

Dunedin City Council – Land Information Memorandum

Property Address: 12A Tudor Lane Mosgiel

Prepared for: Lianna Nadine MacFarlane

Prepared on: 02-Feb-2026

Property Details:

Property ID	5056654
Address	12A Tudor Lane Mosgiel
Parcels	FLAT A LOT 51 DP 15568 on LOT 51 DP 15568 1/2 SH 0.0666HA

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 02-Feb-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 12A Tudor Lane Mosgiel.....	1
Prepared for: Lianna Nadine MacFarlane.....	1
Prepared on: 02-Feb-2026.....	1
Property Details:.....	1
Disclaimer:.....	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information.....	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	5
Coastal Hazards	5
Seismic Hazards	5
Other Natural Hazards.....	6
Otago Regional Council Hazard Information.....	6
Contaminated Site, Hazardous Substances and Dangerous Goods	7
Contaminated Site Information.....	7
Historic Dangerous Goods Licence(s)	7
Hazardous Substances.....	7
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	7
Drainage	7
Foul Sewer and Waste Water	7
Public Sewer Sheets.....	8
Dunedin City Council Private Drainage plans incomplete	8
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	8
Water Supply	8
s44A(2)(c) Information relating to any rates owing in relation to the land	8
Rates Details	8
Rates Assessment Details	8
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	9
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	9
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004.....	9
Building and Drainage Consents.....	9
Building and Drainage Permits	10
Building Notices.....	10
Resource Consents	10
Consent Notices.....	10
Alcohol Licensing	10
Health Licensing.....	10
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	10

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	10
District Plan	10
District Plan Map	11
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	11
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	11
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.11	
Building Information.....	11
Drainage	11
Minimum Floor Levels	12
Planning	12
Resource Consents within 50m of 12A Tudor Lane Mosgiel.....	12
3 Waters	15
Information Regarding Watercourses	15
Transport	16
Parks and Reserves.....	16
Glossary of Terms and Abbreviations.....	17
Consent, Permit, Licence & Complaint types	17
Terms used in Permits & Consents.....	17
General terms	18
Appendices	19

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: Tajeri 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

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

FAULT

Titri

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

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 show 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 **17th November 1997**.

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, 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	2056654
Address	12A Tudor Lane Mosgiel
Valuation Number	28020-11028-A

Latest Valuation Details

Capital Value	\$500,000
Land Value	\$255,000
Value of Improvements	\$245,000
Area (Hectares)	0HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,589.87

Rates Outstanding for Year	\$1,400.93
-----------------------------------	------------

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
/CCC		code compliance after two years. Compliance with the Building Code could not be
Refused		established and therefore the Code Compliance Certificate has been refused.
Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-2004-304812](#) Building Consent - New Stormwater Sump in Driveway

Lodgement Date	08-Jul-2004
Decision	Granted
Decision Date	08-Jul-2004
Current Status	CCC Issued
Previous Number	ABA42047

(Applications before 2007)

Building and Drainage Permits

[H-1975-260149](#) AAM19750402

G64709 - Erect Two Flats (Bailey). The permit was lodged on 12-Nov-1975.

[H-1976-260601](#) AAM19760398

3316 - Plumbing and Drainage (Bailey). The permit was lodged on 18-Feb-1976.

Building Notices

No Building Notices

Resource Consents

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

[SUB-1974-354035](#) - Subdivision Consent

Description	Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed)
Lodgement Date	22-Jul-1974
Decision	Granted
Decision Date	18-Sep-1974
Current Status	Completed

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 1 (refer Section 15, Residential)

Scheduled Items

- Dunedin Airport Flight Fan Designation

Overlay Zones

- Hazard 3 (flood) Overlay Zone

Mapped Areas

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

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.

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 422151 – 01/11/2018 – Completed

Seepage Incident 218921 – 27/11/2015 – Completed

Seepage Incident 5557 – 30/10/2006 – Completed

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 12A Tudor Lane Mosgiel

[**5044470 LOT 29 Tudor Lane Mosgiel**](#)

[SUB-1975-354097](#) Subdivision Consent Ref: SD 1/4 subdivision Brooklands Estate Stage II (separate survey plans submitted, for Stage IIA and Stage IIB). The outcome was Granted on 16/09/1975.

[**5055177 12 Wickliffe Street Mosgiel**](#)

[SUB-1979-354105](#) Subdivision Consent Ref: 63/1 subdivision of Part Section 6 and Section 20 Block II East Taieri Survey District. The outcome was Granted on 11/04/1980.

[RMA-1991-354788](#) Resource Management Act (Historical Data) EXTEND CLUB HOURS TO OPERATE LIQUOR LIC. Ownr:TAIERI BOWLING CLUB / App: TAIERI BOWLING CLUB BOX 5247 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 06/04/1992.

