DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Dunedin City Council – Land Information Memorandum

Property Address: 64 High Street Mosgiel

Prepared for: Lynette Michelle Garrett
Prepared on: 23-Feb-2026

Property Details:

Property ID	5056669
Address	64 High Street Mosgiel
Parcels	LOT 20 DP 15723

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 23-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.

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Contents

Dunedin City Council – Land Information Memorandum 1
Property Address: 64 High Street Mosgiel 1
Prepared for: Lynette Michelle Garrett 1
Prepared on: 23-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 7
Otago Regional Council Hazard Information 7
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 8
Drainage 8
Foul Sewer and Waste Water 8
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 9
Rates Details 9
Rates Assessment Details 9
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 11

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use 11
District Plan 11
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 12
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant. 12
Building Information 12
Foul Sewer and Waste Water 12
Minimum Floor Levels 12
Planning 13
Resource Consents within 50m of 64 High Street Mosgiel 13
3 Waters 16
Information Regarding Watercourses 16
Transport 16
Glossary of Terms and Abbreviations 18
Consent, Permit, Licence & Complaint types 18
Terms used in Permits & Consents 18
General terms 19
Appendices 20

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
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
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.

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	2056669
Address	64 High Street Mosgiel
Valuation Number	28020-11039
Latest Valuation Details	
Capital Value	$760,000
Land Value	$380,000
Value of Improvements	$380,000
Area (Hectares)	0.0749HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	$4,359.12
Rates Outstanding for Year	$1,281.83

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

There are no records of any Building Consents for this property.

Building and Drainage Permits

H-1992-113951 AAB19923550
5425 - Install Heater (Newburn). The permit was lodged on 05-May-1992.
H-1991-111320 AAB19912250
3942 - Add Conservatory to Dwelling (Newburn). The permit was lodged on 12-Nov-1991.
H-1975-260032 AAM19750285
G64736 - Erect Dwelling (Evans Builders Limited). The permit was lodged on 10-Dec-1975.
H-1976-260467 AAM19760264
3297 - Plumbing and Drainage for New Dwelling (Evans Builders Limited). The permit was lodged on 21-Jan-1976.
H-1983-263393 AAM19830300
A013263 - Extend Dwelling (Newburn). The permit was lodged on 07-Jun-1983.
H-1983-263394 AAM19830301
4490 - Plumbing and Drainage (Newburn). The permit was lodged on 13-Sep-1983.
H-1985-264443 AAM19850330
B011850 - Erect Car Port (Newburn). The permit was lodged on 19-Jul-1985.

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

Foul Sewer and Waste Water

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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 64 High Street Mosgiel

5056631 27 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.

5056633 29 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.

5056634 28 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.

5056658 33 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.

5056660 62 High 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.

5056661 65 High 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.

5056662 67 High 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.

5056663 69 High 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.
RMA-1990-353513 Resource Management Act (Historical Data) ESTABLISH SERVICE STATION IN TOWNSCAPE ZONE / App: MOBIL OIL NZ LTD C/- BOX 1291 WELLINGTON (Notified - Non Complying). The outcome was Declined on 17/06/1995.

5056664 71A High 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.

5056665 71B High 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.

5056666 73 High 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.

5056668 66 High 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.

5056670 1 Kent Place 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.

5056671 2 Kent Place 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.

5056672 3 Kent Place 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.

5056674 31 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.

BACT-2023-11 Boundary Activity Notice construct a carport contravening boundary setback, HIRB and maximum height standards. The outcome was Issued on 26/04/2023.

RMA-2000-364186 Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/08/2000.

5056728 70 High Street 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.

5056729 68 High Street 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.

5065749 75 High Street 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.

5065750 1A Elmwood Drive 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.

5069889 1A Kent Place 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.

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 and not sealed for the first 5 metres.
To meet current Council standards the vehicle crossings would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. 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 points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed 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

Scale at A4:

1:750

16/02/2026
8:02:19 PM

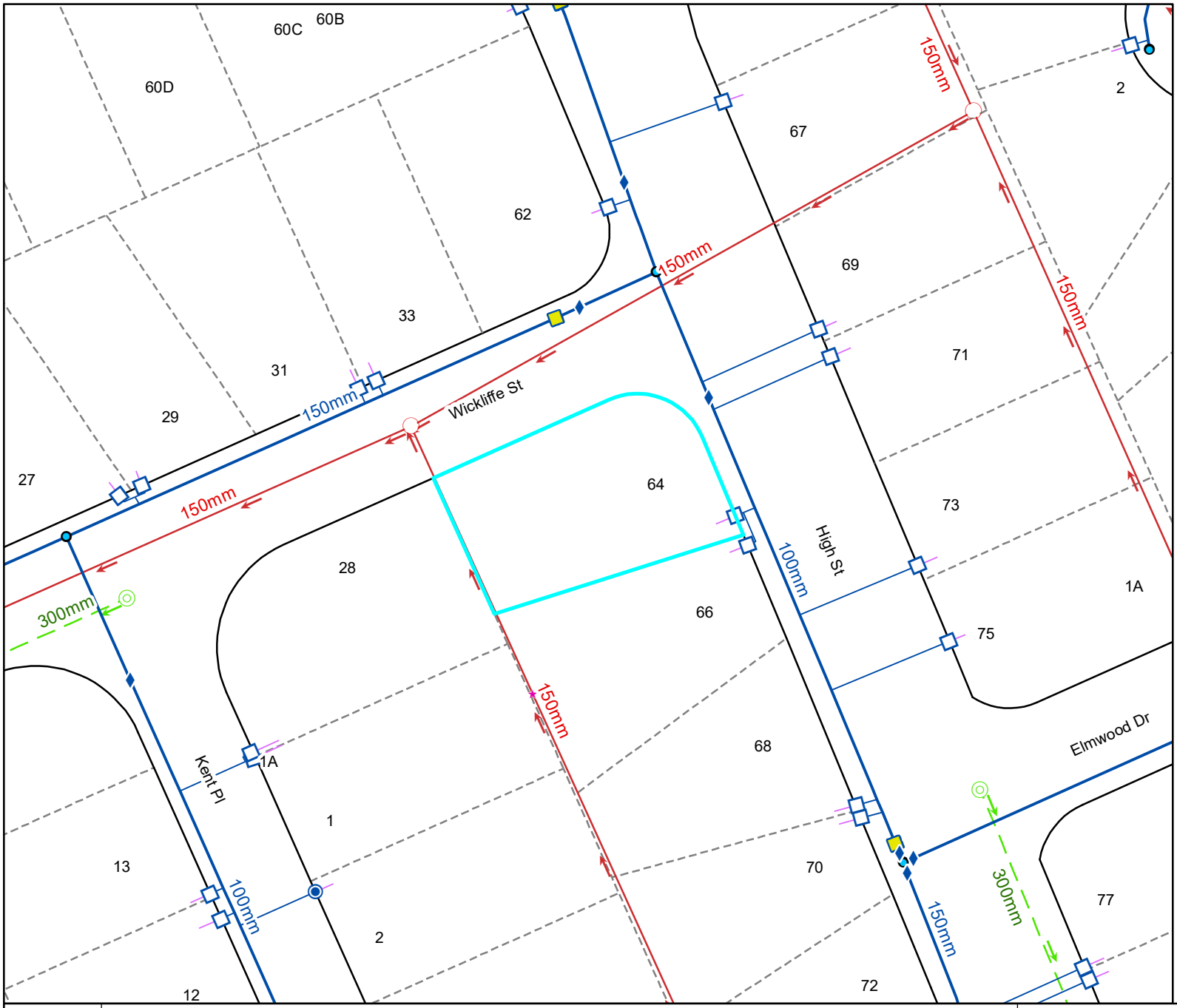
N

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

- 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

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- 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.

Scale at A4:
1:750
16/02/2026
8:02:27 PM

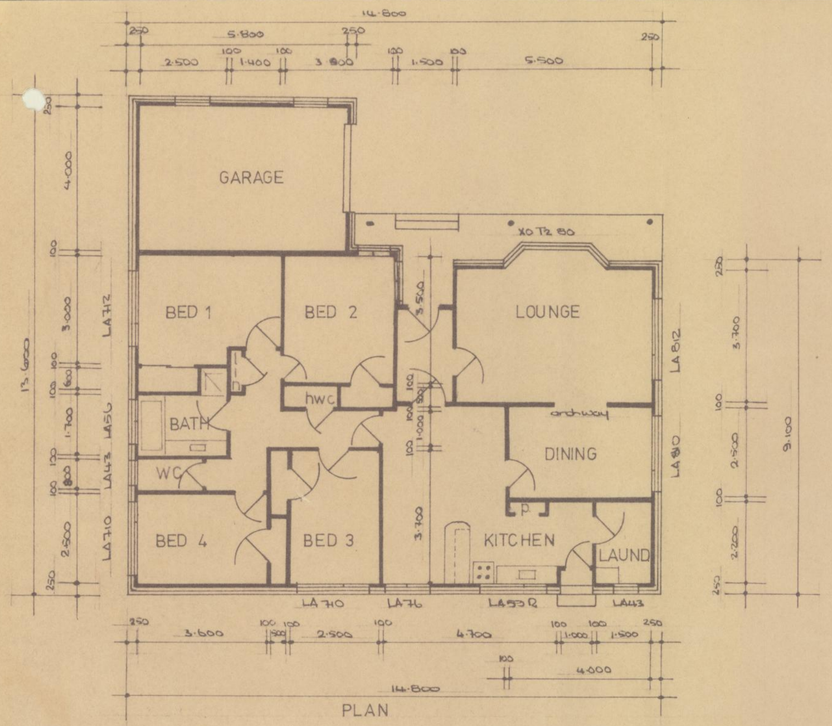
N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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.

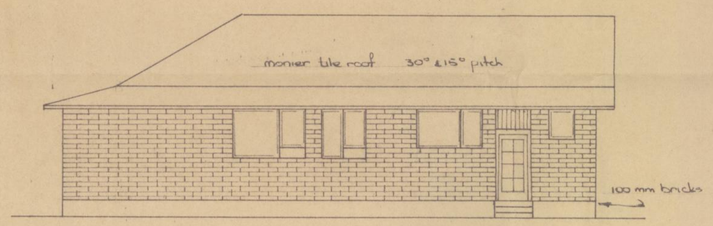
2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

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

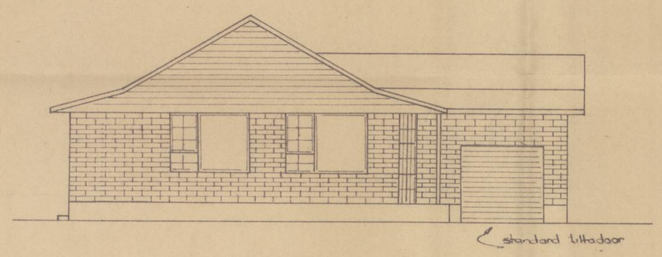
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Teralink International Ltd.



