82/2. Extend Forecourt Canopy - Granted in Part to extend canopy only to site boundary.. The outcome was Granted on 09/07/1982.

[LUC-1967-352885](#) Land Use Consent Ref: D.S 35/6. Enable the premises to be renovated and modernised.. The outcome was Granted on 08/11/1967.

[LUC-1967-353884](#) Land Use Consent Ref: D.S 35/2. to use building for car repairs & for effecting minor motor body work repairs.. The outcome was Granted on 06/02/1968.

[LUC-1967-352884](#) Land Use Consent Ref: D.S 35/1. Alter and modify garage and service station buildings.. The outcome was Granted on 06/02/1968.

[RMA-2005-368953](#) Resource Management Act (Historical Data) REPLACE FUEL TANKS AT ALCO MOTORS (Non-Notified - Non Complying). The outcome was Granted on 18/05/2005.

[RMA-2004-368497](#) Resource Management Act (Historical Data) FREE STANDING ADVERTISING SIGN (Non-Notified - Non Complying). The outcome was Granted on 14/12/2004.

### [5055681 76 Gordon Road Mosgiel](#)

[LUC-2017-319](#) Land Use Consent the redevelopment of the existing BP service station situated at 72 & 76 Gordon Road, expanding this land use to incorporate the land at 70 Gordon Road, for the construction and operation of new service station buildings, facilities and signage over the combined sites. The outcome was Granted on 02/03/2018.

[LUC-1988-354639](#) Land Use Consent Ref: P.A 88/7. Illuminated signage greater than 2m sq. The outcome was Granted on 08/11/1988.

[LUC-1982-384389](#) Land Use Consent Ref: P.A 82/2. Extend Forecourt Canopy - Granted in Part to extend canopy only to site boundary.. The outcome was Granted on 09/07/1982.

[LUC-1967-352885](#) Land Use Consent Ref: D.S 35/6. Enable the premises to be renovated and modernised.. The outcome was Granted on 08/11/1967.

[LUC-1972-354075](#) Land Use Consent Ref: D.S 35/13. Consent to permit the sale of new and used motor vehicles.. The outcome was Granted on 06/06/1972.

### [5057893 75 Gordon Road Mosgiel](#)

[RMA-1994-356828](#) Resource Management Act (Historical Data) ER NEW TOILET FACILITIES Ownr:D J CLARK / App: DAVID JAMES CLARK PO BOX 219 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 27/06/1994.

[RMA-1994-350496](#) Resource Management Act (Historical Data) ER NEW TOILET FACILITIES ON SIDE BNDRY Ownr:DJ CLARK / App: DJ CLARK PO BOX 219 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 27/06/1994.

### [5057894 67 Gordon Road Mosgiel](#)

[LUC-2014-106](#) Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

### [5105847 63B Gordon Road Mosgiel](#)

[RMA-1999-363649](#) Resource Management Act (Historical Data) SUBDIVISION BY CROSSLEASE OF TWO EXISTING TOWN HOUSES (Non-Notified Controlled). The outcome was Granted on 08/12/1999.

### [5105946 63A Gordon Road Mosgiel](#)

[RMA-1999-363649](#) Resource Management Act (Historical Data) SUBDIVISION BY CROSSLEASE OF TWO EXISTING TOWN HOUSES (Non-Notified Controlled). The outcome was Granted on 08/12/1999.

### [5109800 54A Church Street Mosgiel](#)

[RMA-2003-366889](#) Resource Management Act (Historical Data) LANDUSE FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

[RMA-2003-366888](#) Resource Management Act (Historical Data) SUBDIVISION FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

**[5109802 54B Church Street Mosgiel](#)**

[RMA-2003-366889](#) Resource Management Act (Historical Data) LANDUSE FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

[RMA-2003-366888](#) Resource Management Act (Historical Data) SUBDIVISION FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

**[5109803 54C Church Street Mosgiel](#)**

[RMA-2003-366889](#) Resource Management Act (Historical Data) LANDUSE FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

[RMA-2003-366888](#) Resource Management Act (Historical Data) SUBDIVISION FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

**[5109804 54D Church Street Mosgiel](#)**

[RMA-2003-366889](#) Resource Management Act (Historical Data) LANDUSE FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

[RMA-2003-366888](#) Resource Management Act (Historical Data) SUBDIVISION FOR UNIT TITLE PROPOSAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2003.

**[5112597 1A Mure Street Mosgiel](#)**

[LUC-2008-253](#) Land Use Consent construct a dwelling. The outcome was Granted on 28/05/2008.

[SUB-2007-33](#) Subdivision Consent TWO LOT SUBDIVISION - RES 2. The outcome was Granted on 15/03/2007.

**[5124308 52A Church Street Mosgiel](#)**

[SUB-2016-96](#) Subdivision Consent subdivision consent to create 4 lots. The outcome was Granted on 02/11/2016.

[LUC-2016-476](#) Land Use Consent land use consent for the future residential activity on Lots 1 to 4 SUB-2016-96 with height plane angle breaches along the internal boundaries and utilising a legally under-width access. The outcome was Granted on 02/11/2016.

**[5124309 52B Church Street Mosgiel](#)**

[SUB-2016-96](#) Subdivision Consent subdivision consent to create 4 lots. The outcome was Granted on 02/11/2016.

[LUC-2016-476](#) Land Use Consent land use consent for the future residential activity on Lots 1 to 4 SUB-2016-96 with height plane angle breaches along the internal boundaries and utilising a legally under-width access. The outcome was Granted on 02/11/2016.

**[5124310 52C Church Street Mosgiel](#)**

[SUB-2016-96](#) Subdivision Consent subdivision consent to create 4 lots. The outcome was Granted on 02/11/2016.

[LUC-2016-476](#) Land Use Consent land use consent for the future residential activity on Lots 1 to 4 SUB-2016-96 with height plane angle breaches along the internal boundaries and utilising a legally under-width access. The outcome was Granted on 02/11/2016.

**[5124311 52D Church Street Mosgiel](#)**

[SUB-2016-96](#) Subdivision Consent subdivision consent to create 4 lots. The outcome was Granted on 02/11/2016.

[LUC-2016-476](#) Land Use Consent land use consent for the future residential activity on Lots 1 to 4 SUB-2016-96 with height plane angle breaches along the internal boundaries and utilising a legally under-width access. The outcome was Granted on 02/11/2016.

#### [5127440 70 Gordon Road Mosgiel](#)

[LUC-2017-319](#) Land Use Consent the redevelopment of the existing BP service station situated at 72 & 76 Gordon Road, expanding this land use to incorporate the land at 70 Gordon Road, for the construction and operation of new service station buildings, facilities and signage over the combined sites. The outcome was Granted on 02/03/2018.

[LUC-1979-354124](#) Land Use Consent Ref: P.A 79/6. Erect a versatile garage 9m x 7.8m at the rear of the property.. The outcome was Granted on 27/11/1979.

[LUC-1988-354639](#) Land Use Consent Ref: P.A 88/7. Illuminated signage greater than 2m sq. The outcome was Granted on 08/11/1988.

[LUC-1968-353920](#) Land Use Consent Ref: D.S 35/3. Sale of new & used motor vehicles.. The outcome was Granted on 21/11/1968.

[LUC-1982-384389](#) Land Use Consent Ref: P.A 82/2. Extend Forecourt Canopy - Granted in Part to extend canopy only to site boundary.. The outcome was Granted on 09/07/1982.

[LUC-1967-352885](#) Land Use Consent Ref: D.S 35/6. Enable the premises to be renovated and modernised.. The outcome was Granted on 08/11/1967.

[LUC-1967-353884](#) Land Use Consent Ref: D.S 35/2. to use building for car repairs & for effecting minor motor body work repairs.. The outcome was Granted on 06/02/1968.

[LUC-1972-354075](#) Land Use Consent Ref: D.S 35/13. Consent to permit the sale of new and used motor vehicles.. The outcome was Granted on 06/06/1972.

[LUC-1967-352884](#) Land Use Consent Ref: D.S 35/1. Alter and modify garage and service station buildings.. The outcome was Granted on 06/02/1968.

[RMA-2005-368953](#) Resource Management Act (Historical Data) REPLACE FUEL TANKS AT ALCO MOTORS (Non-Notified - Non Complying). The outcome was Granted on 18/05/2005.

[RMA-2004-368497](#) Resource Management Act (Historical Data) FREE STANDING ADVERTISING SIGN (Non-Notified - Non Complying). The outcome was Granted on 14/12/2004.

#### [5134845 5D Wickliffe Street Mosgiel](#)

[SUB-2021-56](#) Subdivision Consent A seven lot subdivision, including one access lot.. The outcome was Granted on 31/05/2021.

[LUC-2021-218](#) Land Use Consent A multi-unit development of the subject site; density contravention of the units on Lots 2 – 6, SUB-2021-56; site coverage contravention on Lots 2, 3, 4, 6, SUB-2021-56; height contravention on Lots 3-4, SUB-2021-56; access contravention on Lots 3-6, SUB-2021-56. The outcome was Granted on 31/05/2021.

[SUB-2019-135](#) Subdivision Consent subdivision consent for a four-lot fee-simple subdivision. The outcome was Granted on 22/11/2019.

[LUC-2019-566](#) Land Use Consent land use consent for a multi-unit development of 5 Wickliffe Street; site coverage contravention on Lots 1 and 2 SUB-2019-135; impermeable surface contravention on Lot 4 SUB-2019-135; setback contraventions of the units on Lots 1, 2 and 4 SUB-2019-135; insufficient separation between unit of Lot 4 SUB-2019-135 and the right of way; and insufficient legal width of access to Lot 3 SUB-2019-135. The outcome was Granted on 22/11/2019.

[LUC-2018-706](#) Land Use Consent a residential activity on proposed Lot 2 of SUB-2018-114 that does not meet the minimum frontage and minimum legal access width. The outcome was Granted on 05/02/2019.

[SUB-2018-114](#) Subdivision Consent subdivision creating 2 lots where proposed Lot 2 does not meet the minimum frontage and minimum legal width of access. The outcome was Granted on 05/02/2019.

[LUC-2018-594](#) Land Use Consent a residential activity on proposed Lot 1 of SUB-2018-114 that does not meet the minimum side yard and height in relation to boundary. The outcome was Granted on 05/02/2019.

**[5134846 5E Wickliffe Street Mosgiel](#)**

[SUB-2021-56](#) Subdivision Consent A seven lot subdivision, including one access lot.. The outcome was Granted on 31/05/2021.

[LUC-2021-218](#) Land Use Consent A multi-unit development of the subject site; density contravention of the units on Lots 2 – 6, SUB-2021-56; site coverage contravention on Lots 2, 3, 4, 6, SUB-2021-56; height contravention on Lots 3-4, SUB-2021-56; access contravention on Lots 3-6, SUB-2021-56. The outcome was Granted on 31/05/2021.

[SUB-2019-135](#) Subdivision Consent subdivision consent for a four-lot fee-simple subdivision. The outcome was Granted on 22/11/2019.