[**5056623 15 Wickliffe Street Mosgiel**](#)

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

[**5056625 17 Wickliffe Street Mosgiel**](#)

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

[**5056638 20 Wickliffe Street Mosgiel**](#)

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056639 18 Wickliffe Street Mosgiel

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056641 1 Tudor Lane Mosgiel

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056642 2 Tudor Lane Mosgiel

[SUB-1975-354095](#) Subdivision Consent Ref: SD 1/2 subdivision of Lots 41 & 42 DP 15568. The outcome was Granted on 02/02/1976.

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056653 11 Tudor Lane Mosgiel

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056655 12B Tudor Lane Mosgiel

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056656 16 Wickliffe Street Mosgiel

[SUB-1974-354035](#) Subdivision Consent Ref: 1/2 subdivision Wilkins Block stage 1 (original application was submitted on the 10/4/1974 but was amended, consent lapsed, and the original plans destroyed). The outcome was Granted on 18/09/1974.

5056657 14 Wickliffe Street Mosgiel

[SUB-1974-354036](#) Subdivision Consent Ref: SD 1/2 subdivision of Part Section 25 Block II East Taieri Survey District. The outcome was Granted on 11/03/1974.

5057449 13B Wickliffe Street Mosgiel

[SUB-1983-354334](#) Subdivision Consent Ref: 88/1 subdivision of part section 22, Block II East Taieri Survey District. The outcome was Granted on 04/02/1983.

5070173 10A Wickliffe Street Mosgiel

[RMA-1994-356911](#) Resource Management Act (Historical Data) EXTEND HOURS SO LIQUOR CAN BE SERVED Ownr:TAIERI BRIDGE CLUB / App: J CROWE 6 CLYDE ST MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 31/08/1994.

5102001 10 Wickliffe Street Mosgiel

[RMA-1997-361324](#) Resource Management Act (Historical Data) EXTEND HOURS OF CLUB LICENCE/FRONT YARD ENCROACHMENT Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/01/1998.

[RMA-1994-356911](#) Resource Management Act (Historical Data) EXTEND HOURS SO LIQUOR CAN BE SERVED Ownr:TAIERI BRIDGE CLUB / App: J CROWE 6 CLYDE ST MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 31/08/1994.

[RMA-1993-356030](#) Resource Management Act (Historical Data) ADD TO EXISTING BRIDGE CLUB ROOMS Ownr:DUNEDIN CITY COUNCIL / App: F GRADON C -TTHS,3 GREEN ST,MOS (Non-Notified - Non Complying). The outcome was Granted on 02/05/1993.

5104994 69 Church Street Mosgiel

[SUB-1979-354105](#) Subdivision Consent Ref: 63/1 subdivision of Part Section 6 and Section 20 Block II East Taieri Survey District. The outcome was Granted on 11/04/1980.

[LUC-2011-162](#) Land Use Consent addition to existing storage shed and continuation of existing recreational activity involving structures > 25m2.. The outcome was Granted on 02/05/2011.

[RMA-1997-361324](#) Resource Management Act (Historical Data) EXTEND HOURS OF CLUB LICENCE/FRONT YARD ENCROACHMENT Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/01/1998.

[RMA-1993-356030](#) Resource Management Act (Historical Data) ADD TO EXISTING BRIDGE CLUB ROOMS Ownr:DUNEDIN CITY COUNCIL / App: F GRADON C -TTHS,3 GREEN ST,MOS (Non-Notified - Non Complying). The outcome was Granted on 02/05/1993.

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:

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.

Parks and Reserves

Description	Next to Park or Reserve.
Details	<p>This property has been identified as being next to a park or reserve.</p> <p>Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.</p>

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

Scale at A4:
1:750
27/01/2026
8:02:37 PM



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

2018-2019 Urban, Copyright DCC/Aerial Surveys
Ltd, Rural, ORC/Aerial Surveys Ltd, CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013.
Copyright DCC, CC BY 3.0 NZ
2006/2007 Urban photography March 2007,
copyright NZAM, Rural photography March
2006, copyright Terralink International Ltd.

Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- 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

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

Foul Sewerage

- Pump Station
- Treatment Plant
- Vent
- NR ● Non-Return Valve
- Foul Sewer Node
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

Stormwater

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

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

General

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

Scale at A4:

1:750

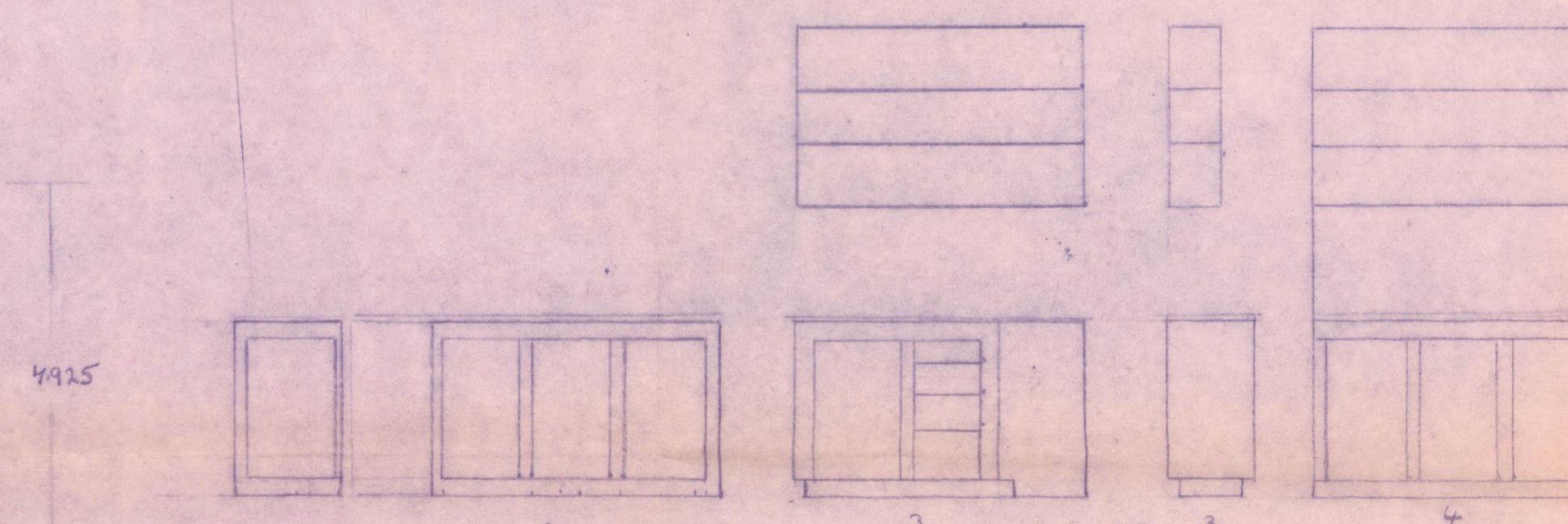
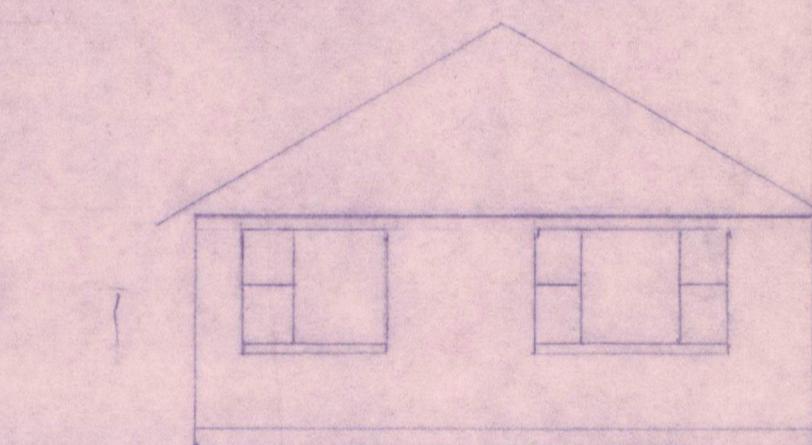