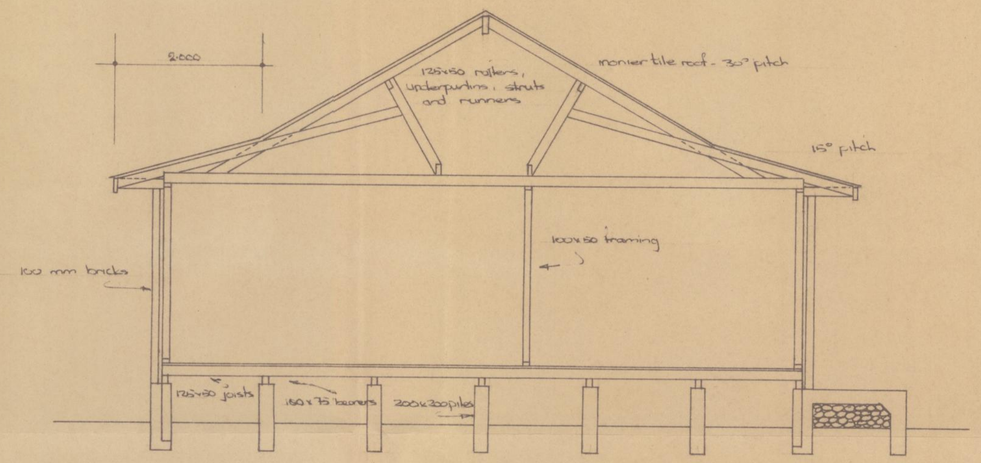
PLAN



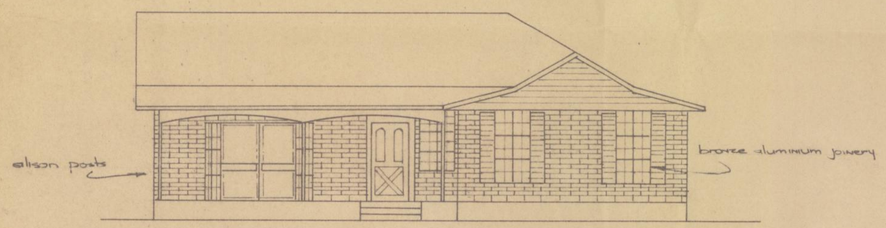
ELEVATION



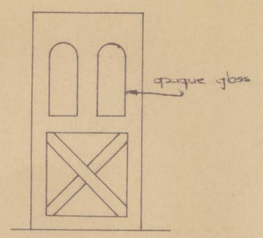
ELEVATION



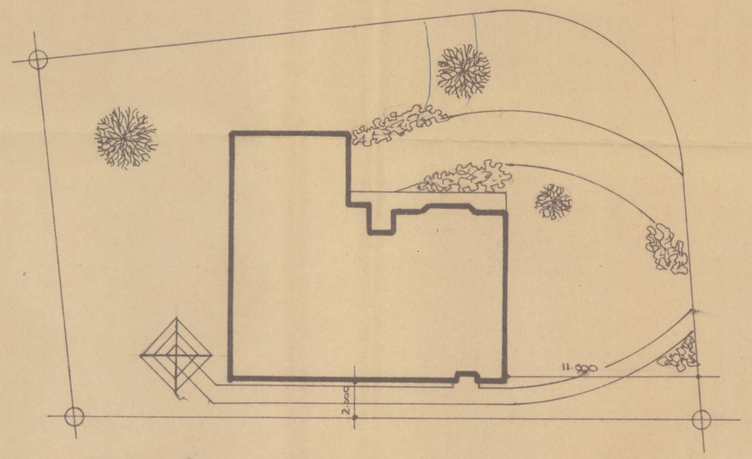
SECTION



ELEVATION



FRONT DOOR DETAIL



SITE PLAN

No	AMENDMENT	DATE

PROPOSED RESIDENCE LOT 20
BROOKLANDS ESTATE MOSGIEL

SHEET	1 1
SCALES	200, 100 & 50 to 1

JK 1020

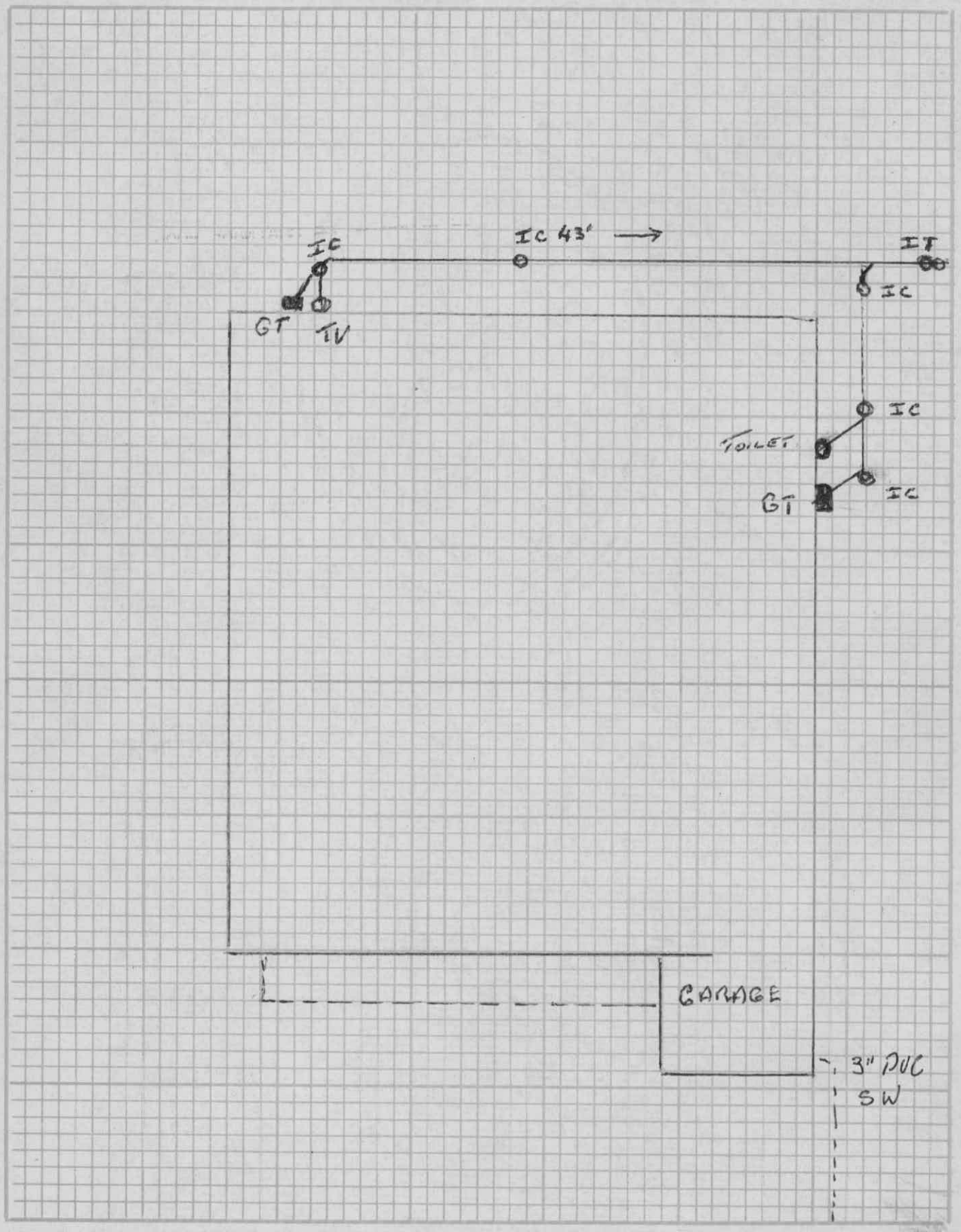
Borough of Mosgiel

DRAINAGE BLOCK PLAN

REFERENCE:

I.T. means Intercepting Trap	Y.P. means Junction Pipe	M.V. means Main Vent
F.A.I. „ Fresh Air Inlet	G.T. „ Gully Trap	T.V. „ Terminal Vent
I.P. „ Inspecting Pipe		I.C. „ Inspection Chamber

Scale—One inch equals eight feet.



Owner T T EVANS

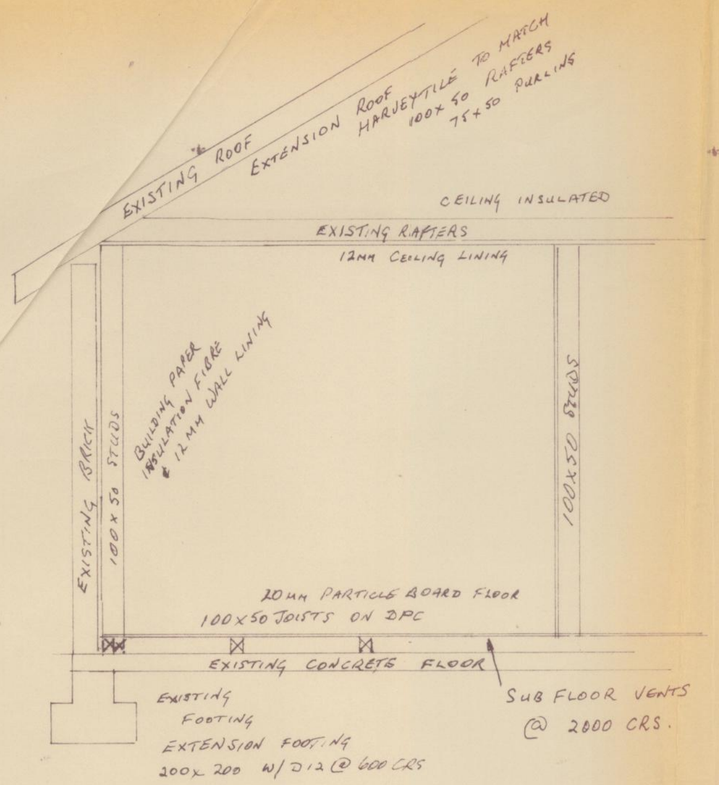
64 HIGH ~~NICKLIFF~~ Street

Allotment 20 Block

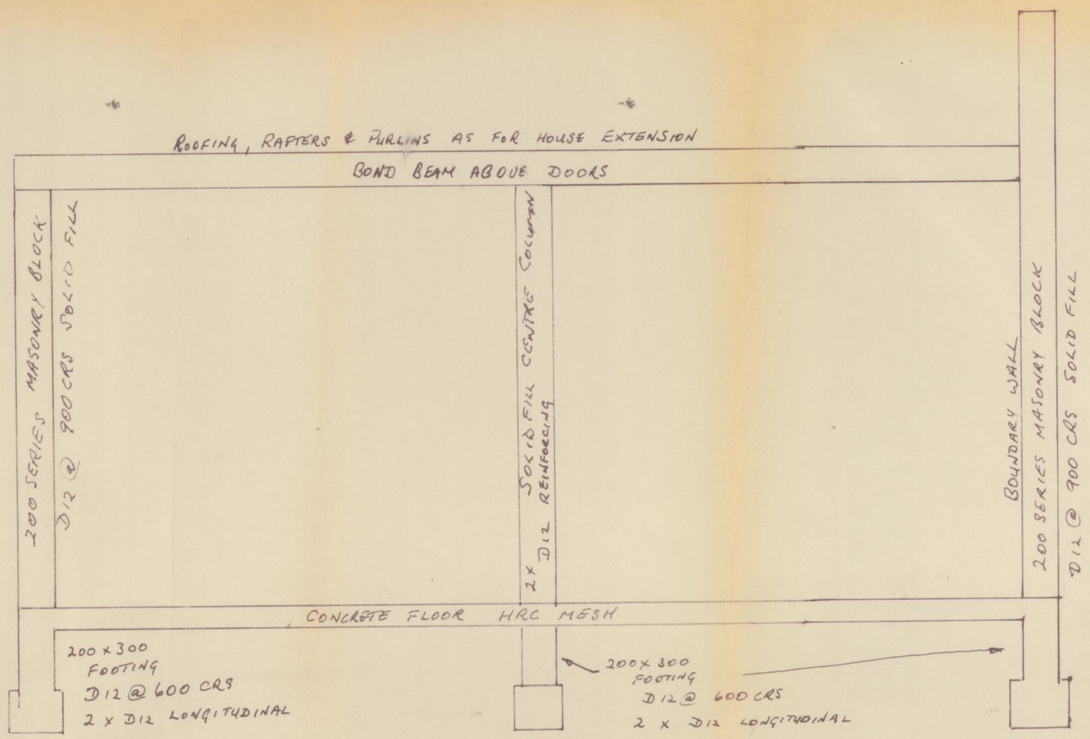
Record No.