[LUC-2019-566](#) Land Use Consent land use consent for a multi-unit development of 5 Wickliffe Street; site coverage contravention on Lots 1 and 2 SUB-2019-135; impermeable surface contravention on Lot 4 SUB-2019-135; setback contraventions of the units on Lots 1, 2 and 4 SUB-2019-135; insufficient separation between unit of Lot 4 SUB-2019-135 and the right of way; and insufficient legal width of access to Lot 3 SUB-2019-135. The outcome was Granted on 22/11/2019.

[LUC-2018-706](#) Land Use Consent a residential activity on proposed Lot 2 of SUB-2018-114 that does not meet the minimum frontage and minimum legal access width. The outcome was Granted on 05/02/2019.

[SUB-2018-114](#) Subdivision Consent subdivision creating 2 lots where proposed Lot 2 does not meet the minimum frontage and minimum legal width of access. The outcome was Granted on 05/02/2019.

[LUC-2018-594](#) Land Use Consent a residential activity on proposed Lot 1 of SUB-2018-114 that does not meet the minimum side yard and height in relation to boundary. The outcome was Granted on 05/02/2019.

**[5136363 1 - 73 Gordon Road Mosgiel](#)**

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

**[5136364 2 - 73 Gordon Road Mosgiel](#)**

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

**[5136365 3 - 73 Gordon Road Mosgiel](#)**

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

**[5136366 4 - 73 Gordon Road Mosgiel](#)**

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

**[5136367 5 - 73 Gordon Road Mosgiel](#)**

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

#### [5136368 6 - 73 Gordon Road Mosgiel](#)

[LUC-2021-521](#) Land Use Consent multi-unit development of 73 Gordon Road, having insufficient distance between the units and access; walls over 20.0m length; and exceeding maximum site coverage. The outcome was Granted on 29/11/2021.

[SUB-2021-229](#) Subdivision Consent cross lease subdivision. The outcome was Granted on 29/11/2021.

#### [5152218 1 - 44 Church Street Mosgiel](#)

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

#### [5152228 2 - 44 Church Street Mosgiel](#)

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

#### [5152229 3 - 44 Church Street Mosgiel](#)

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

#### [5152230 4 - 44 Church Street Mosgiel](#)

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

#### [5152231 5 - 44 Church Street Mosgiel](#)

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

**[5152232 6 - 44 Church Street Mosgiel](#)**

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

**[5152233 7 - 44 Church Street Mosgiel](#)**

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

**[5152234 8 - 44 Church Street Mosgiel](#)**

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

**[5152235 9 - 44 Church Street Mosgiel](#)**

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

**[5156135 44 Church Street Mosgiel](#)**

[LUC-2023-487](#) Land Use Consent large-scale earthworks in Hazard 3 (flood) overlay; Soil disturbance (NES-CS); Subdivision under the NES-CS; Multi-unit development; Wall length contravention; Building larger than 300m<sup>2</sup>; Under-width access and aisle width; and No queuing space. The outcome was Granted on 07/03/2024.

[SUB-2023-164](#) Subdivision Consent cross lease subdivision creating nine areas and common property. The outcome was Granted on 07/03/2024.

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 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](http://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



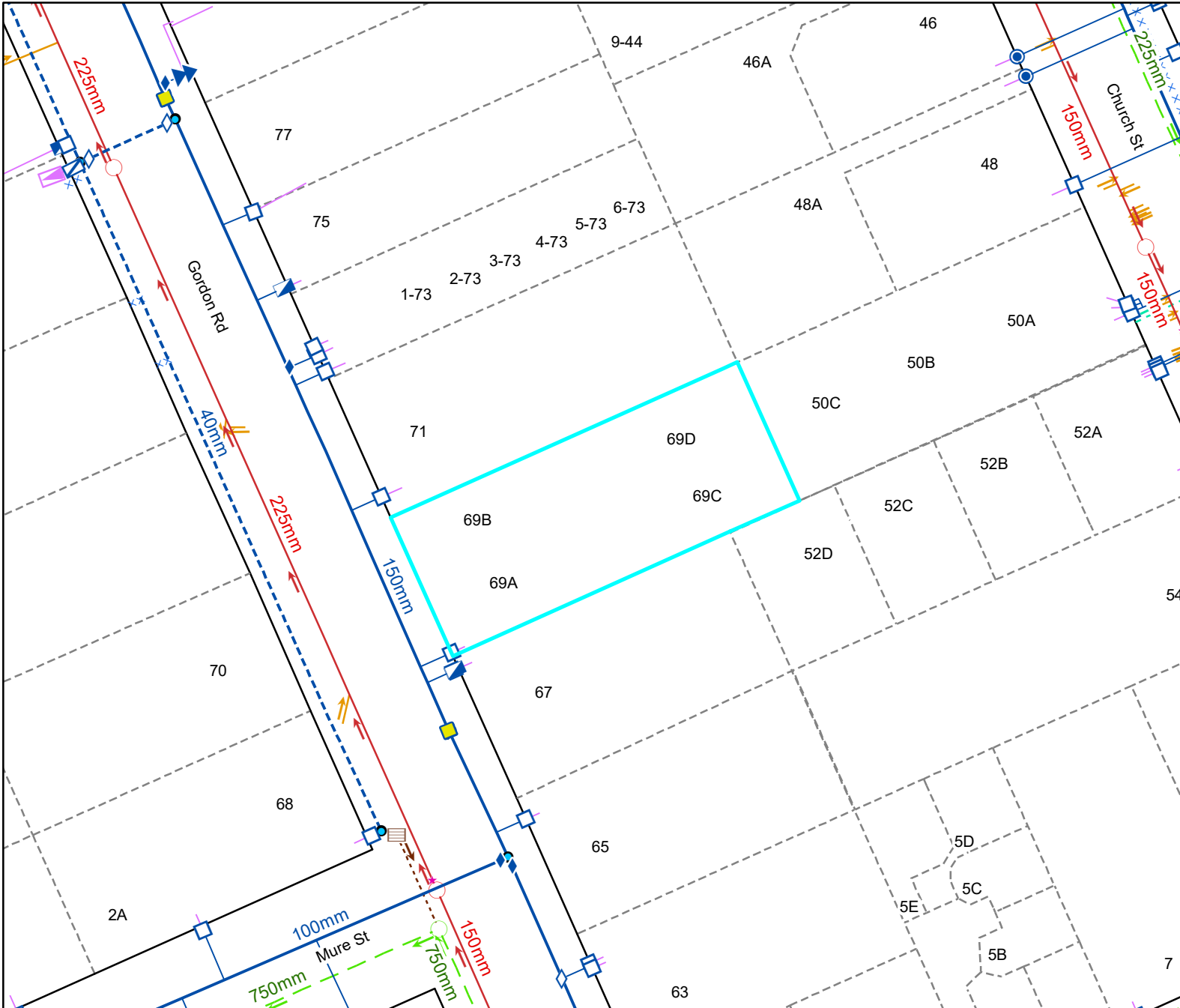
# Photographic Map

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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### Legend

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

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

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

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

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

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

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

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



# Council Water & Drainage Services

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

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1:750  
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
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REFERENCE:

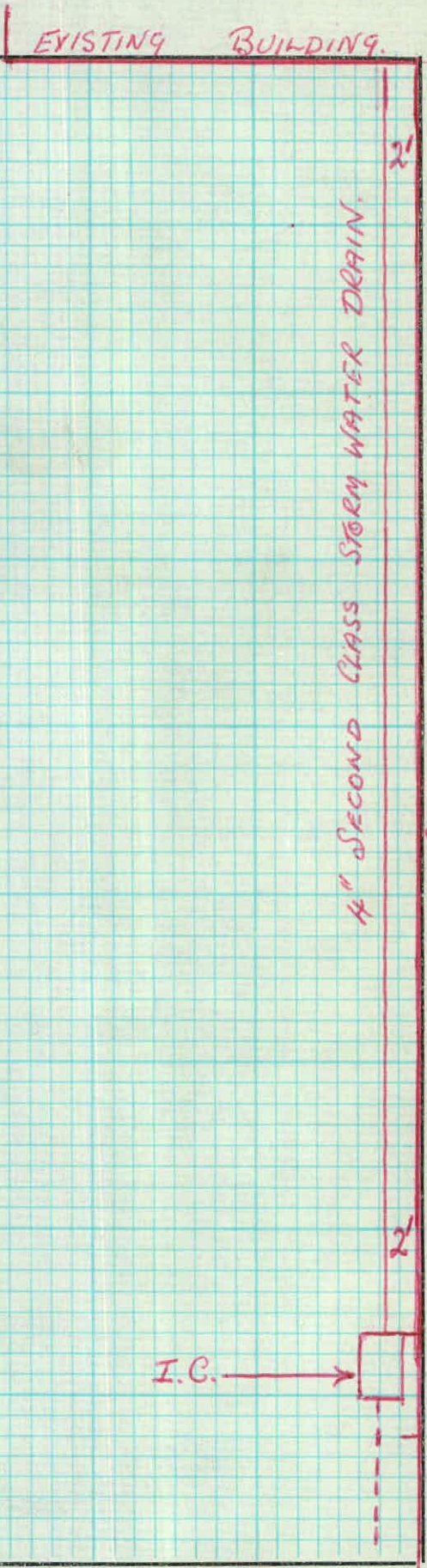
I.T. means Intercepting Trap  
F.A.I. „ Fresh Air Inlet  
I.P. „ Inspecting Pipe

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.