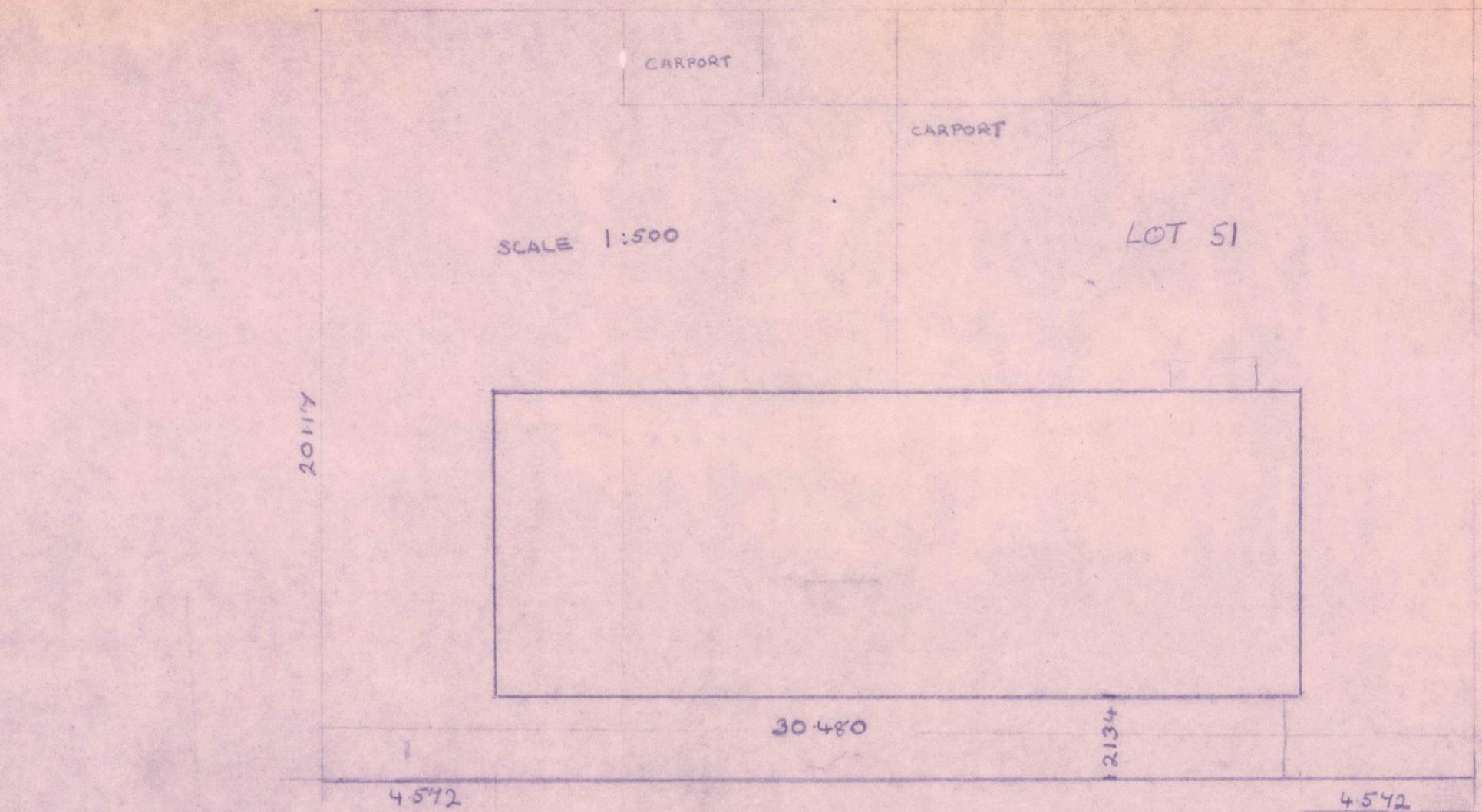
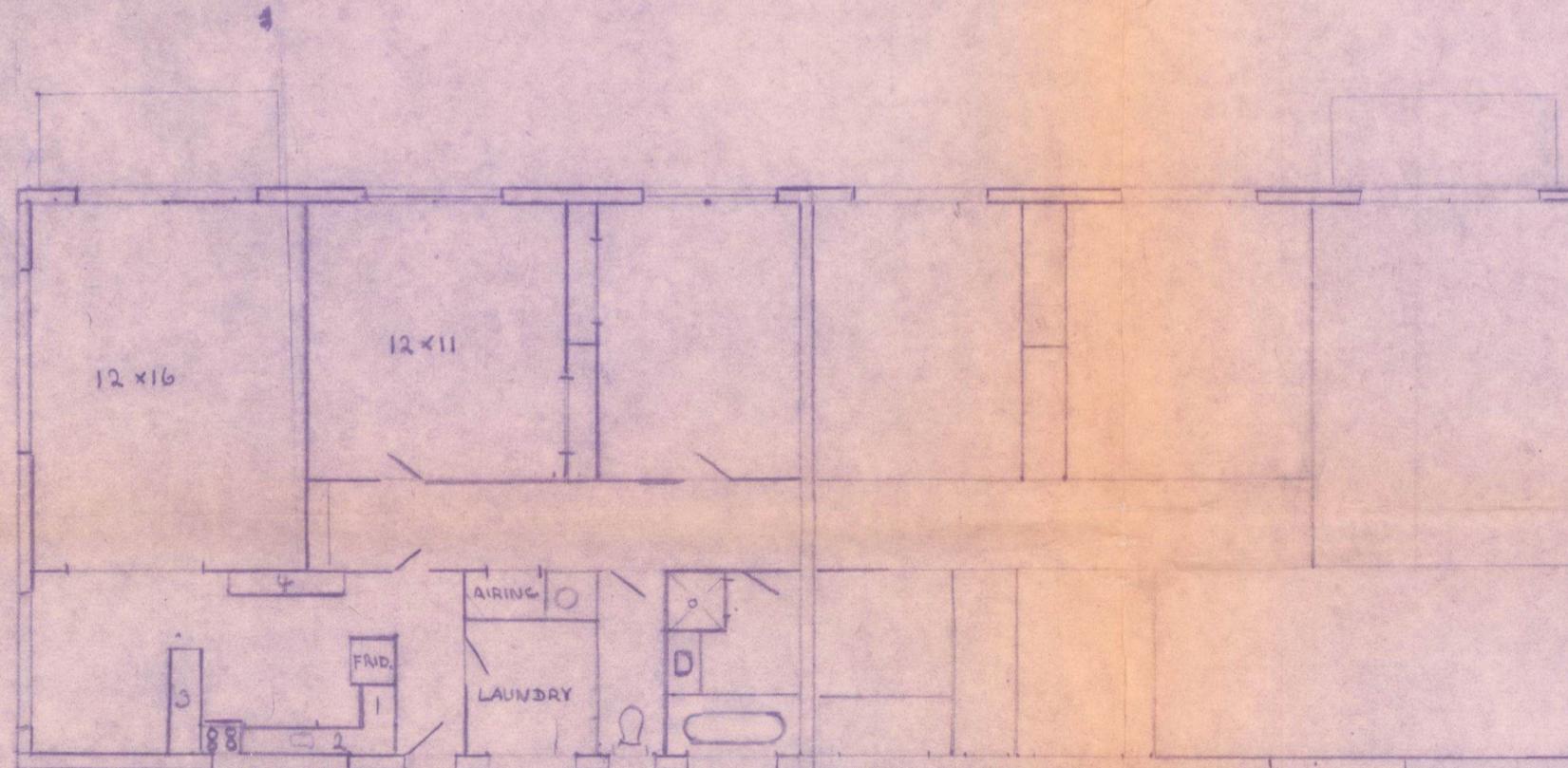