Township of MOSGIEL

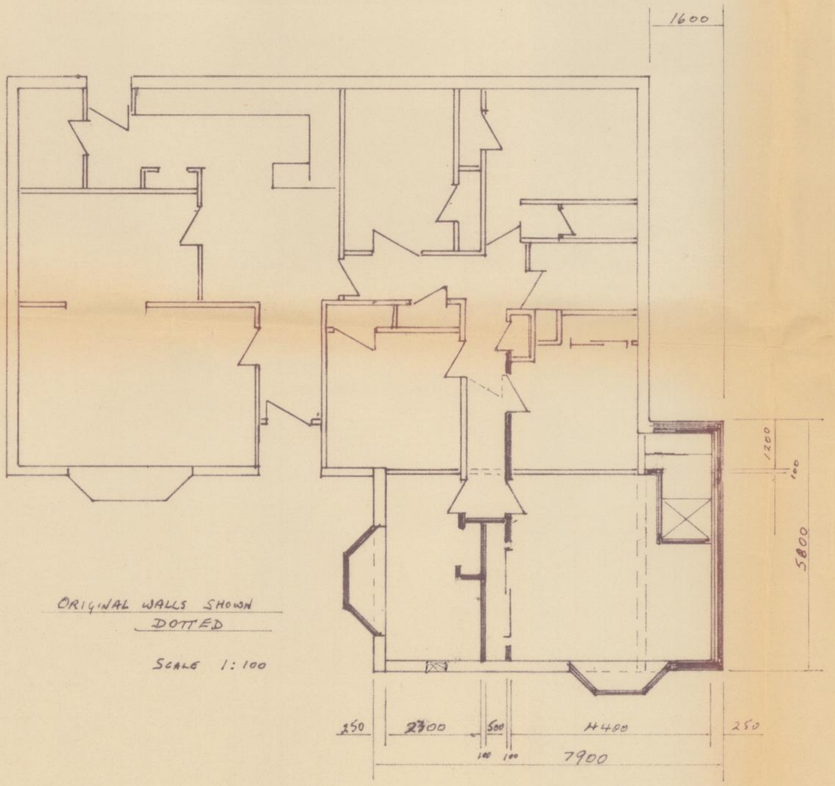
Signature of Drainer



HOUSE EXTENSION
CROSS SECTION

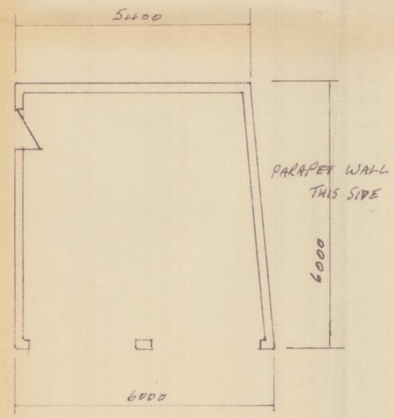


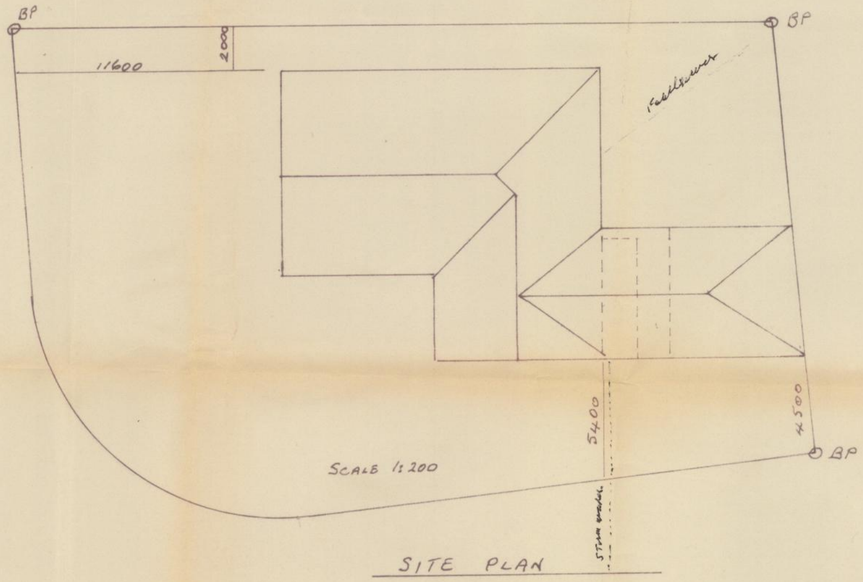
GARAGE CROSS SECTION



ORIGINAL WALLS SHOWN
DOTTED

SCALE 1:100

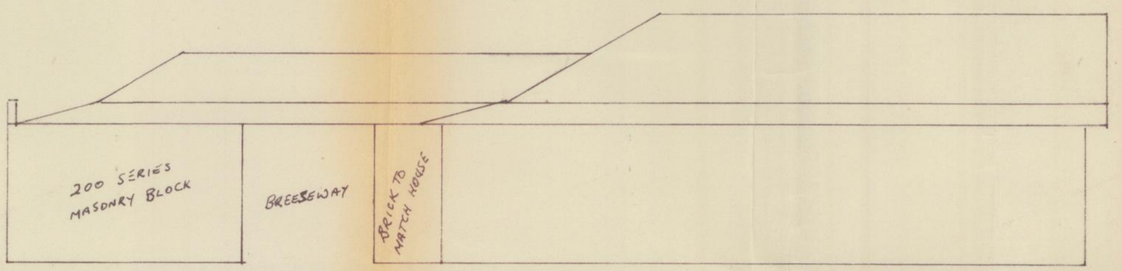




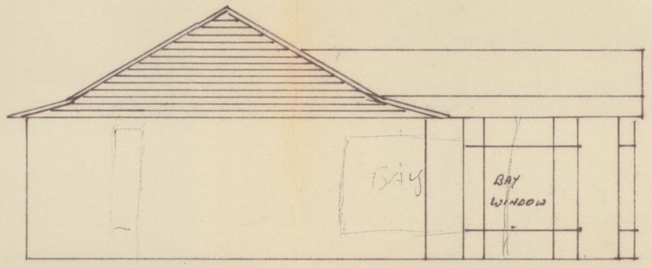
SCALE 1:200

SITE PLAN

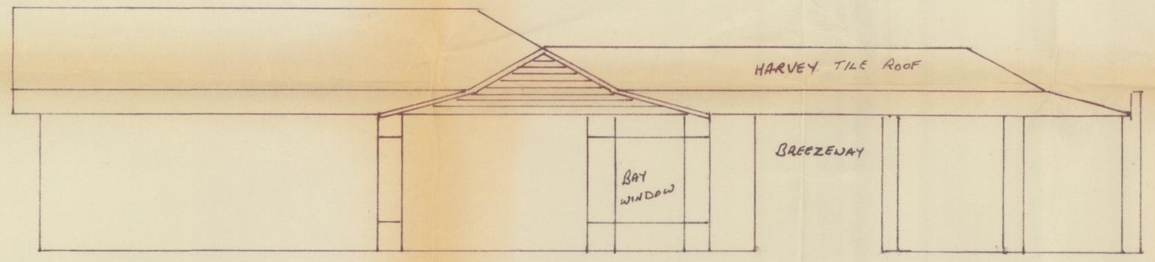
PERMIT ISSUED
- 7 JUN 1983
MOSGIEL BOROUGH COUNCIL