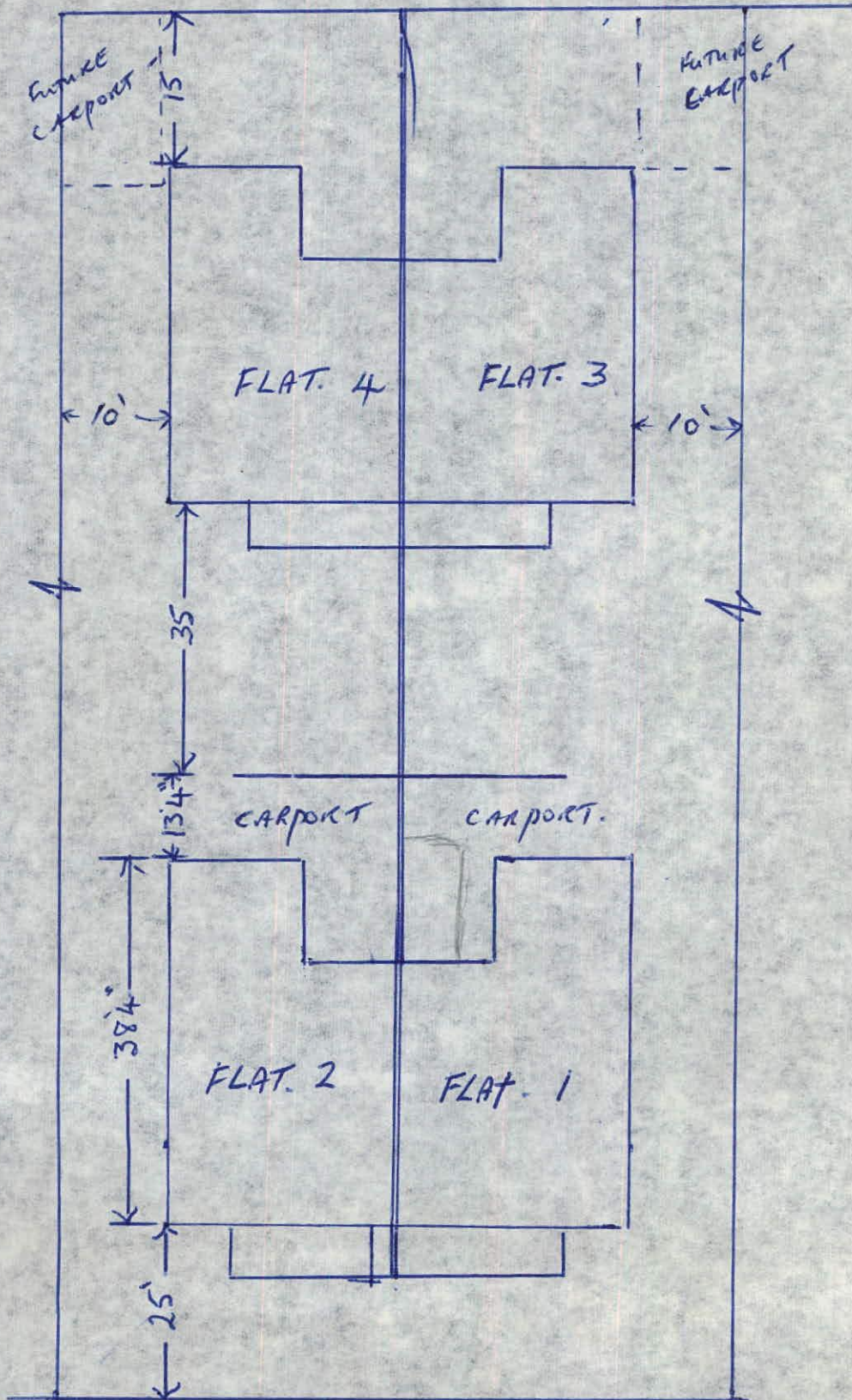
TP-278



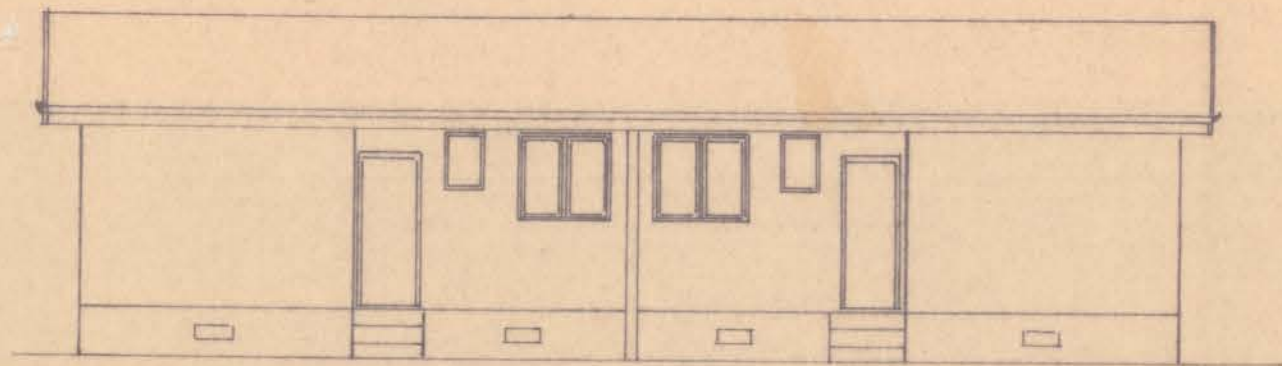
Owner         C. R. Leload                 69 Gordon Rd         Street

Allotment          Block          Record No.         

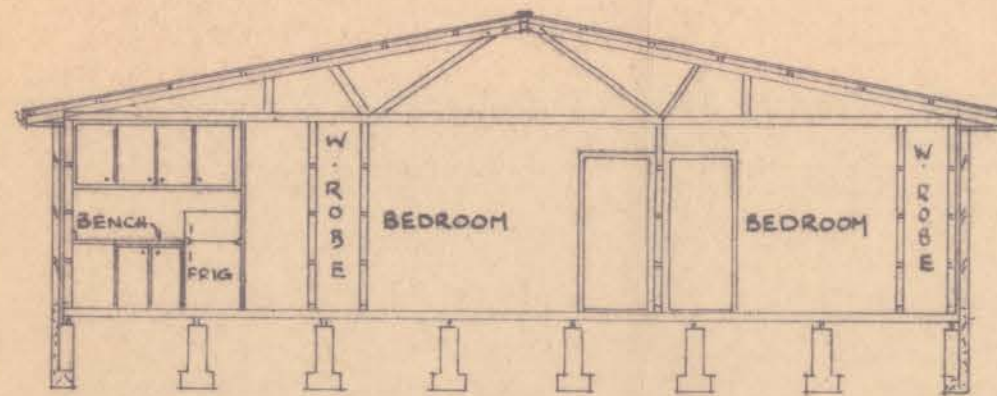
Township of         Mosgiel         Signature of Drainer         C. R. Leload



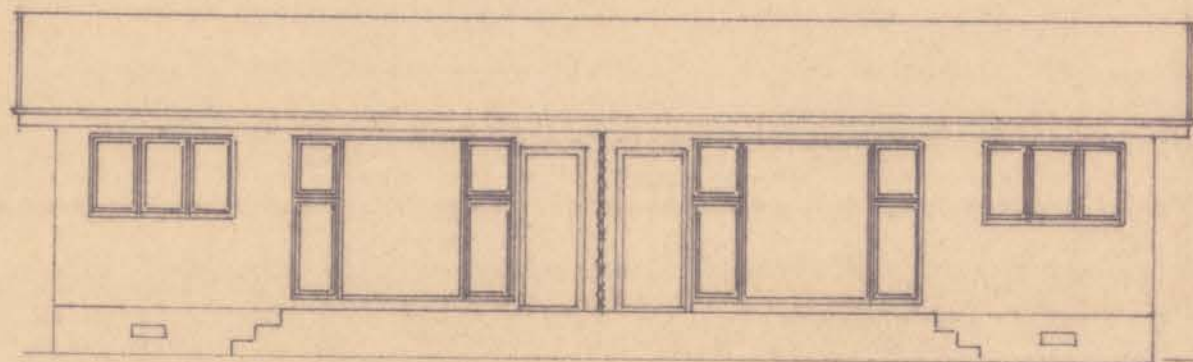
Gordon Road.



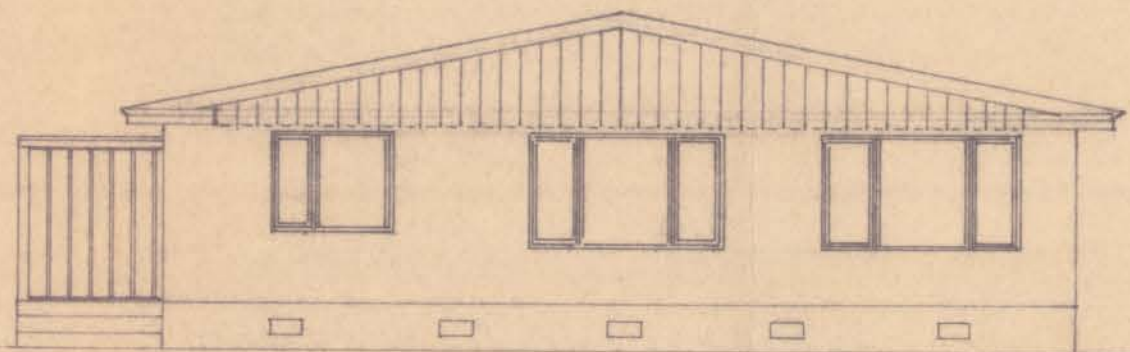
SOUTH ELEVATION



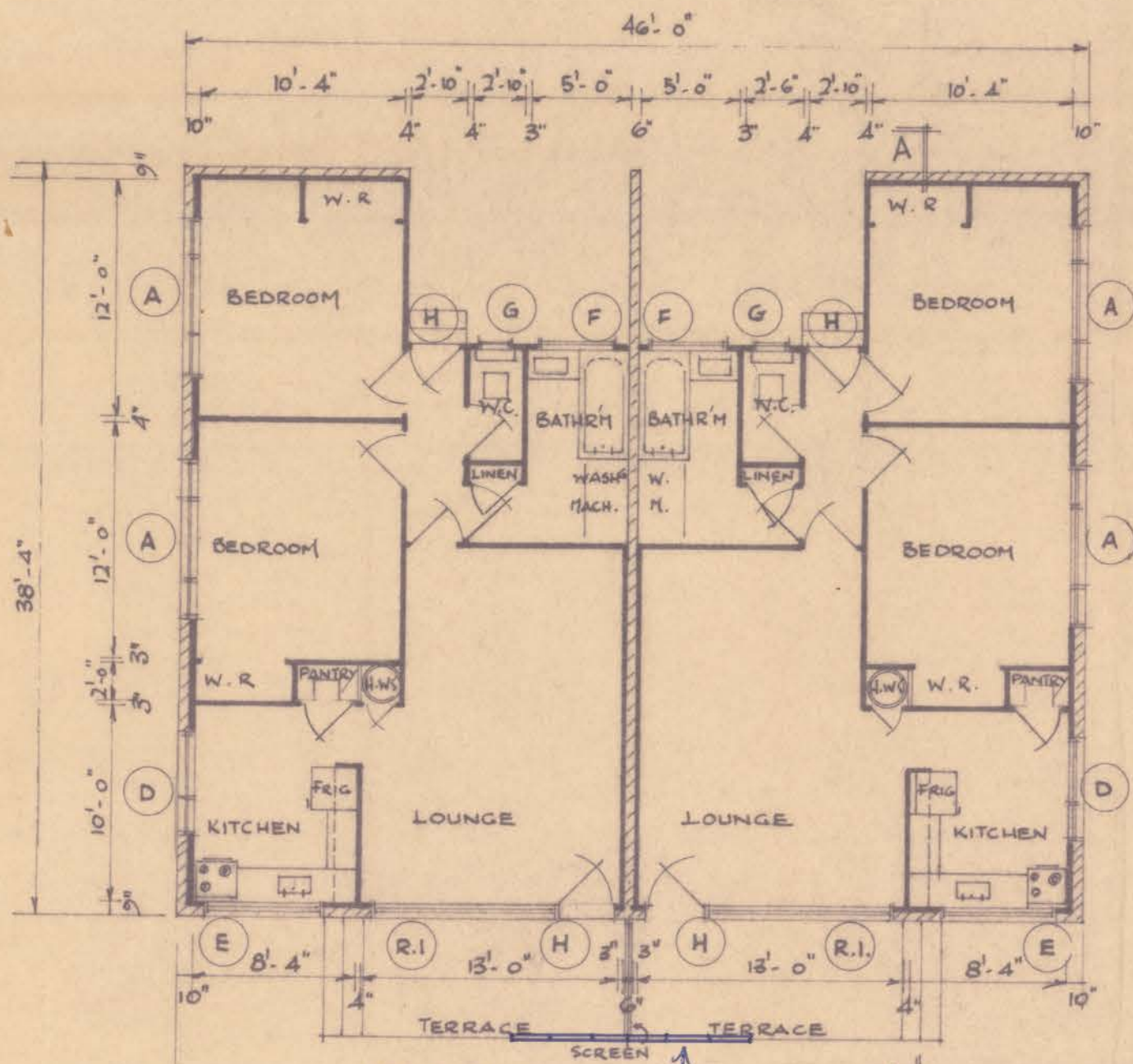
SECTION A A



NORTH ELEVATION



EAST & WEST ELEVATION



PLAN

glazed screen.