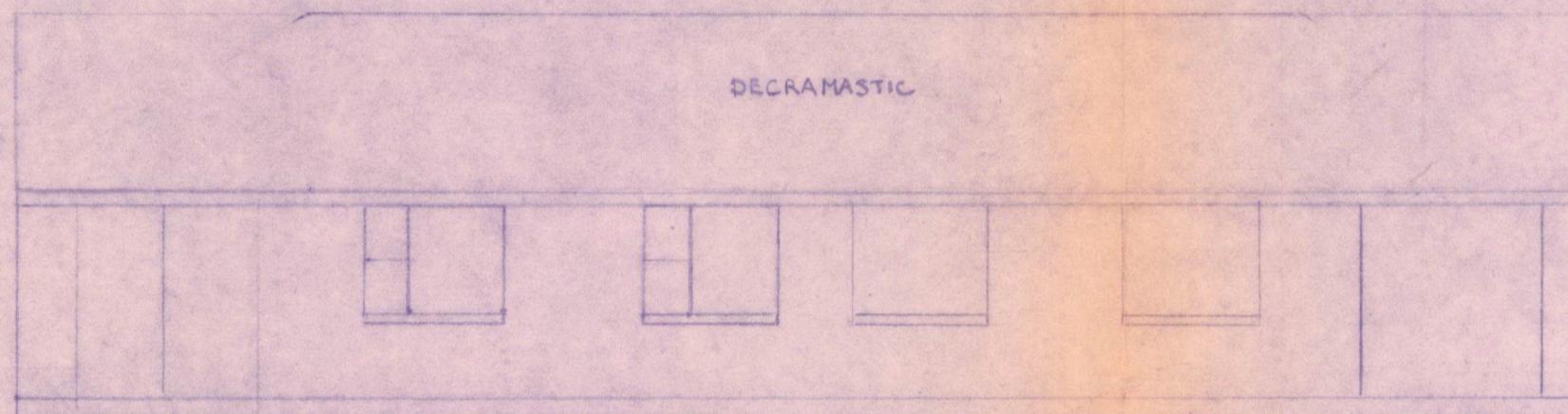
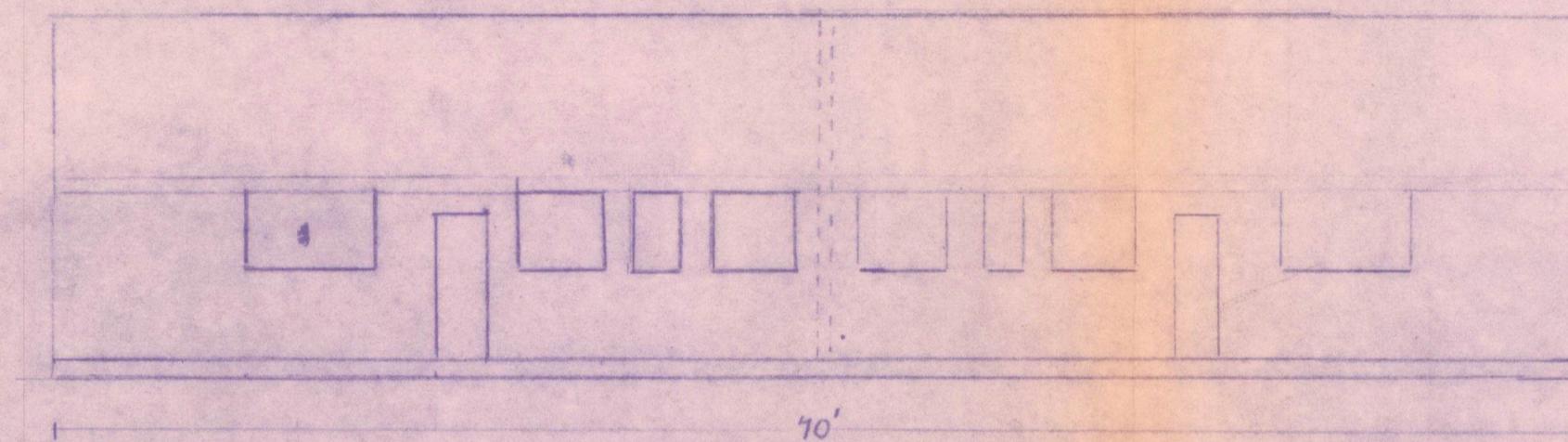
27/01/2026
8:02:43 PM