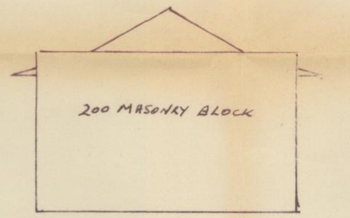
EAST ELEVATION



NORTH ELEVATION

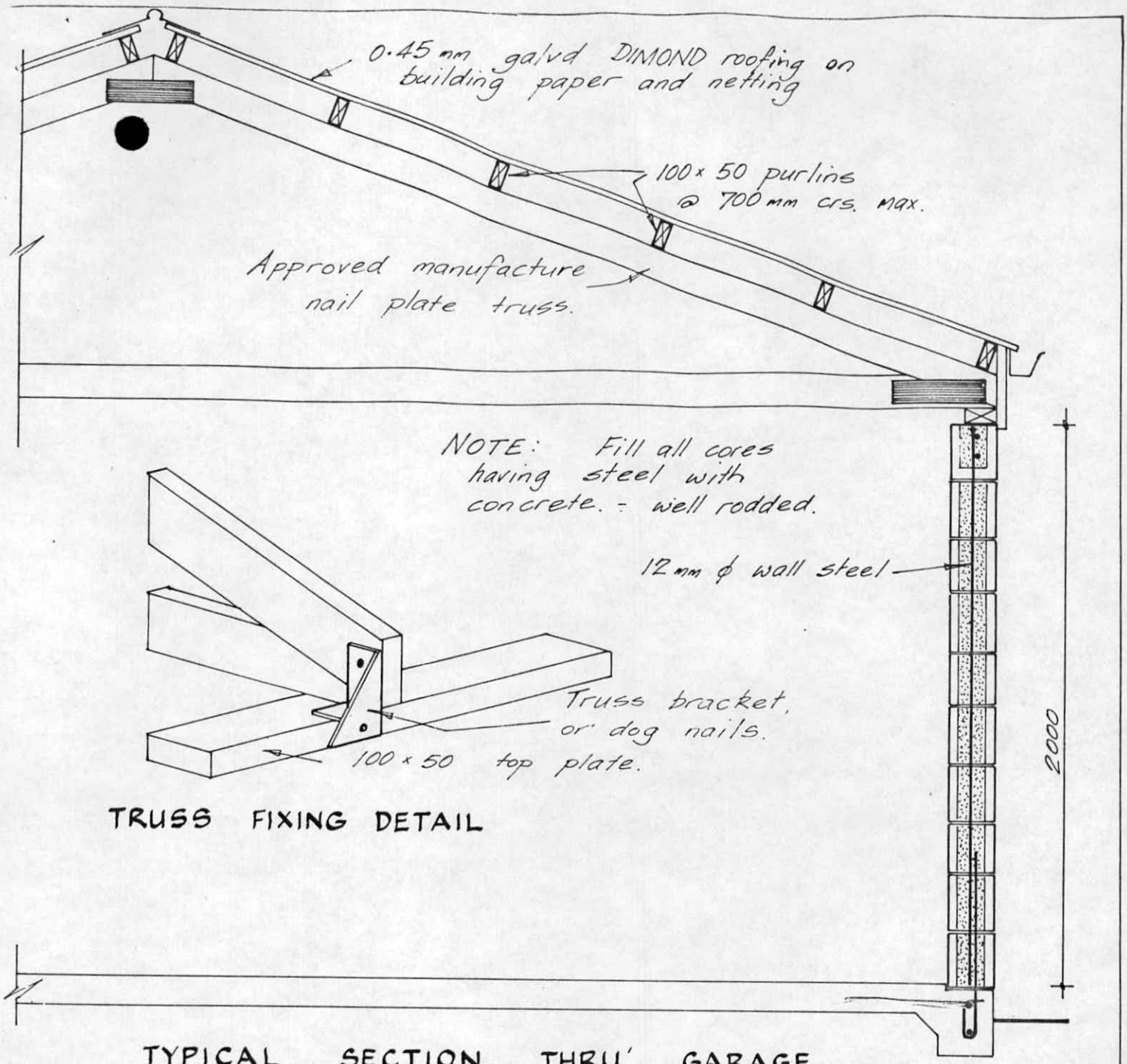


WEST ELEVATION



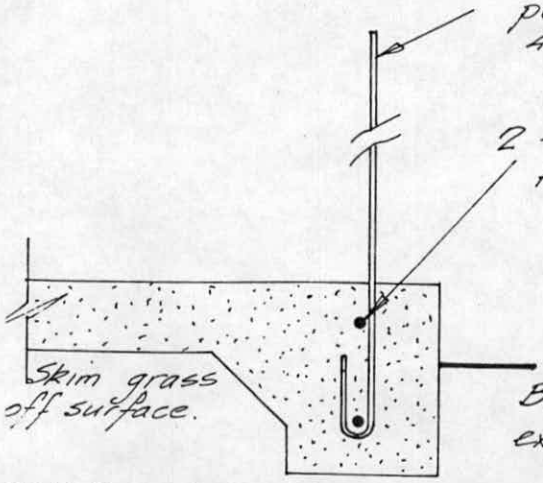
SOUTH ELEVATION

PERMIT ISSUED
- 7 JUN 1983
MOSGIEL BOROUGH COUNCIL

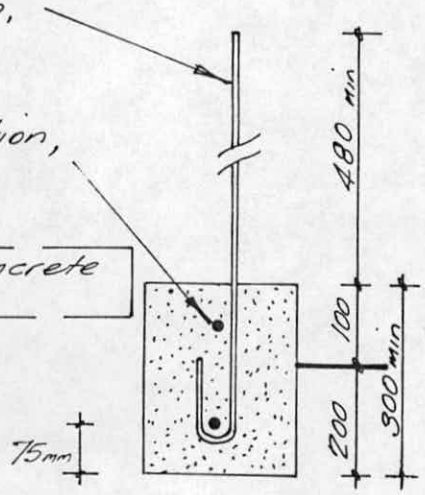


TRUSS FIXING DETAIL

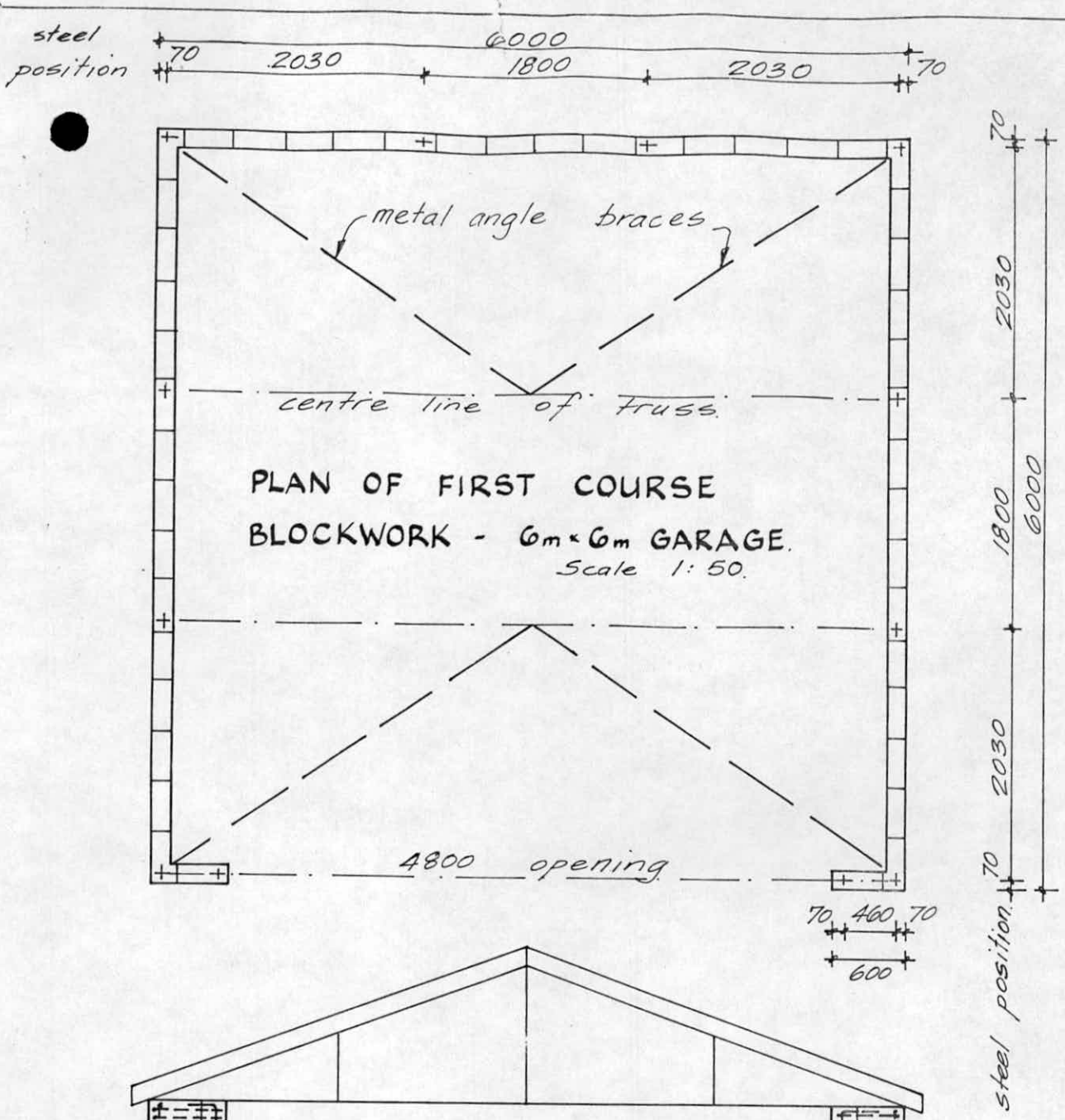
TYPICAL SECTION THRU' GARAGE Scale 1:20.

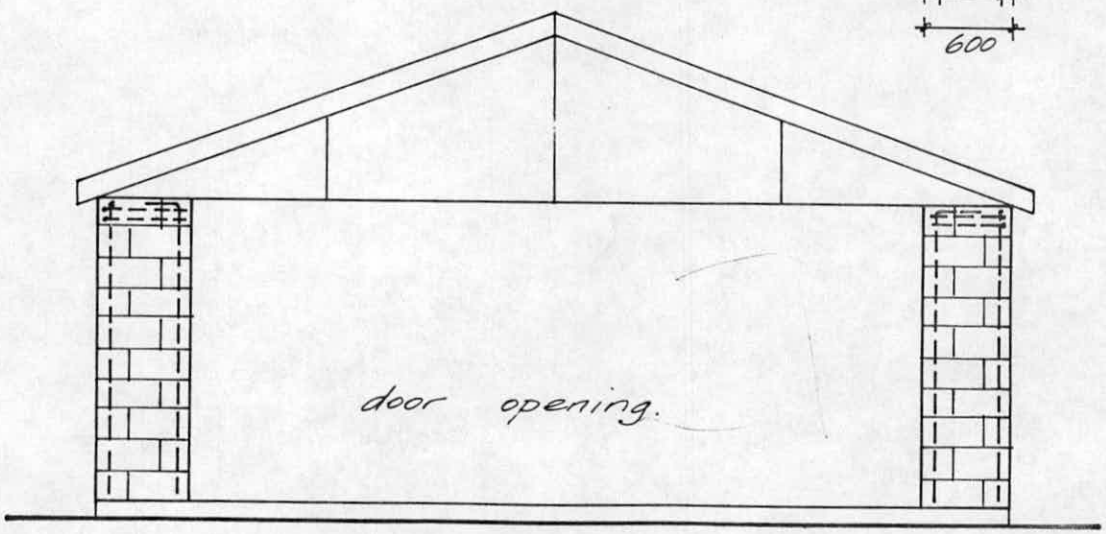


FOUNDATION CROSS-SECTION WHEN FLOOR IS POURED AT THE SAME TIME.

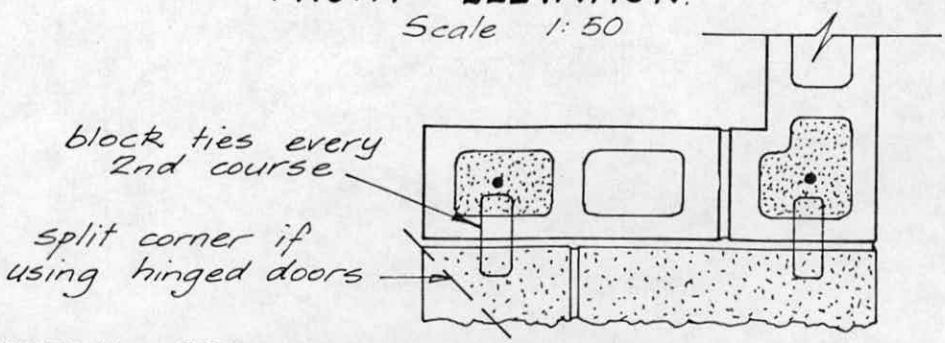


CROSS-SECTION OF FOUNDATION ONLY.