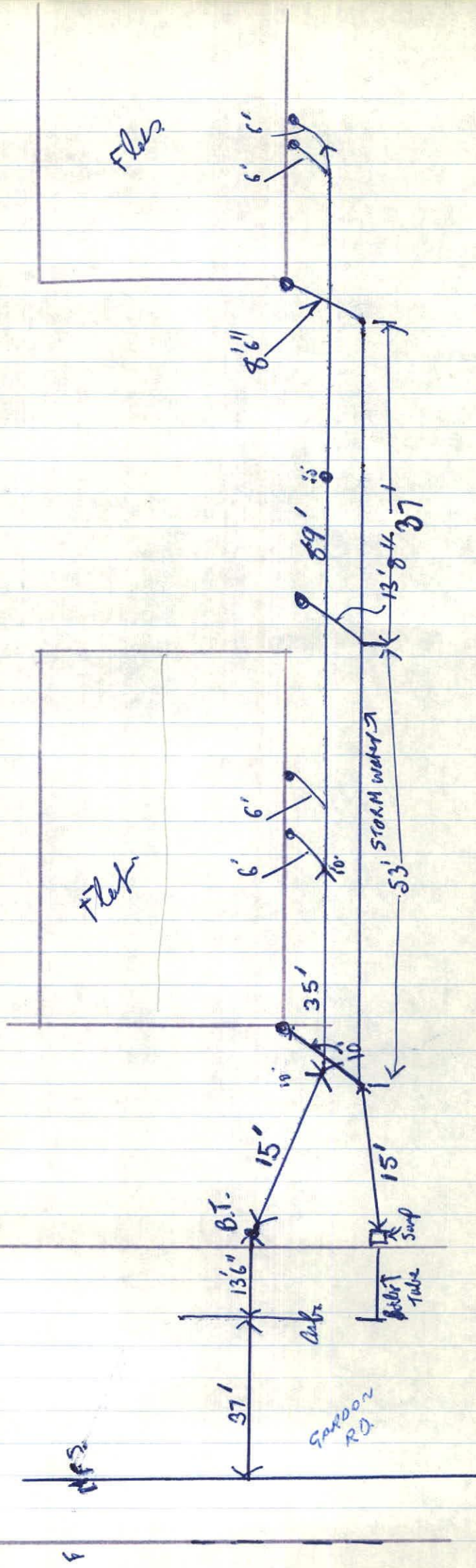
ANDREW HOUSING · PLAN N<sup>o</sup> 36

TYPE	No.	HEIGHT	WIDTH	TYPE	No.	HEIGHT	WIDTH
G	2.	2'-3½"	1'-9"	A	4.	4'-9½"	8'-2½"
H	4.	6'-9½"	2'-11½"	D	2.	4'-3½"	5'-3"
R.I.	2.	6'-9½"	9'-6"	E	2.	3'-6½"	6'-½"
				F	2.	3'-6½"	4'-1"

SCALE : 1/8" = 1'-0"  
DATE. :

Drains at 69 Gordon Road Masjid-

RECEIVED  
11 MAY 1970  
M. B. C.



UDURZITE ROOF



5'0

OPEN.

GLASS

GLASS

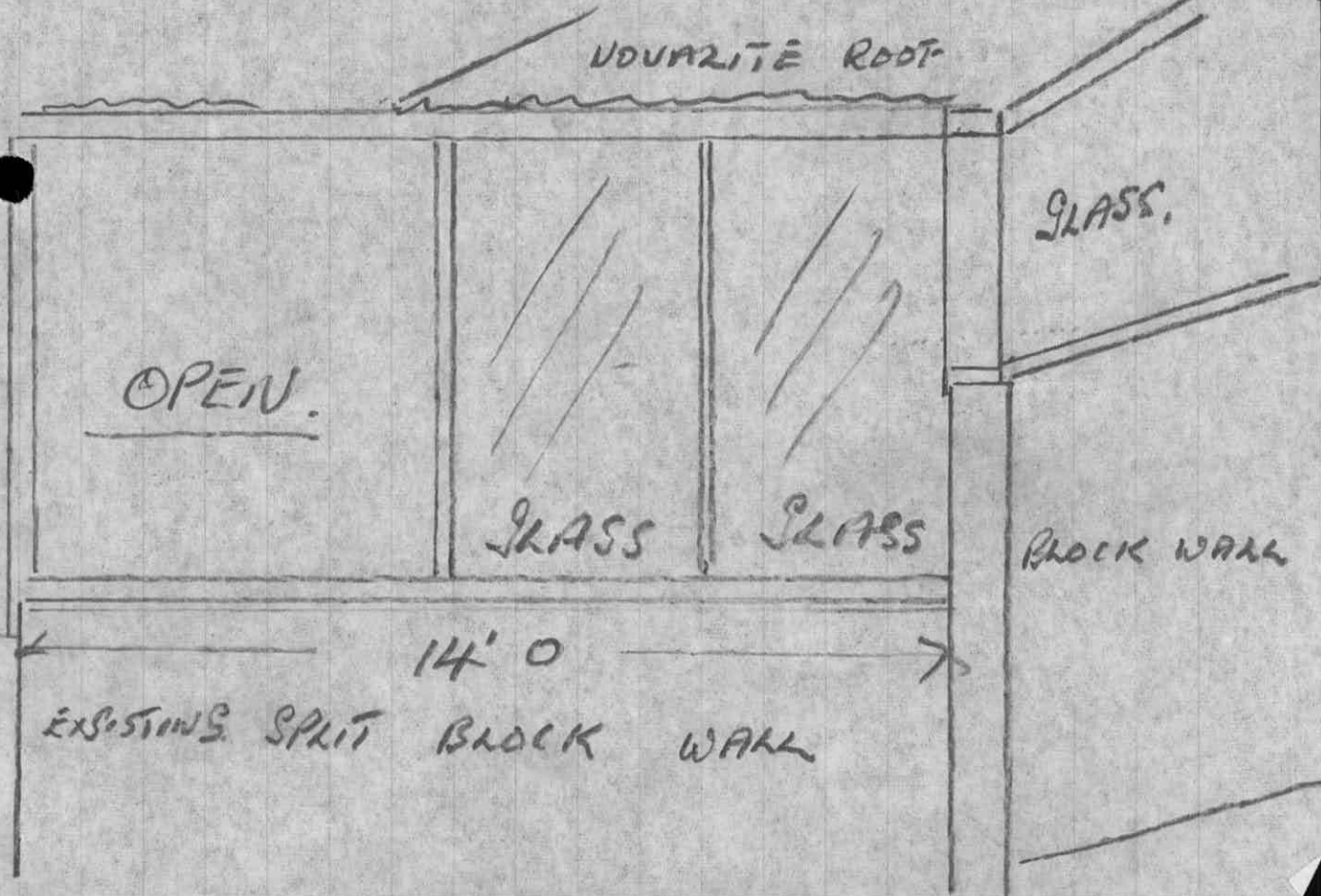
GLASS.



14'0

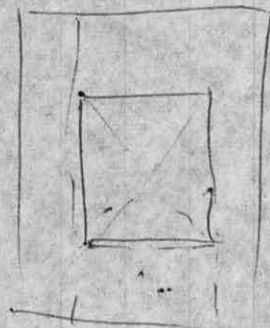
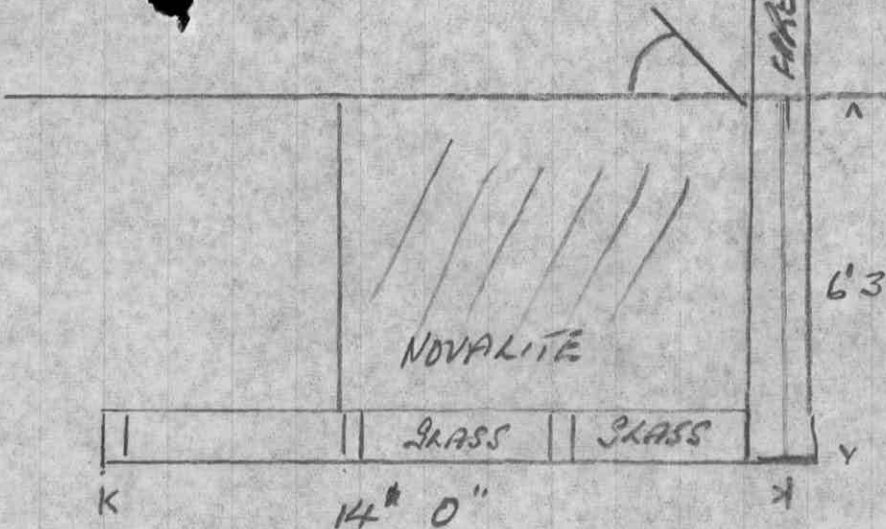
EXISTING SPLIT BLOCK WALL

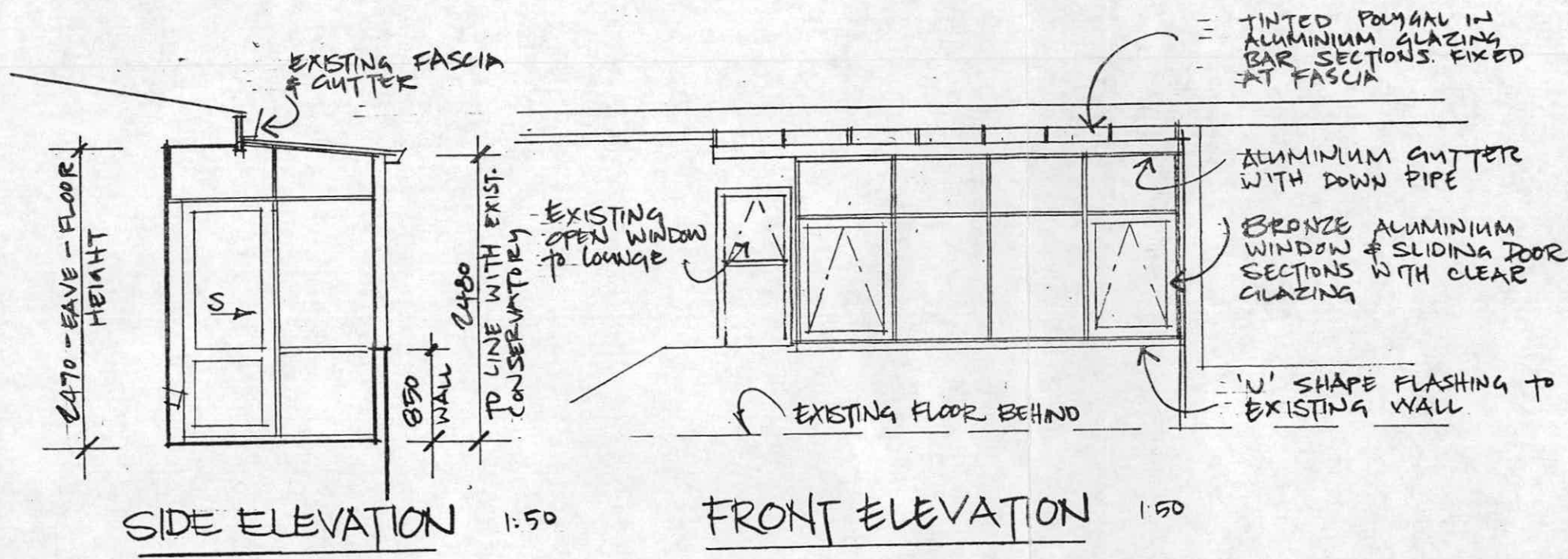
BLOCK WALL



EXISTING BUILDING.