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

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

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



OUTSIDE WALLS 250 M. DOUBLE BLOCK CON.

KJB.

Borough of Mosgiel

DRAINAGE BLOCK PLAN

REFERENCE:

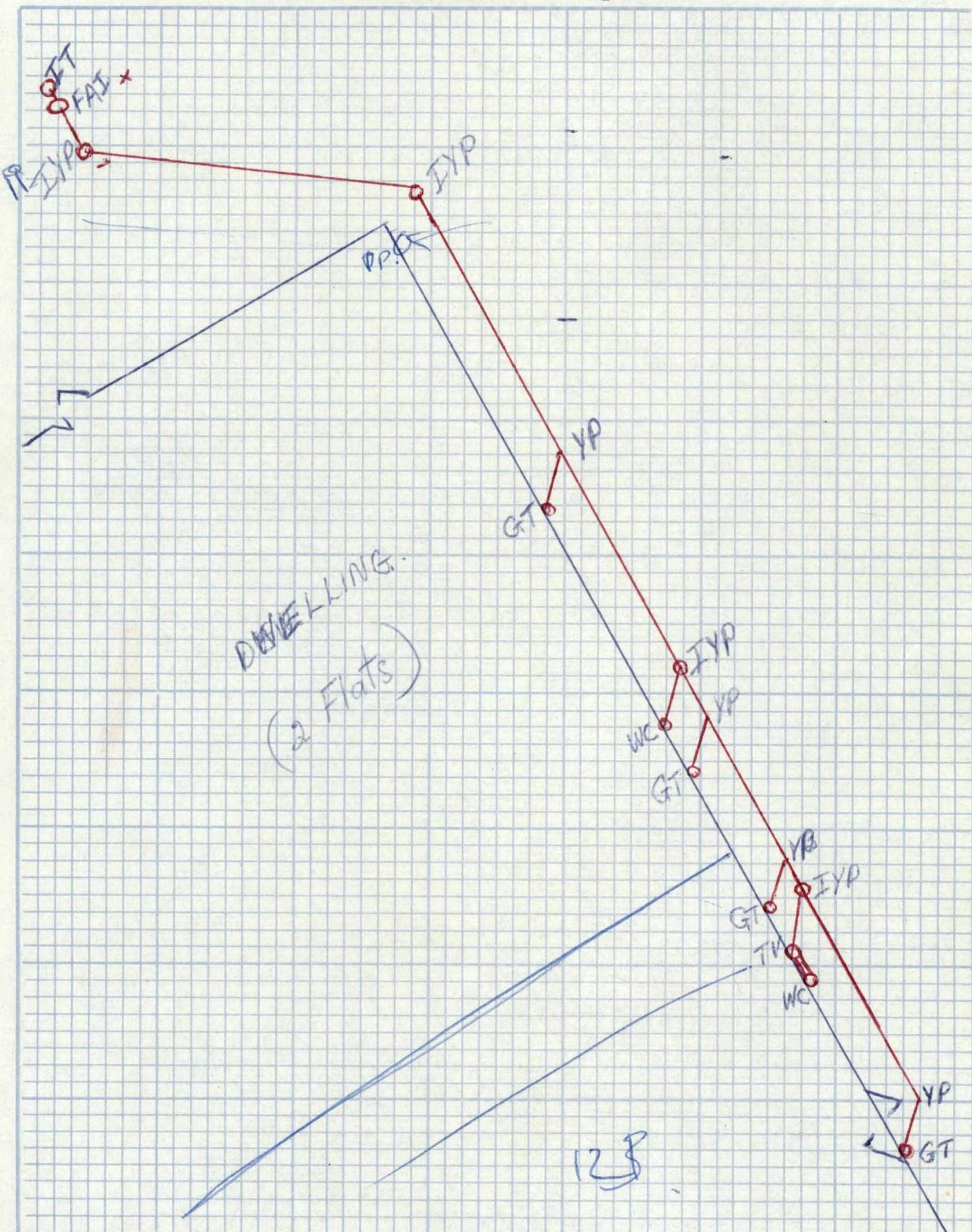
I.T. means Intercepting Trap
 F.A.I. " Fresh Air Inlet
 I.P. " Inspecting Pipe

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.