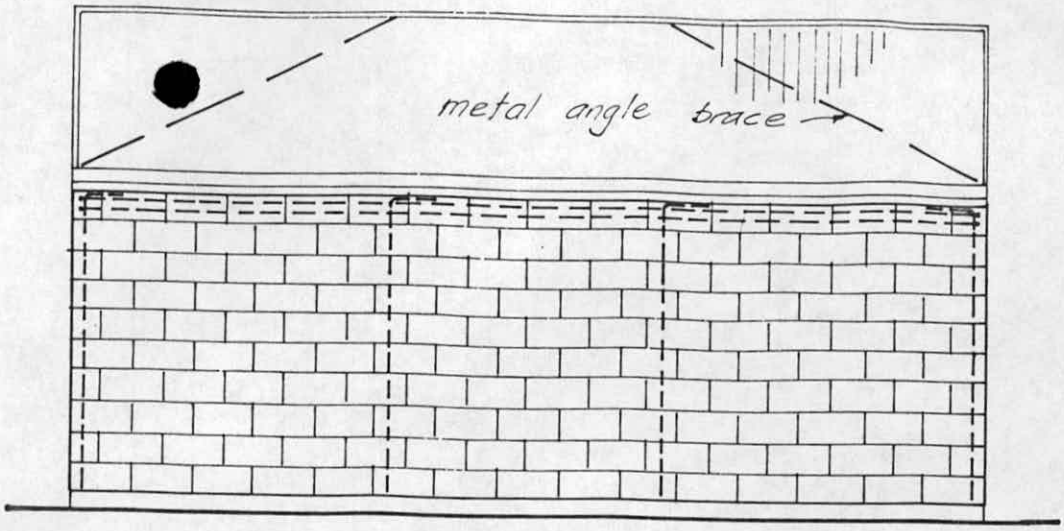




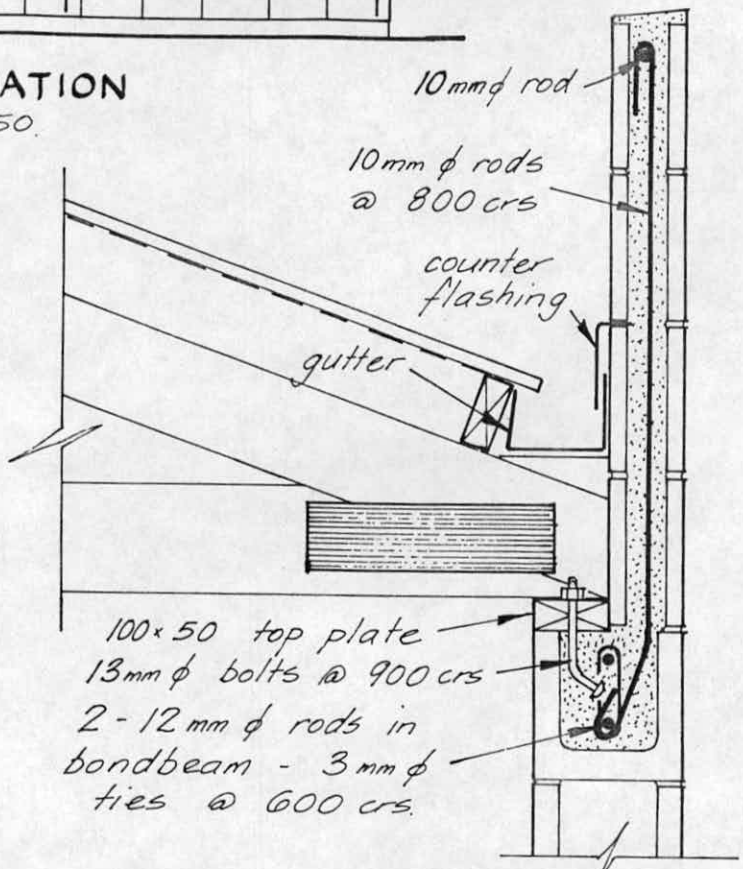
FRONT ELEVATION.
Scale 1: 50



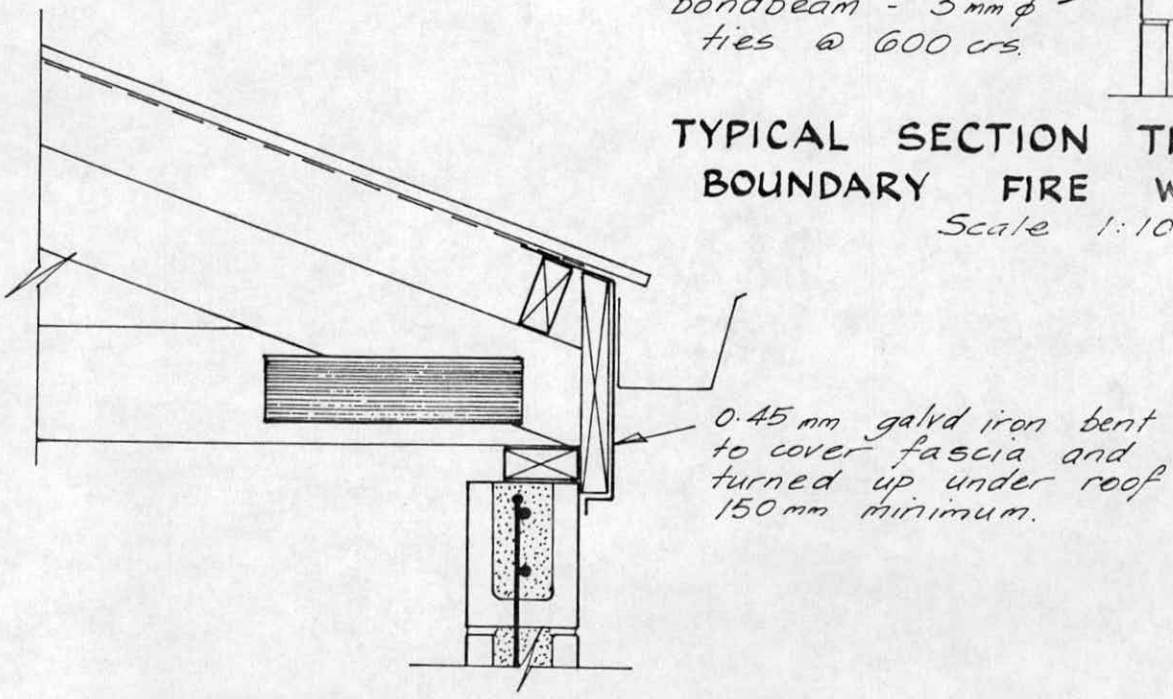
DETAIL FOR FIXING VIBRAPAC SUMMERHILL STONE TO FRONT WALL Scale 1: 10.



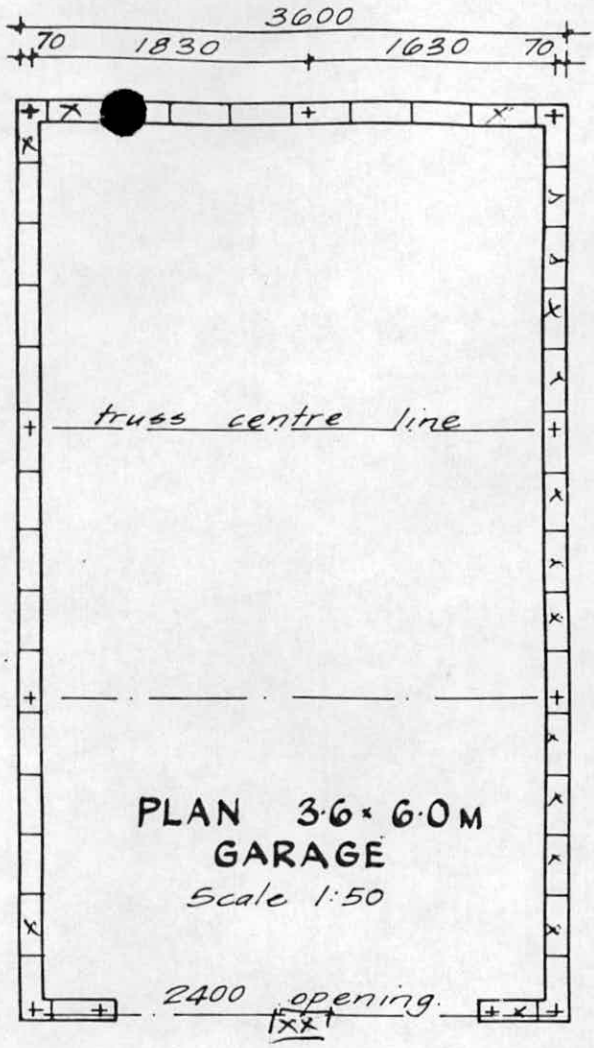
SIDE ELEVATION
Scale 1:50.



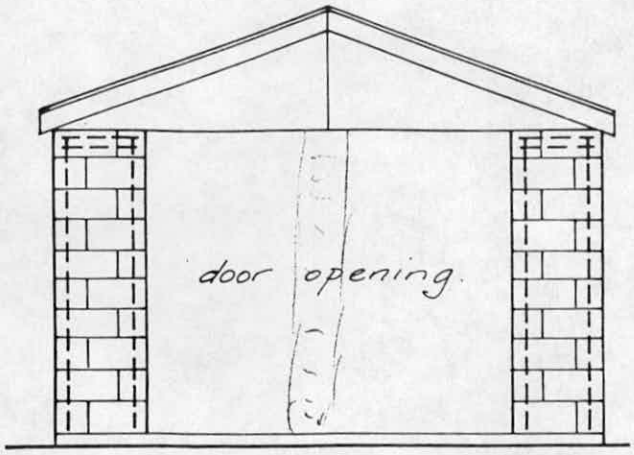
TYPICAL SECTION THRU' 200MM BOUNDARY FIRE WALL.
Scale 1:10



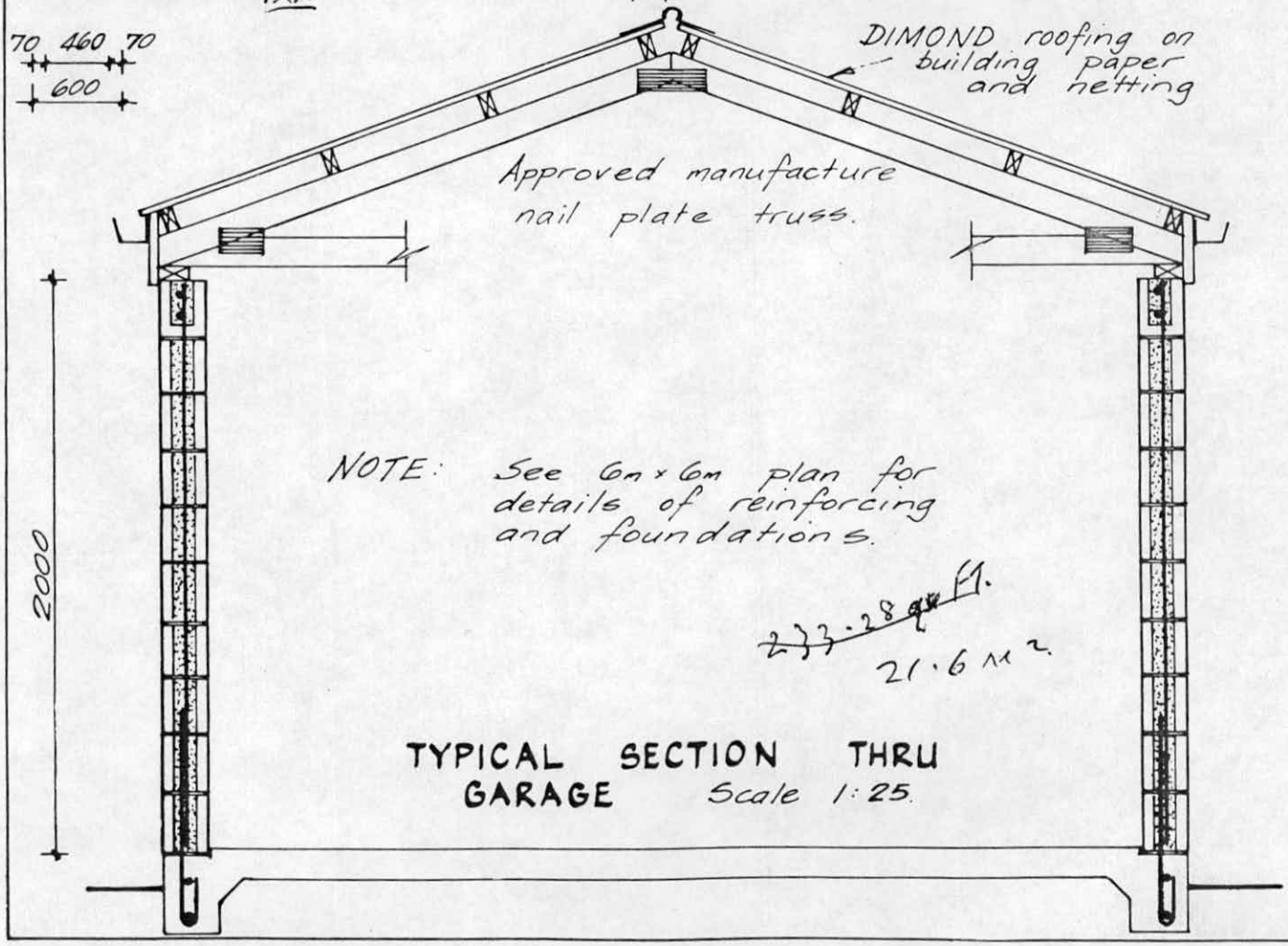
SUGGESTED DETAIL WHEN EAVES HAVE TO BE FIREPROOF. Scale 1:10.



PLAN 3·6 × 6·0 M
GARAGE
Scale 1:50



FRONT ELEVATION
Scale 1:50



TYPICAL SECTION THRU
GARAGE Scale 1:25.