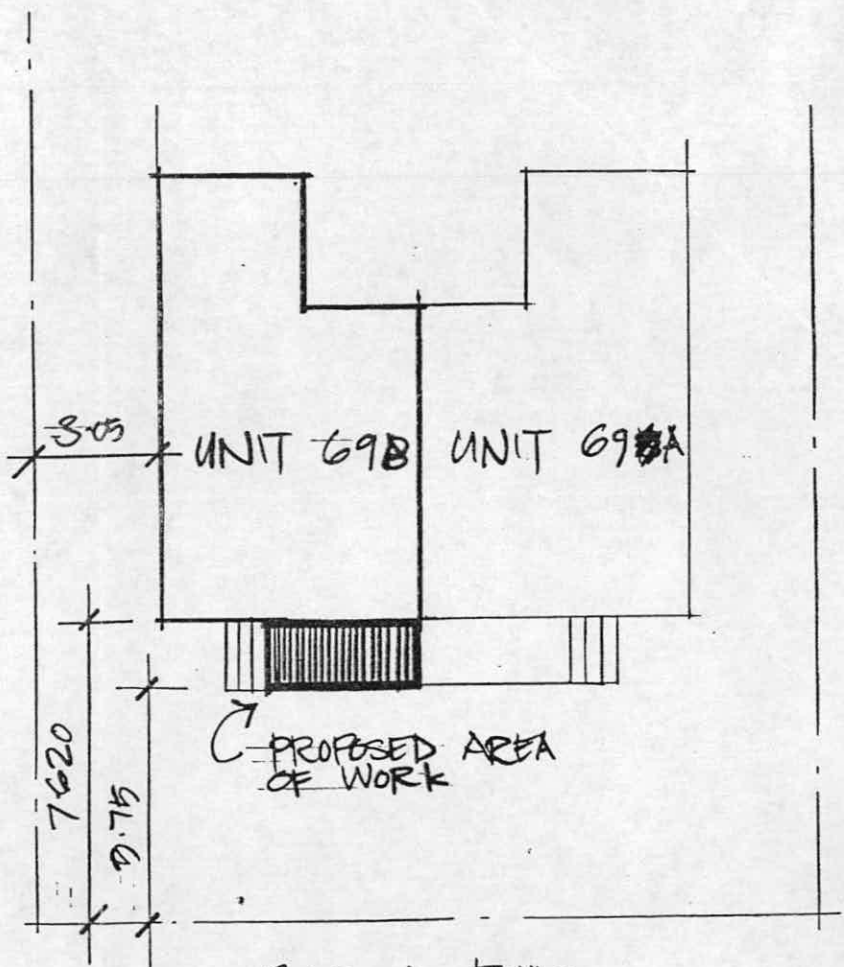
FIRE WALL





SIDE ELEVATION 1:50

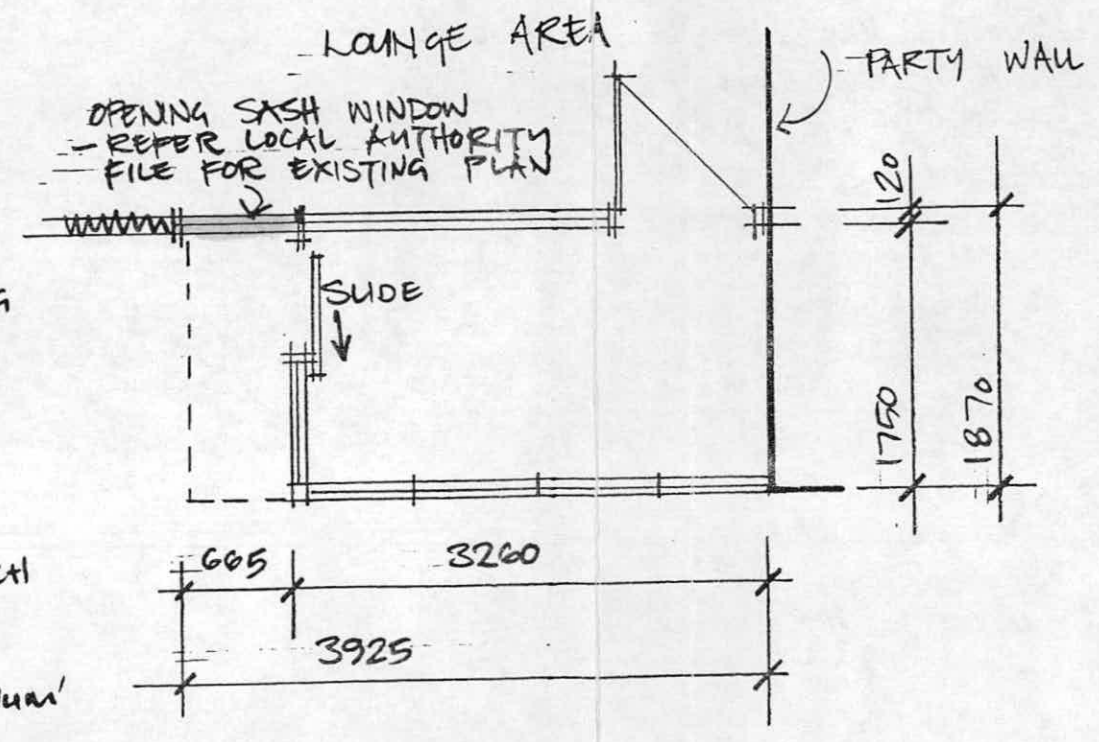
FRONT ELEVATION 1:50



GORDON ROAD  
SITE PLAN 1:200

**SPECIFICATION**

- ALL WORK TO COMPLY TO THE FOLLOWING NEW ZEALAND STANDARDS  
 NZS 3604:1990  
 NZS 3504:  
 NZS 4211  
 NZS 3053.
- FLASHINGS AS REQUIRED SHALL BE BRONZE ANODISED ALUMINIUM TO MATCH WINDOW SECTIONS
- ALUMINIUM WINDOW & SLIDING DOOR SECTIONS SHALL BE VANTAGE ALUMINIUM SUPPLIED & INSTALLED BY REIDS JOINERY & TIMBER MOSGIEL.
- GLAZING SHALL BE 4 & 5mm FLOAT GLASS AS REQUIRED WITH POLYGLAZ TO ROOF



FLOOR PLAN 1:50

PROPOSED CONSERVATORY FOR MRS CARTER



**Reids**

GLADSTONE ROAD,  
 P.O. BOX 126,  
 MOSGIEL  
 PHONE (02489)5168

JOINERY & TIMBER LTD.



# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY  
COUNCIL**  
*Kaunihera-a-rohe o Otepoti*

Telephone No:	477-4000	CCC No:	ABA 62804	Reference No:	5055596
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(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Owner: CARTER, VERA DOREEN VERDUN C/O MARTIN KIBBLE 53 BENNETT ROAD BRIGHTON 9051	All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
<b>PROJECT LOCATION</b> Street Address: 69B GORDON ROAD, MOSGIEL 9007	<b>Intended Use(s) in detail:</b> (DWX) INSTALL WHEELCHAIR LIFT
<b>LEGAL DESCRIPTION</b> Building Name: Property Number: 5055596 Valuation Roll No: 28010 34300 B Building Use: Year Constructed: Legal Description: LOT 2 DP 5551	<b>Intended Life:</b> Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>

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.