SCALE $\div 1:100$



Owner K J BAILEY

TUDOR LANE Street

Allotment Block

Record No.

Township of

Signature of Drainer

E. C. SHAW PLUMBERS LTD

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 42047	Reference No:	5056654
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT	
Name and Mailing Address: AITCHESON, KAREN LYDIA C/O DELTA P O BOX 1404 DUNEDIN 9015	All <input checked="" type="checkbox"/> Stage Noof an intendedstages <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: NEW S/W SUMP IN DRIVEWAY	
LEGAL DESCRIPTION	Property Number: 5056654 Valuation Roll No: 28020 11028 A Street Address: 12A TUDOR LANE, MOSGIEL 9007 Legal Description: LOT 51 DP 15568	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/>

This is:

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

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

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

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

Signed for and on behalf of the Council:

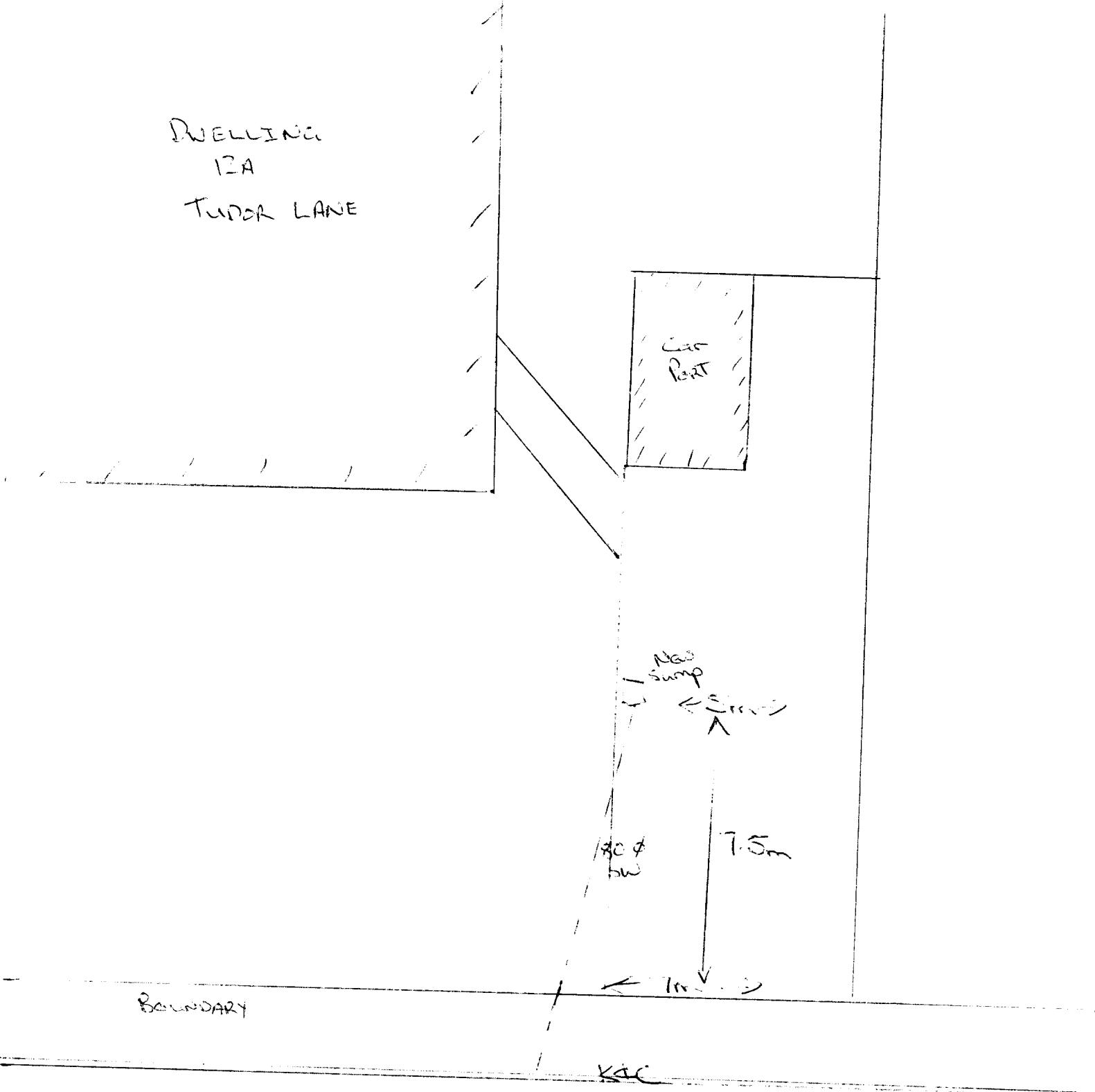
Name:.....