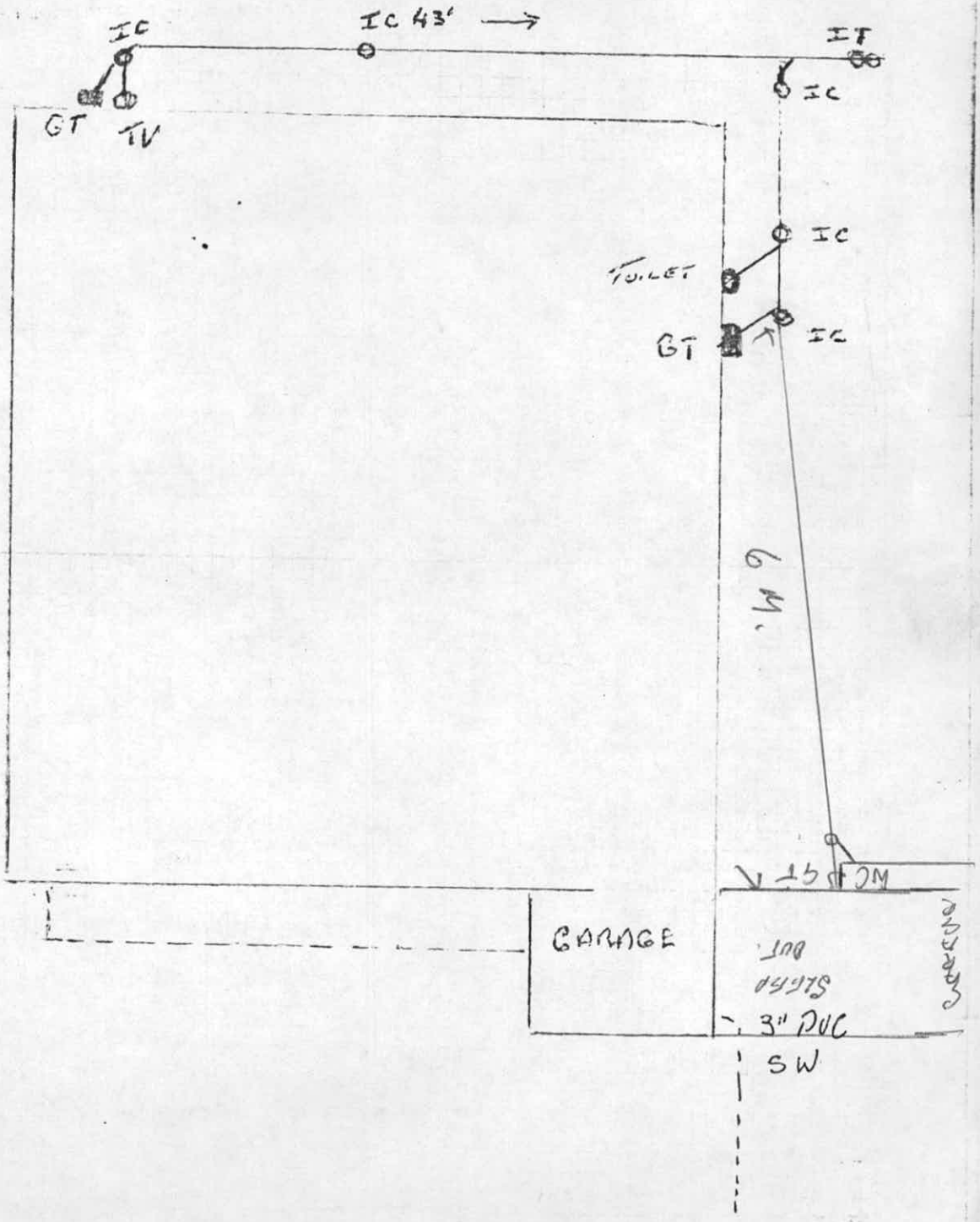
Borough of Mosgiel

DRAINAGE BLOCK PLAN

REFERENCE:

I.T. means Intercepting Trap	Y.P. means Junction Pipe	M.V. means Main Vent
F.A.I. „ Fresh Air Inlet	G.T. „ Gully Trap	T.V. „ Terminal Vent
I.P. „ Inspecting Pipe		I.C. „ Inspection Chamber

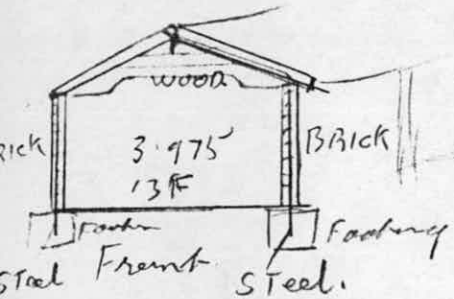
Scale—One inch equals eight feet.

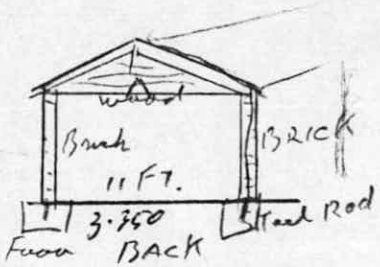


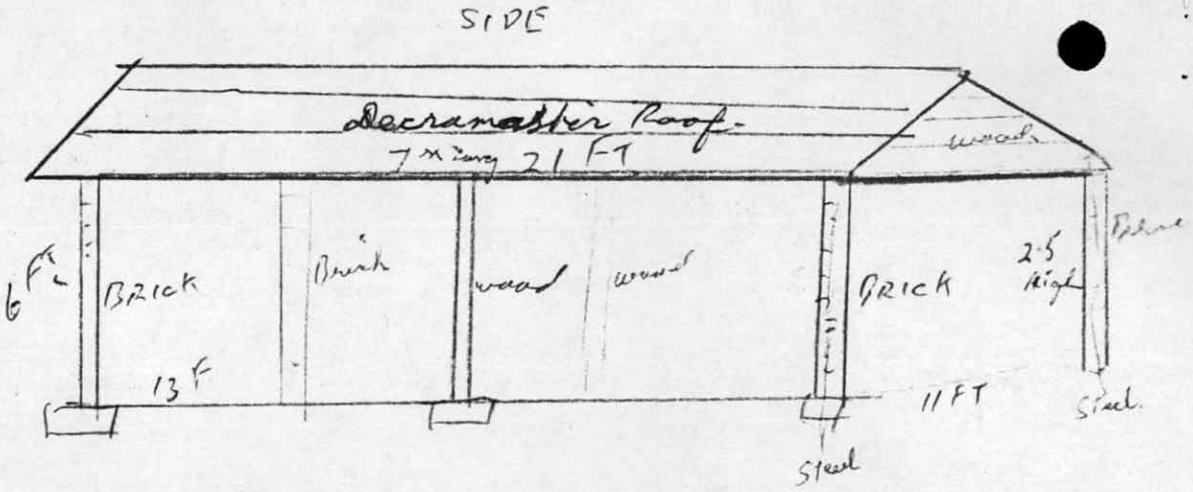
Owner T T EVANS

64' HIGH

NICKLIFF Street





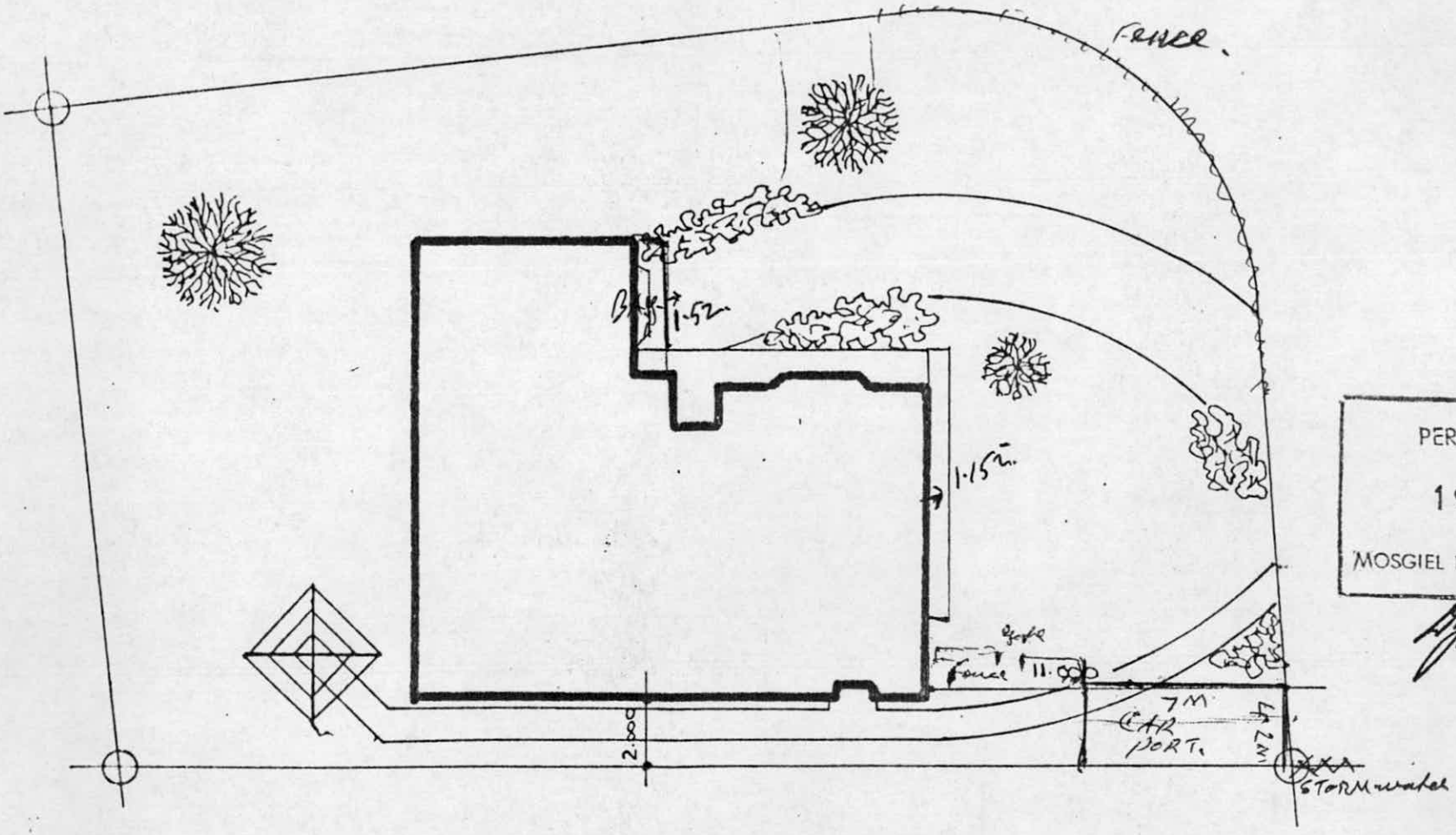


ing £400 pc

NO SIDE OF the CARPORT SHALL BE ENCLOSED.

It SHALL BE A SINGLE CARPORT.