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

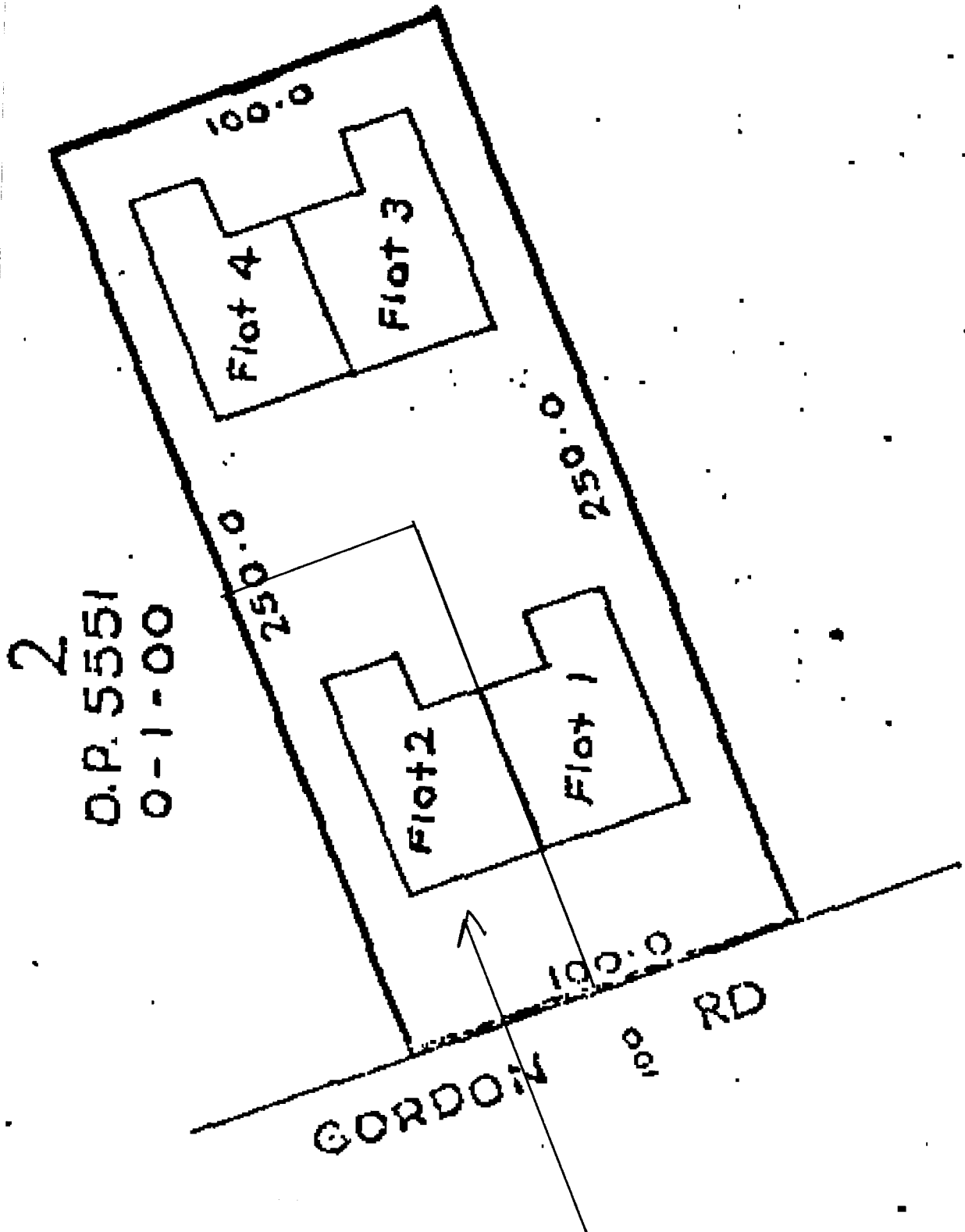
Date: 24/10/2006

Identifier

OT4B/277

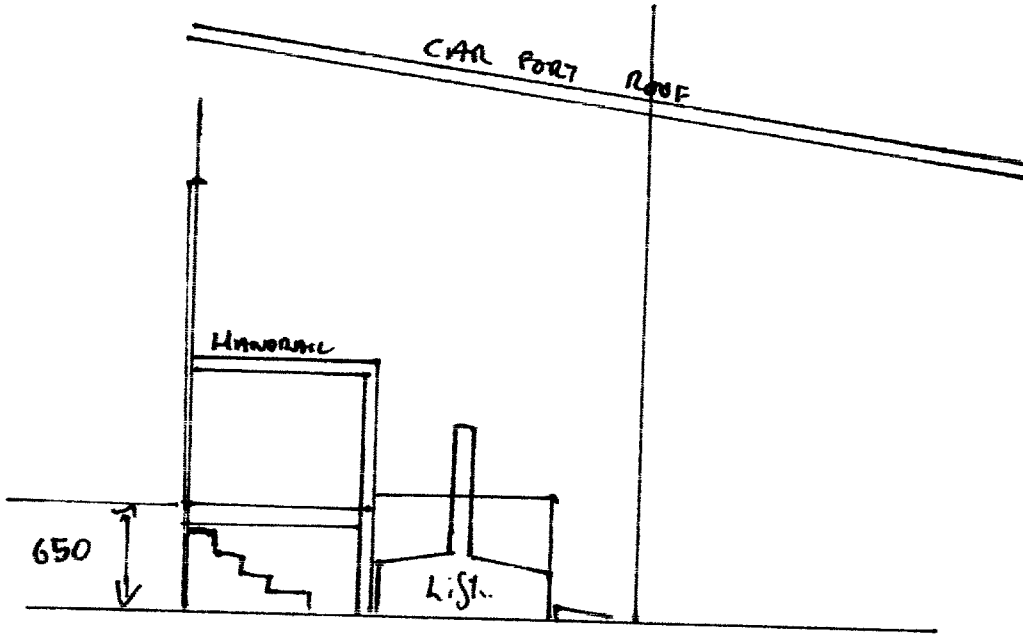
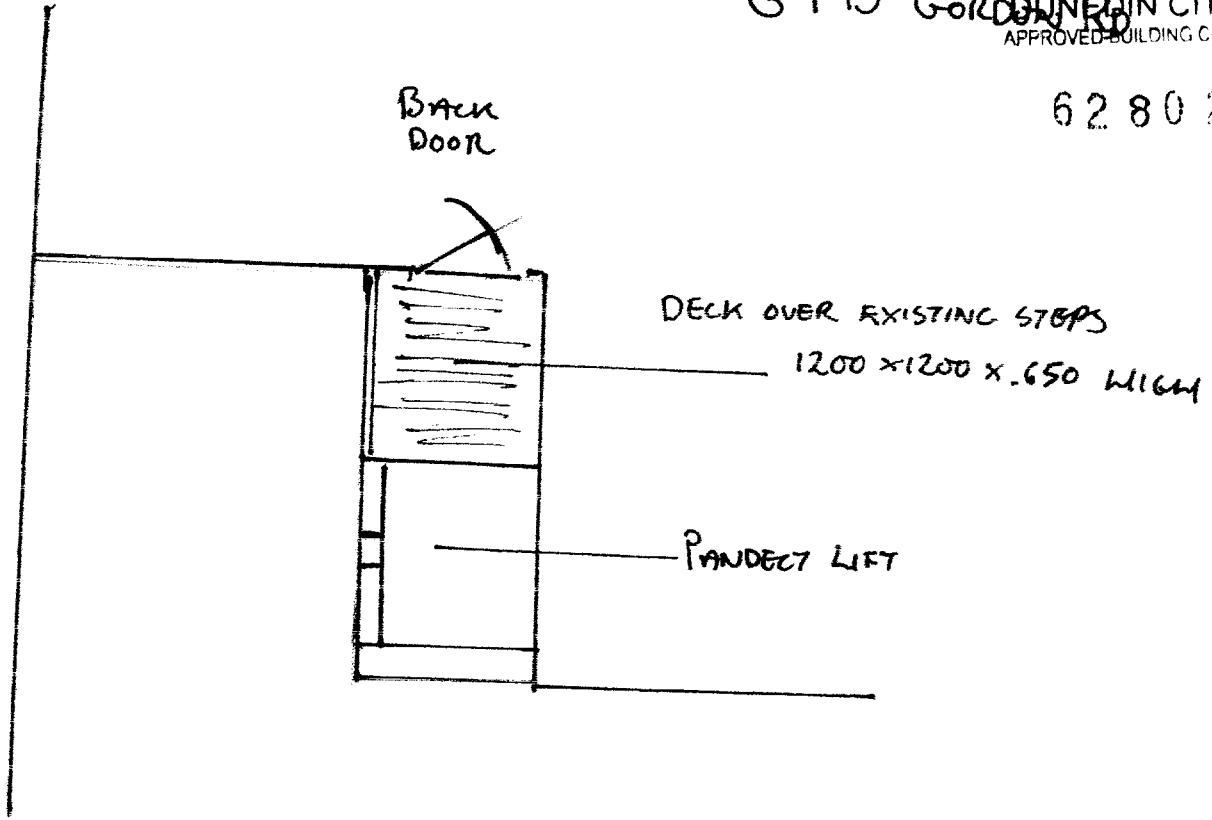
DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

62802



2  
D.P. 5551  
0-1-00

62802



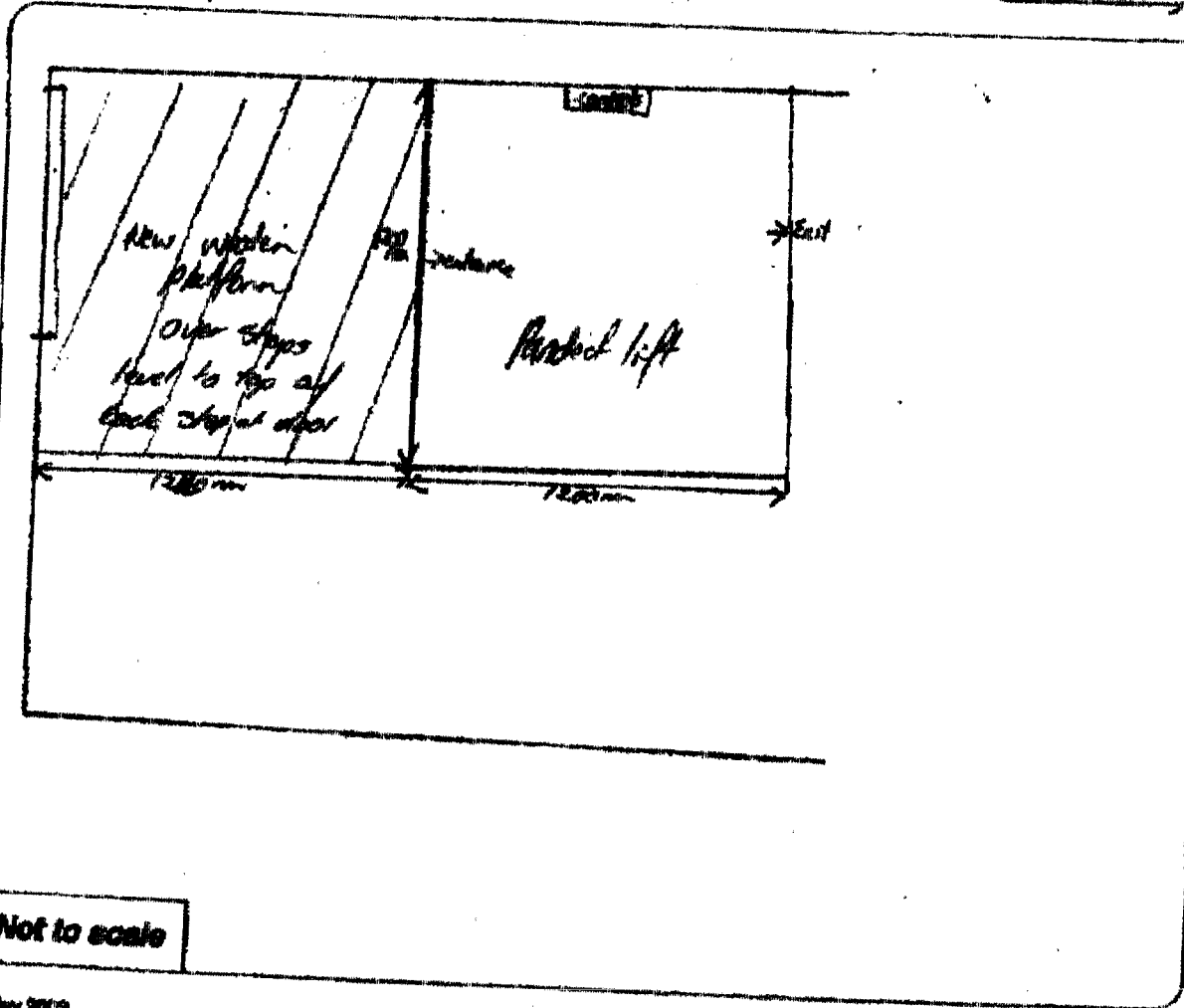


# Enablefunding

- Existing Environment
- Proposed Modification  
(not appropriate here)

DRAWING

Client Name: Deleen Carter



### NOTES:

69 B Gordon Road  
Mengie  
48/9 7804

Install wooden  
Platform over steps  
1200mm x 1200mm  
Install Product lift  
connects to wall

21 AUG 2005

Not to scale

May 2003



© Enable New Zealand 00 Bennett Street PO Box 4847 PALMERSTON NORTH  
Call Free 0800 17 1988

Client Initials: \_\_\_\_\_  
Property Owner Initials: \_\_\_\_\_



DUNEDIN CITY COUNCIL  
APPROVED BY: JIM COOPER  
52802



# 250KG LOW RISE LIFT

## SAFETY FEATURES

• An under deck protection system is provided by a roller blind which is fitted to the entry end of the lift deck. This system which is sometimes described as a skirt or apron is designed to comply with AS1735.14 3.3a. The sides of the deck need to have a low wall built on either side of the lift to Pandects specifications, or Pandect can supply two walls build of zinc plated framing and powder coated panels.