Position: AUTHORISED OFFICER

Date: 26/07/2004

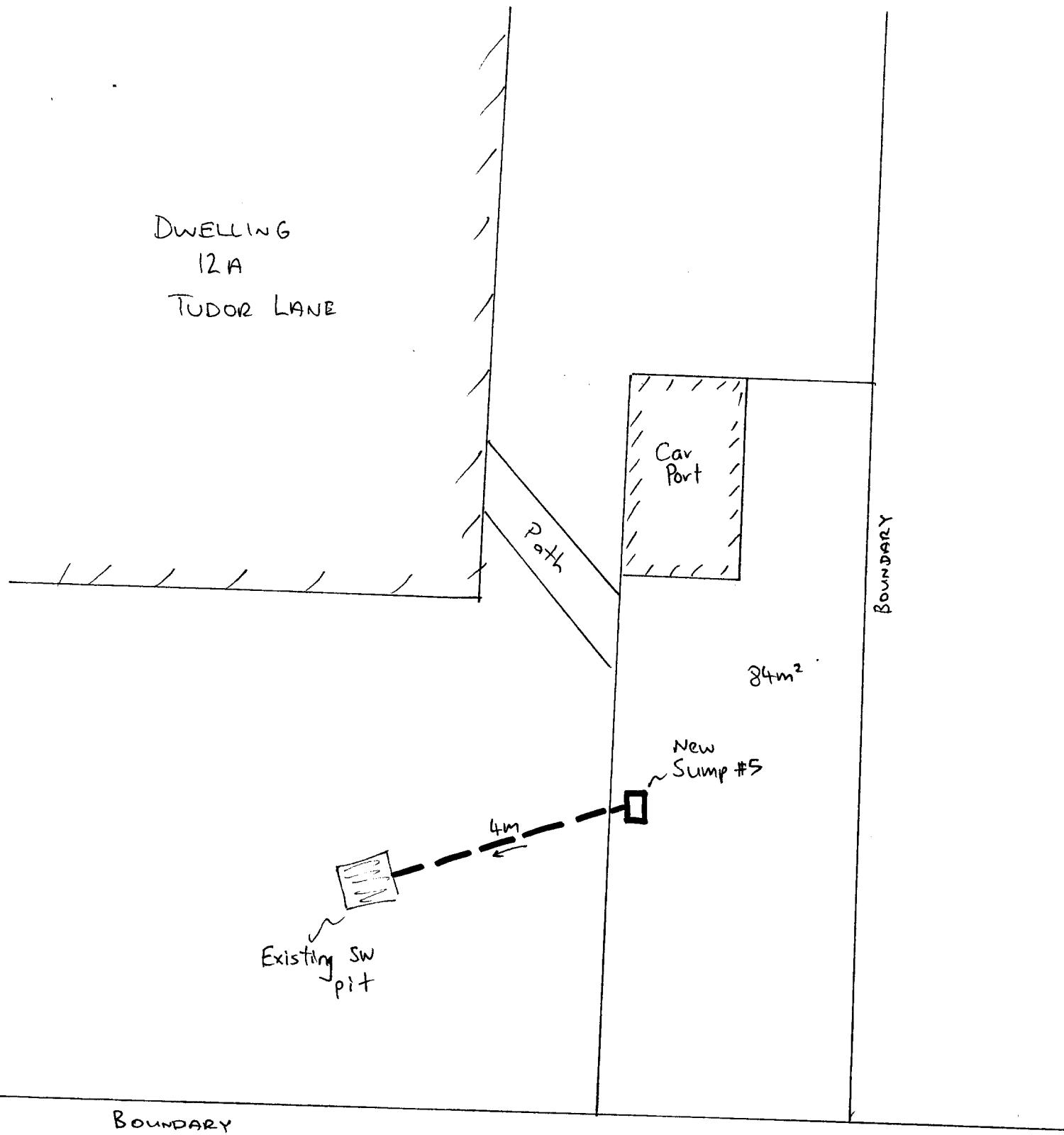
HBA 42047

DWELLING
12A
TUDOR LANE



TUDOR LANE

DWELLING
12A
TUDOR LANE



DUNEDIN CITY COUNCIL

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

Plumbing and Drainage
To comply with approved
documents: E1/AS1, G12/AS1
G13/AS1&2

Building
Drainage S. Bell. Date TUDOR LANE
Health Date 8.7.04
Date

42047

NOTE
As built drainage plan with measurements required.