PERMIT ISSUED
19 JUL 1985
MOSGIEL BOROUGH COUNCIL



PERMIT ISSUED
19 JUL 1985
MOSGIEL BOROUGH COUNCIL

SITE PLAN

DENCE
ESTATE

LOT 20
MOSGIEL

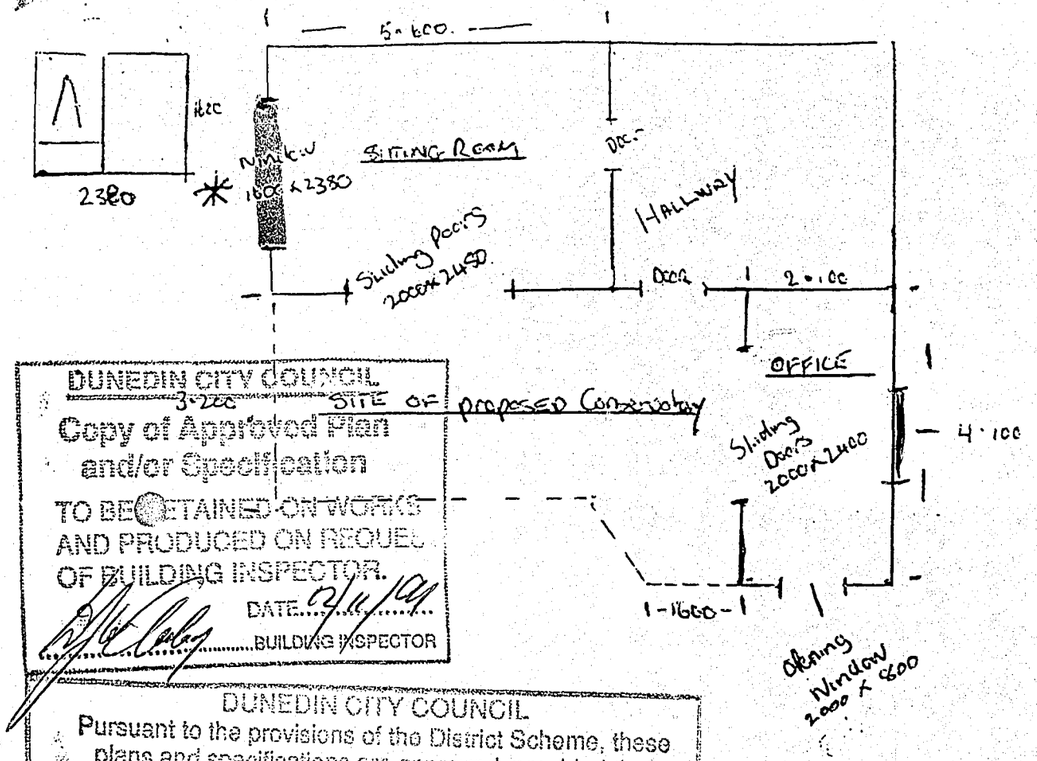
SHEET	1 1
SCALES	200, 100 & 50 to 1

JK 1020

Don & Marie Newburns House 64 High st
Mosgiel

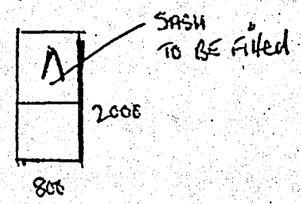
Proposed Conservatory

Site Plan Scale 1-200

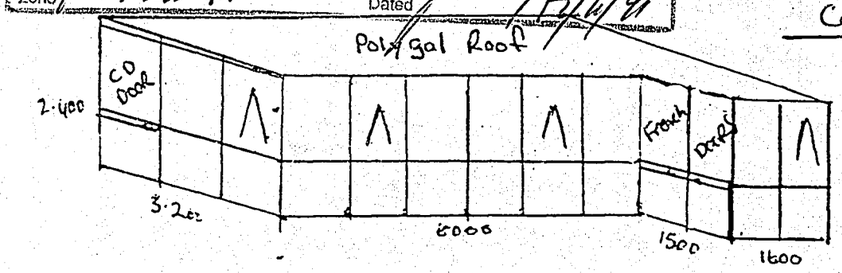


DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 12/11/91
BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
Zone
Signed
Dated 12/11/91



Proposed Classic "Type" Conservatory
Scale 1-100



Spouting to be connected to Storm water

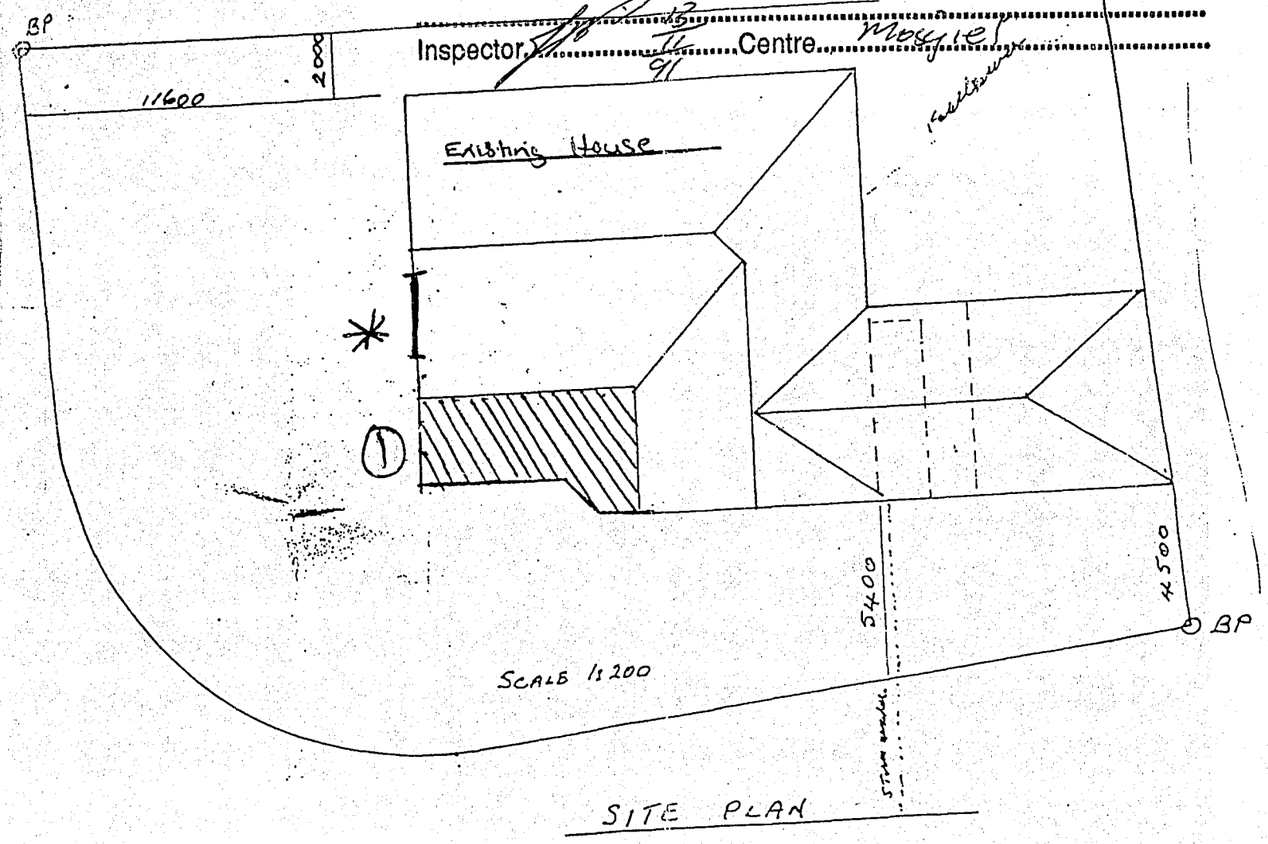
Note: Adequate ventilating/required windows must be provided to the Sitting Rm to ensure adequate ventilation to same from the outside air.

Note: Existing Concrete Slab must have adequate footings and reinforcing, and also D.25 Polythene as DPC, moisture barrier under it before Conservatory can be placed directly on it. Builder shall notify Building Inspector so an inspection can be made to confirm the above prior to erecting the Conservatory.

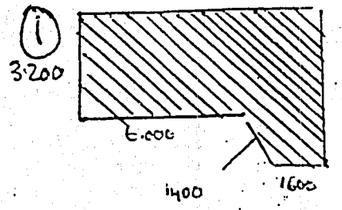
D.J. McAuley,
BUILDING INSPECTOR.

separate application to the Dunedin City Council for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.
Storm water to existing facilities or to street kerb & channel

Inspector 12 11 91 Centre Mosgiel



SITE PLAN



Existing Patio & Site of Proposed Classic Type Conservatory

3942

Newburn 64 High Street Mosgiel

FIRE

(1) Must be installed to Manufacturers instructions.

(2) Comply to NZS 7421.

(3) Ring when completed.

Don McAuley
BUILDING INSPECTOR

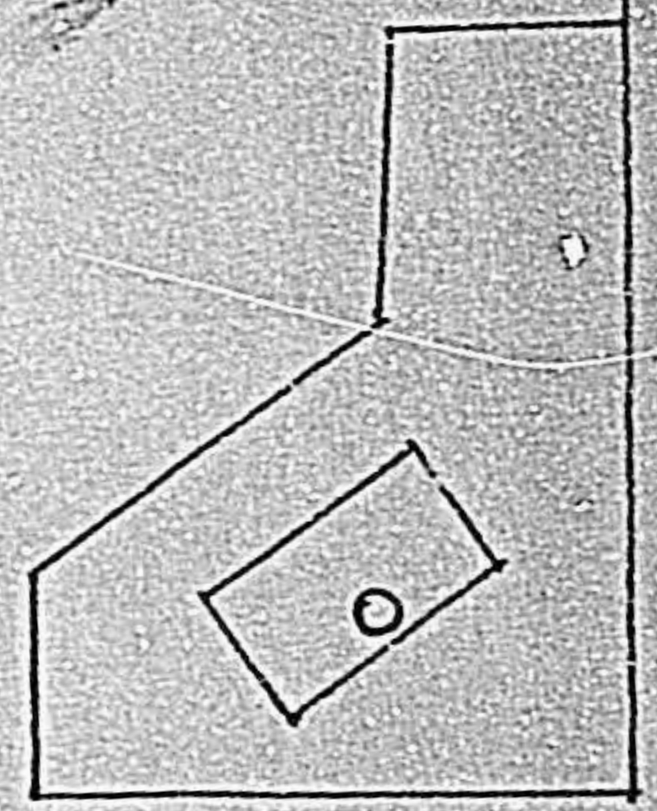
To supply + instal a Yunca Wegd on slab: by others: with S/S flue in Lounge

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 27/4/94
BUILDING INSPECTOR

Dunedin City Council
Installation of Wetback Heaters

All work involved in installing the wetback and water pipework must be carried out by a Craftsman Plumber under permit from the Board. A separate application is required for this permit.

The work must comply with the requirements of the Drainage and Plumbing Regulations 1978.



Stage 1

FIG. No. 5 WITH FLUE GUARD FITTED

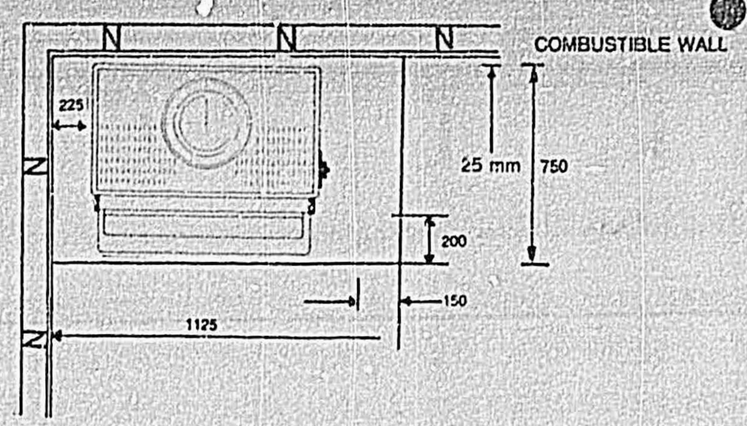
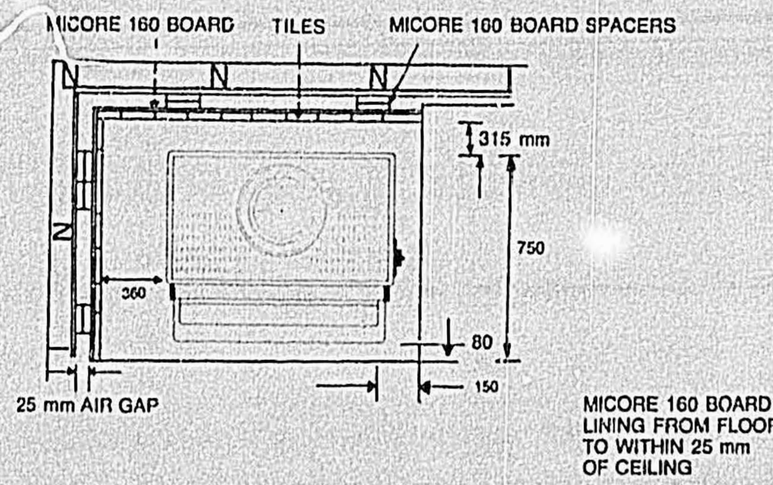


FIG. No. 6 WITHOUT FLUE GUARD FITTED



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

Cwgx 68734

YUNCA WEGJ

A division of Terry Young Ltd.