- An automatic fold up ramp is fitted to the entry end of the deck to prevent any likely wheelchair roll off.
- A safety gate is fitted to all lifts as standard.
- The body side handrail is designed so that the user can slide their hand unobstructed past the bodywork.

### • Hydraulic Safety Features :

1. Upward movement jam – should the lift jam when going up, a pressure release valve will inhibit the drive.
2. Downward movement jam – the deck will automatically stop if jammed when going down.
3. Burst hose protection.

### • Electrical safety Features

The control panel has been designed to make the controls simple to operate.

1. Security Key – When the key is in the off position the lift is immobilised.
2. Up Button – When this button is depressed the lift will rise to it's preset height.
3. Down Button – When this button is depressed the lift will travel to the ground.
4. Emergency Stop – If this button is pressed in, the lift will instantly stop, regardless of whether the key is on or off, or lift is going up or down.
5. Power off operation, - in the event mains power failure the lift can complete 20 raise and lower operations.
6. Light on control panel indicates power on to battery.

### Special Features

1. Start/Stop or Continuous Operation. This means that the Up and Down switches can be preset so that you only need to push the button once and the lift will go completely up or down. In the alternative option you will need to push the up or down button for the full duration of the required travel.

### Accessories

- Right angle entry/exit models available.
- Call stations on upper and/or lower levels.
- Anti entrapment walls to 800mm.
- Heavier lift capacity and/or larger deck sizes available.

# PANDECT LOW RISE LIFT INSTALLATION INSTRUCTIONS

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

6 2 8 0 2

- 1/ Refer to attached lift plans.
- 2/ Installation must comply with any specific instructions from Health Funding Authority.
- 3/ Installation must comply with any local body requirements.
- 4/ The Pandect Low Rise Lift requires a concrete slab of minimum dimensions :  
1420mm wide    1900mm long    100mm thick  
The lift is to be dyna bolted to the slab using 12mm bolts :  
12 x 50 (4 bolts)                      12 x 70 (5 bolts)
- 5/ On site remove transport bolt, located near the centre of the deck. (Not fitted on all lifts). Move the lift into position, and allow 10 to 15mm clearance around the edge of the body and deck. Plug the lift into the approved power supply and use the key and 'Up' button to lift the deck. With the deck lifted fit all the dyna bolts.
- 6/ Carefully remove the body side handrail, top and bottom body front panels only. A micro switch trip tag is situated on a 10mm dia rod which runs up the left side of the main support column. Loosen the 2 Allen head grub screws. Power the lift up to the desired height and stop the lift by hitting the 'Emergency Stop'. Adjust the trip tag so that it just operates the up limit microswitch. It is very important that (a) the grub screws are securely tightened  
(b) the trip tag hits centrally on the plunger of the up switch.
- 7/ While lift is in the up position, remove Cable Tie holding gate switch in operating position. (Located at the ramp end of the lift)
- 8/ Refit the cover and handrail.
- 9/ Fit gate plunger. Note the trip tag is factory preset and does not need to be adjusted. It is necessary to remove the plastic pulley then refit with the ramp cable fitted between the pulley and cable holding pin. Once the plunger is in position and the rubber boot is fitted, fit M4 screw through the bottom of the plunger under the deck to stop the plunger from pulling out.
- 10/ Leave approx a 10 to 15mm gap between the deck and the entry ramp to ensure they can not rub together.  
We recommend that the entry ramp be bolted down with tappets or small Dyna bolts.
- 11/ The side wall should be framed using a suitable sized timber and lined on the inside with a smooth surfaced material suitable for outdoor use ( Refer to anti entrapment system ) or alternatively Pandect can supply powder coated sheet metal walls ready to bolt down.
- 12/ Dyna bolt or screw the blind edging to the concrete slab.  
A 2 metre power cord is supplied with the lift and requires a 230 volt exterior power socket with an RCD incorporated, to be installed by a registered electrician.  
If possible this should be mounted to a suitable wall on the control side of the lift, and should be positioned more than 400mm away from the lift body to ensure it is clear of the lift body and ramp which move up and down.  
If this arrangement is not suitable, changes may be made at the discretion of the electrician who must ensure the electrical installation is safe and legal.
- 13/ Ensure that the power cord is held securely in such a position that the lift cannot crush the cord, when the lift is in the down position.

If in doubt consult the manufacturer : Pandect Electric Solutions Ltd  
Phone 03 322 8494, Fax 03 322 8495

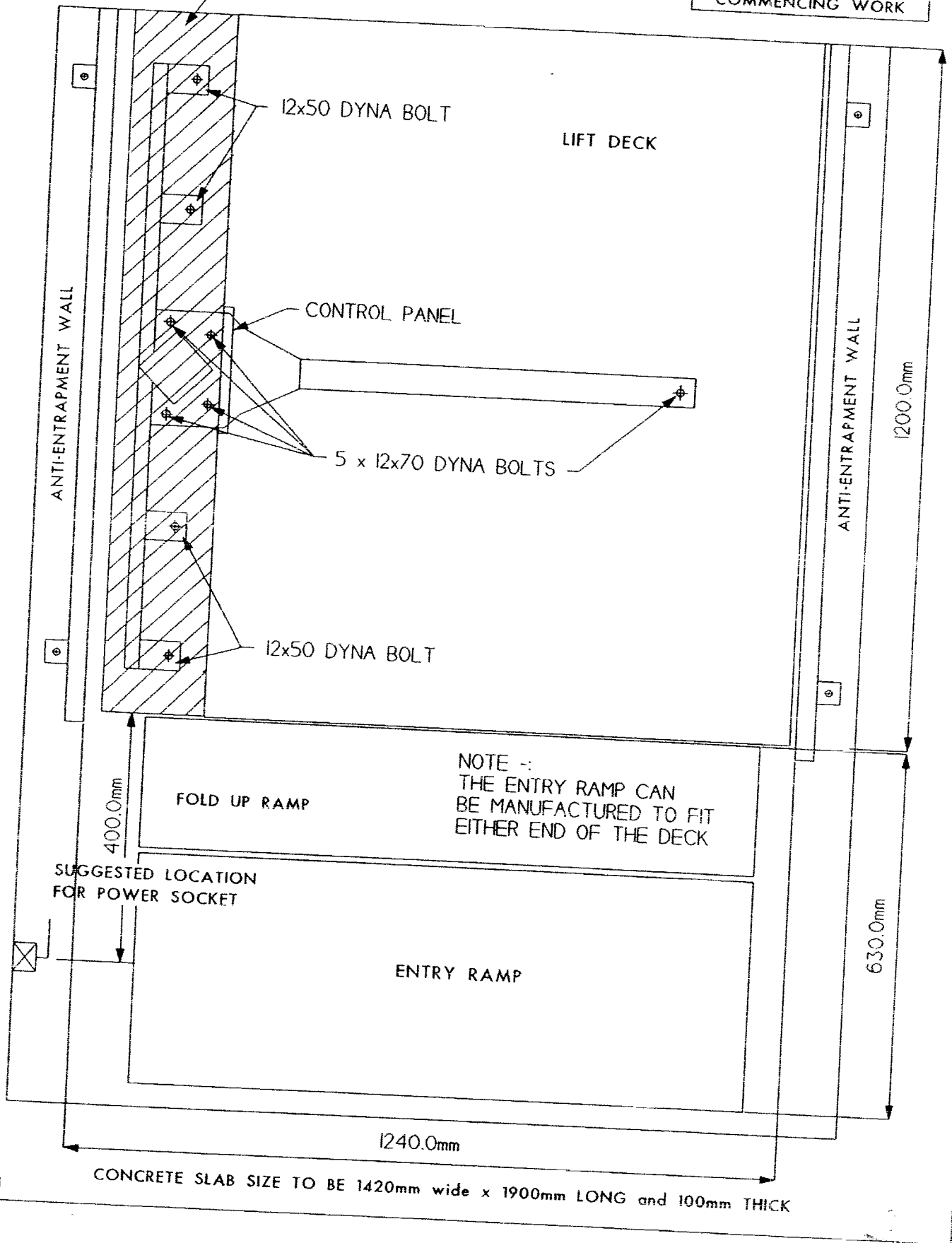
File : Dinstaln

PANDECT ELECTRIC VEHICLES LTD ----- LOW RISE LIFT  
THE SECURE BOLTING DOWN OF THE MAIN FRAME IS CRITICAL

62802

READ THE INSTALLATION  
INSTRUCTIONS BEFORE  
COMMENCING WORK

HATCHED AREA SHOWS COVER  
OVER WORKING PARTS OF LIFT

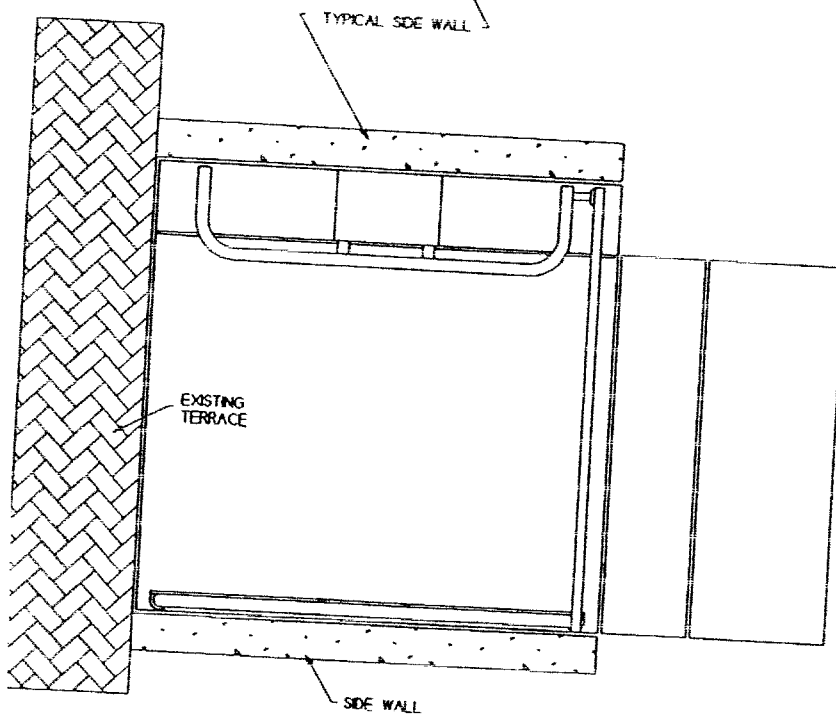
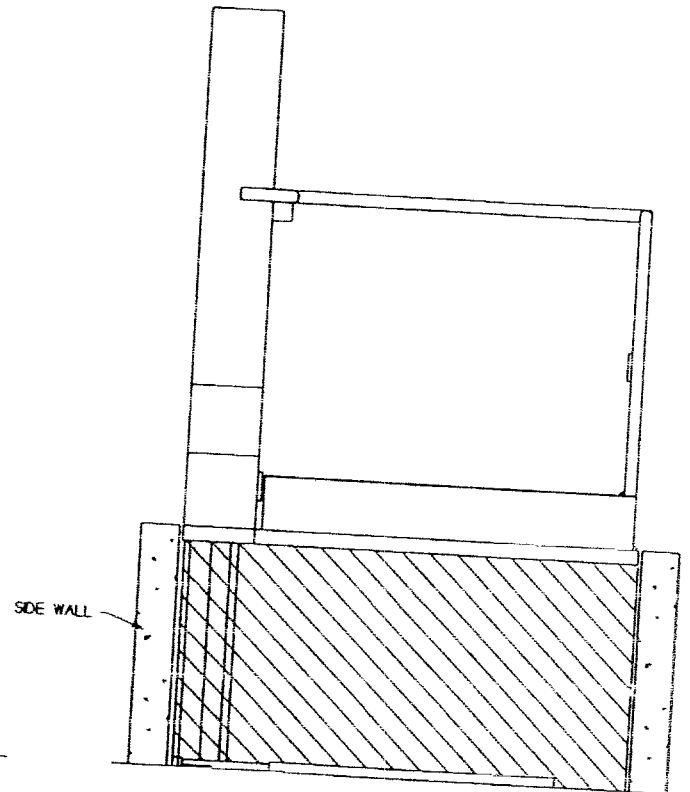
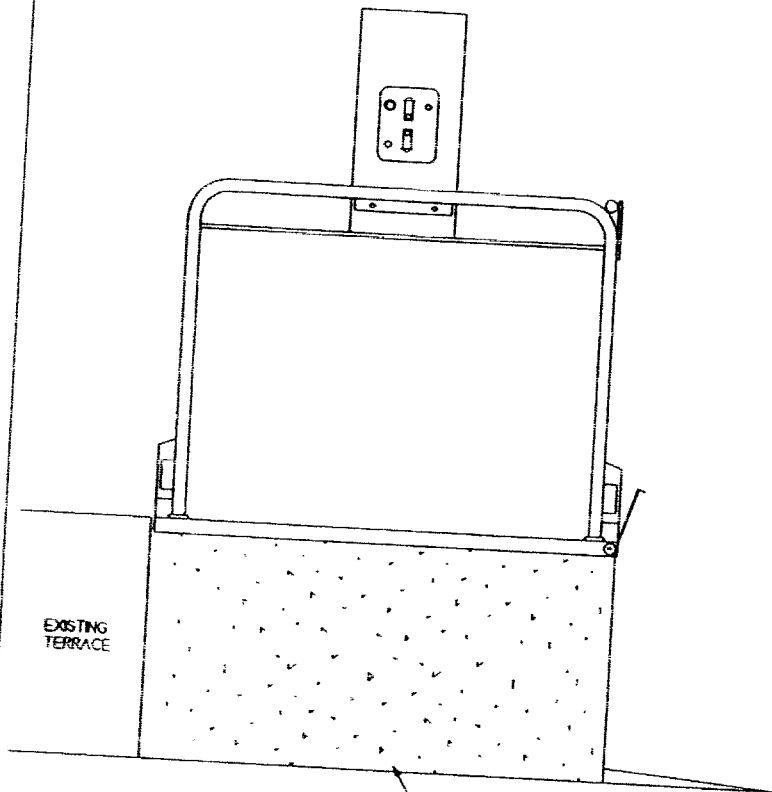


DLIN

CONCRETE SLAB SIZE TO BE 1420mm wide x 1900mm LONG and 100mm THICK



# PANDECT LOW-RISE LIFT ANTI-ENTRAPMENT SYSTEM 62802



THE EXIT SIDE OF THE LIFT WILL ALWAYS BE PROTECTED BY THE FLUSH WALL ON THE FRONT OF THE EXISTING TERRACE

THE ENTRY SIDE SHALL BE PROTECTED BY THE ROLLER SCREEN SYSTEM ALREADY DESCRIBED

THE TWO SIDES OF THE LIFT SHALL BE PROTECTED BY A SUITABLE WALL THE MINIMUM HEIGHT BEING THE MAXIMUM OPERATING HEIGHT OF THE LOW RISE LIFT. THE INSIDE SURFACE OF THESE WALL ARE TO BE LINED WITH A SMOOTH SURFACED MATERIAL SUITABLE FOR OUTDOOR USE THE WALLS SHALL BE SECURELY FASTENED TO THE CONCRETE LIFT SLAB AND POSITIONED WITH 10mm TO 15mm CLEARANCE TO THE LIFT DECK EDGES

PANDECT HAVE SUITABLE WALLS AVAILABLE WHICH CAN BE SUPPLIED WITH THE LIFT

62802



# Access Equipment Safety Certificate

## Pandect Hydraulic Low-Rise Platform Lift

A Mechanical Installation for Disabled Access

As a CBIP Level 2 lift inspector LI-041 1999, and a D2 Building Certifier No5 for Mechanical Access equipment under the Building Act, upon considering the safe design and operation of the 250kg rated Pandect Low Rise Platform Lift as detailed in the attached 8 page schedule of equipment, I issue this Safety Certificate in confirmation as to suitability of this equipment for consideration by Enable New Zealand as a suitable and safe access solution.

This Safety Certificate is issued subject to the following conditions:-

1. That installation or relocation of any Pandect Platform Lift as specified is not installed until Consent Approval is received from the applicable Territorial Authority.
2. That any installed equipment will have the immediate environment in which the unit is installed checked against a Pandect Site Hazard check list and for safe operation.
3. Where the equipment is used in a non-domestic location, suitable Building Compliance Schedule documentation shall be provided by the manufacturer for each installation to the applicable Territorial Authority.
4. In non-domestic installations, the manufacturer or agent shall approve any person used for maintenance of the equipment, and a suitable feature (h) or (j) registered IQP shall be appointed for annual WOF purposes. This could be the person maintaining the equipment where trained and registered with the appropriate TA.
5. That any changes or modifications to the design require inspection and re-issue of the certificate.
6. This Safety Certificate becomes valid upon signing by the authorised representative of Lifteye Consultancy and endorsed by the manufacturers representative, and may be used by submission to any third party in confirmation that this equipment and the processes detailed have been considered as safe for its intended application..

Signed for Pandect:

Date: 6 / 5 / 2003

Signed for LEC:

Date: 6 / 5 / 2003

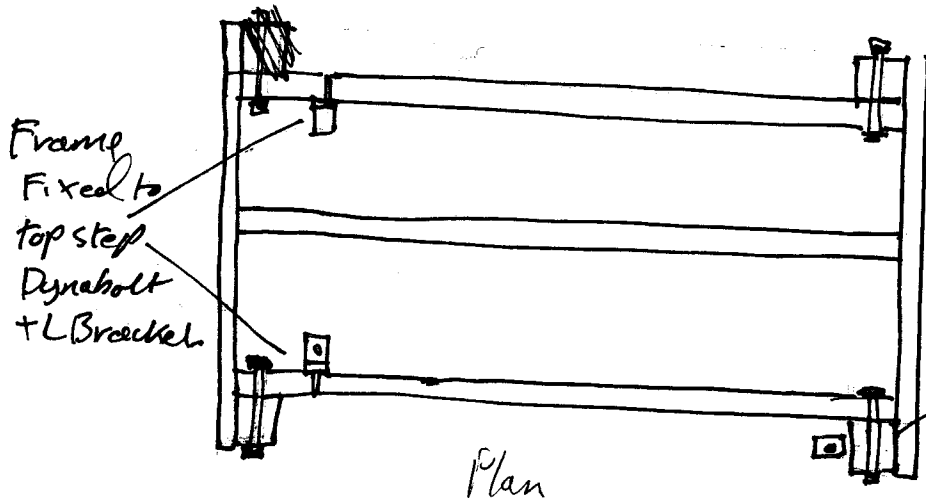
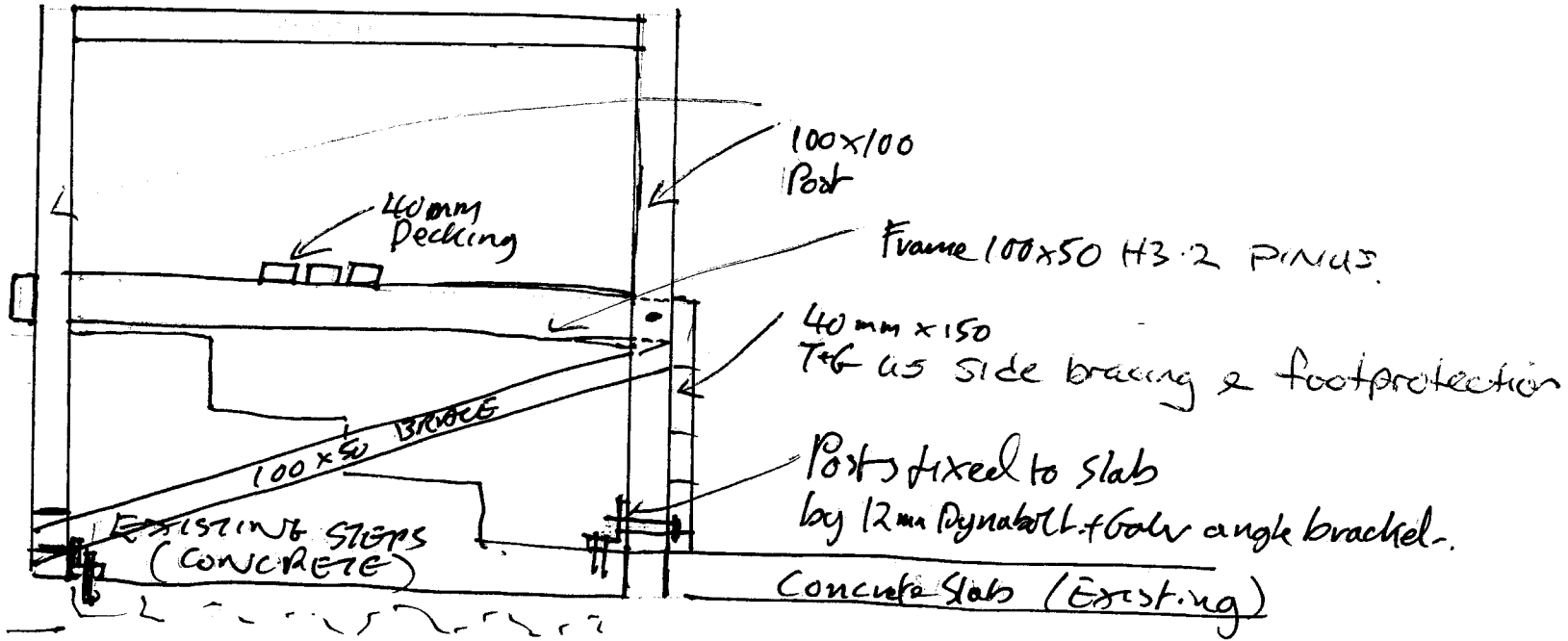
R.D. Johnston - Consultant / Manager.  
(IQP Registered 140220002 features (h),(j)&(k), CBIP Certified Level 2 Lift Inspector LI-041 1999)  
(Building Certifier No.5 - Mechanical Access Equipment)

06 MAY 2003



ABA32563

62802



All timber to be  
Tanalised, R.S. H3.2 PINUS.

M12 BOLTS GALV & SQ 50x50 WASHERS.