SEPT 1991

INSTALLATION INSTRUCTIONS WOODFIRE FREESTANDING

TESTED TO NZS 7421 1990 + AS 2918—1990

A. Manufacturer recommends all installation be carried out by competent trades persons e.g. (Space Heater Installer) to obtain maximum performance and maintenance free heating.

B. A permit is normally required and we suggest you check with your local building inspectors as by-laws can vary from place to place. Also notify your Insurance Company that a space heater has been installed.

C. Ash Hearth:
1. Must extend at least 200 mm in front of heater loading aperture.
2. Must extend at least 150 mm on each side of heater plinth.
3. Must be constructed of non combustible materials.

D. Manufacturers recommended minimum clearances from combustible walls. In compliance with NZS 7421 1990 + AS 2918-1990

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

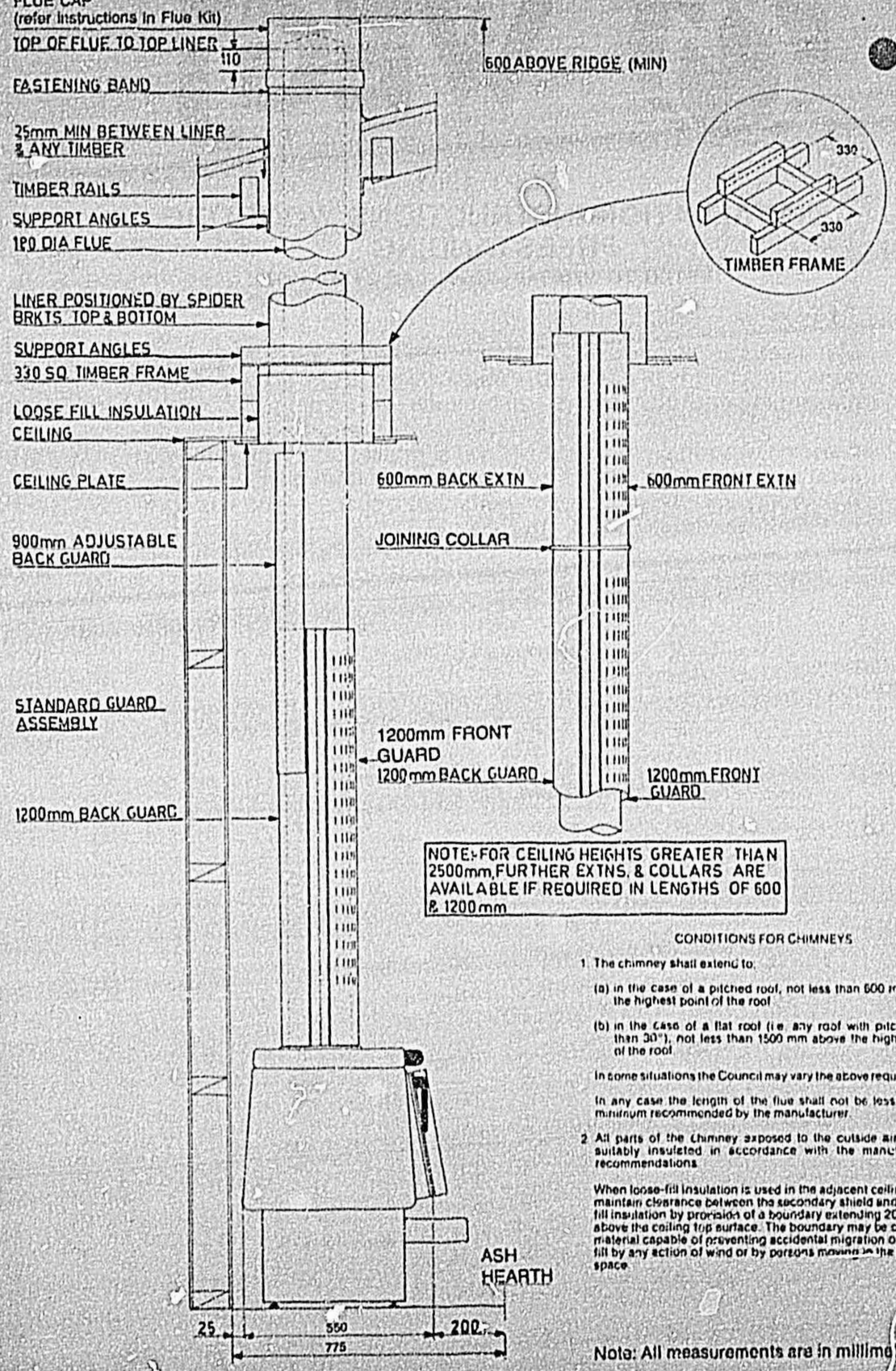
E. Flue Kit
1. Combined Burner in New Zealand consists of 4.2 m x 180 mm stainless steel flue.
2. 1 x weather cap assembly.
3. 1 x ceiling tile.
4. 2 x spider brackets.
5. 2.25 m x 275 mm galvanised liner.
6. 1 x insulation boundary shield.

F. Standard Flue Guard Kit
1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
3. 1 x 900 length adjustable back guard.

G. Accessory 1200 Flue Guard Kit
1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
3. 1 x Joining Collar.

H. Accessory 600 Flue Guard Kit
1. 1 x 600 length back guard.
2. 1 x 600 length perf. front guard.
3. 1 x Joining Collar.

TYPICAL FLUE INSTALLATION



NOTE:- FOR CEILING HEIGHTS GREATER THAN 2500mm, FURTHER EXTNS. & COLLARS ARE AVAILABLE IF REQUIRED IN LENGTHS OF 600 & 1200mm

CONDITIONS FOR CHIMNEYS

1. The chimney shall extend to:

(a) in the case of a pitched roof, not less than 600 mm above the highest point of the roof.

(b) in the case of a flat roof (i.e. any roof with pitch of less than 30°), not less than 1500 mm above the highest point of the roof.

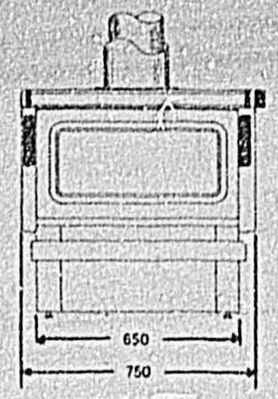
In some situations the Council may vary the above requirements.

In any case the length of the flue shall not be less than the minimum recommended by the manufacturer.

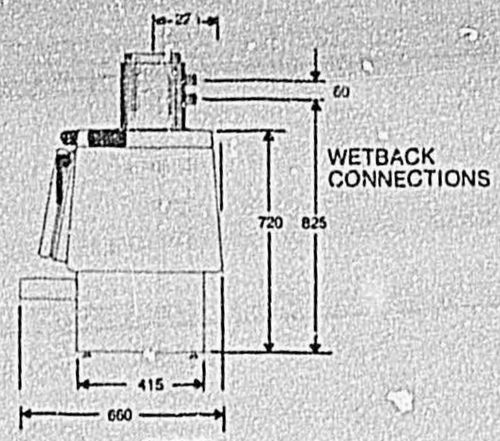
2. All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturer's recommendations.

When loose-fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200 mm above the ceiling top surface. The boundary may be of any material capable of preventing accidental migration of the loose-fill by any action of wind or by persons moving in the ceiling space.

Note: All measurements are in millimetres.



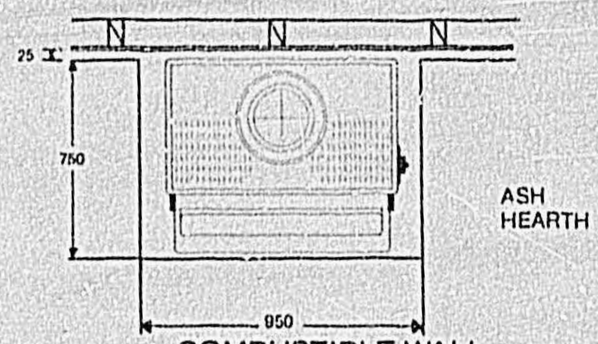
FRONT



SIDE

HEATER POSITION

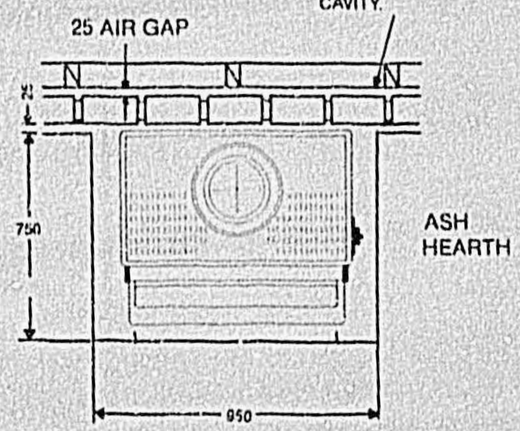
FIG. No. 1



COMBUSTIBLE WALL

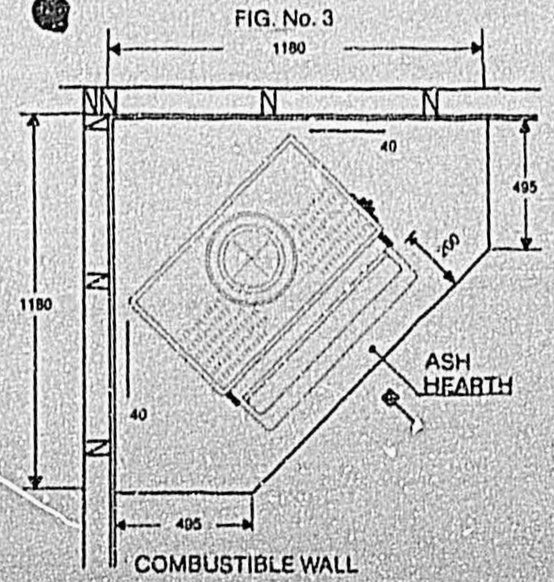
FIG. No. 2

BRICK LINING FROM FLOOR TO WITHIN 25 mm OF CEILING. LEAVE AIR VENTS AT THE BOTTOM TO ALLOW AN AIR FLOW IN THE CAVITY.



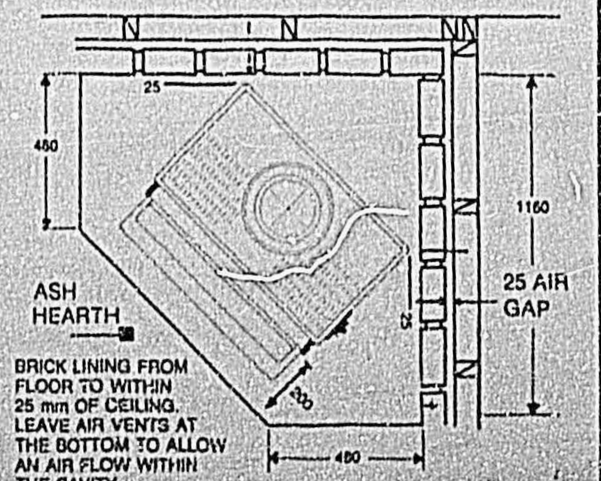
IN FIG. No. 2 & No. 4 IF FLUE GUARD IS FITTED, BRICKWORK MAY BE 1,200 mm HIGH.

FIG. No. 3



COMBUSTIBLE WALL

FIG. No. 4



BRICK LINING FROM FLOOR TO WITHIN 25 mm OF CEILING. LEAVE AIR VENTS AT THE BOTTOM TO ALLOW AN AIR FLOW WITHIN THE CAVITY.