

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Dunedin City Council – Land Information Memorandum

Property Address: 179 Factory Road Mosgiel

Prepared for: Graham Fitzpatrick and Jeanie Bilsborough Fitzpatrick.

Prepared on: 13-Jan-2026

Property Details:

Property ID	5124381
Address	179 Factory Road Mosgiel
Parcels	LOT 2 DP 496356

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 13-Jan-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

Upper Taieri Flood Level including 500mm Free Board

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

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

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

Commissioned by: Dunedin City Council

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

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

Reference Number: 12074

OVERLAND FLOW PATH

Flood Hazard Area 21

Description: Flood Hazard Area 21 - Wingatui, 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 - inactive floodwater-dominated 50000_1999_100m

Description: Inactive floodwater-dominated. Sheet floods and channel floods carrying sediment appear to have ceased in this area or are confined to the extent that erosion is no longer likely to take place. Sediment is also unlikely to be deposited on the fan surface. 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

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

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	4028631
Address	179 Factory Road Mosgiel
Valuation Number	27841-07937
Latest Valuation Details	
Capital Value	\$1,380,000
Land Value	\$820,000
Value of Improvements	\$560,000
Area (Hectares)	0.2242HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$6,174.55
Rates Outstanding for Year	\$3,087.29

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	-	
	Refused	-	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
	Lapsed	-	

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

[ABA-2006-312328](#) Building Consent - Metro Rad Heater/Wetback

Lodgement Date	06-Jun-2006
Decision	Granted
Decision Date	08-Jun-2006
Current Status	CCC Issued
Previous Number	ABA61558

(Applications before 2007)

[ABA-2005-310136](#) Building Consent - Add to Bedroom/Ensuite/Wardrobe

Lodgement Date	27-Oct-2005
Decision	Granted
Decision Date	07-Dec-2005
Current Status	CCC Issued
Previous Number	ABA53563

(Applications before 2007)

[ABA-1995-329819](#) Building Consent - ABA950293

293 - Erect Garage and Workshop, (Barker)

Lodgement Date	30-Jan-1995
Decision	Granted
Decision Date	22-Feb-1995
Current Status	Archived
Previous Number	ABA950293

(Applications before 2007)

[ABA-1995-333368](#) Building Consent - ABA954850

4850 - Erect Boundary Fence, (Barker)

Lodgement Date	16-Oct-1995
Decision	Granted
Decision Date	20-Nov-1995
Current Status	CCC Issued
Previous Number	ABA954850

(Applications before 2007)

[ABA-2008-1992](#) Building Consent - Erect Garage/Workshop, Toilet , Handbasin and Shower

Lodgement Date	05-Sep-2008
Decision	Granted
Decision Date	10-Feb-2009
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

[ABA-1999-347879](#) Building Consent - WITHDRAWN - Add to Dwelling - Ensuite

Lodgement Date	14-Sep-1999
Decision	Granted
Decision Date	21-Sep-1999
Current Status	Withdrawn
Previous Number	ABA992529

(Applications before 2007)

Building and Drainage Permits

[H-1946-29047](#) AAB19461464

1023 - Erect Army Huts as Horse Boxes, (Didham). The permit was lodged on 10-Apr-1946.

[H-1946-29061](#) AAB19461479

1036 - Erect Horse Boxes, (Didham). The permit was lodged on 08-May-1946.

[H-1947-30657](#) AAB19472150

1134 - Erect Loose Boxes, No Plan (Didham). The permit was lodged on 19-Feb-1947.

[H-1990-107710](#) AAB19901804

505 - Addition to Dwelling, Kitchen and Bathroom, (Barker). The permit was lodged on 23-Oct-1990.

[H-1988-286959](#) AAS19880243

G043697 - Erect Implement Shed, (Barker). The permit was lodged on 16-May-1988.

[H-1949-251966](#) AAM19490160

166 - Erect Garage, (Didham). The permit was lodged on 09-Feb-1949.

[H-1991-231826](#) AAD19912843

L8684 - Plumbing and Drainage Alterations, Wetback, No Plan (Barker). The permit was lodged on 27-Feb-1991.

[H-1969-274115](#) AAS19690050

1699 - Plumbing and Drainage Alterations, (Didham). The permit was lodged on 11-Mar-1969.

[H-1949-34556](#) AAB19495106

1598 - Erect Implement Shed, (Didham). The permit was lodged on 22-Dec-1949.

Building Notices

No Building Notices

Resource Consents

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

[LUC-2016-491](#) - Land Use Consent

Description	land use consent being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97
Lodgement Date	12-Oct-2016
Decision	Granted
Decision Date	10-Nov-2016
Current Status	Consent Issued

[LUC-2008-669](#) - Land Use Consent

Description	construct a garage, storage, domestic workshop to replace old existing building
Lodgement Date	22-Dec-2008
Decision	Granted
Decision Date	29-Jan-2009
Current Status	Completed

[SUB-2016-97/3](#) - Subdivision Consent

Description	Stage 3
-------------	---------

Lodgement Date	10-Nov-2016
Decision	Staged Subdivision
Decision Date	10-Nov-2016
Current Status	s223 Monitoring Commenced

[SUB-2016-97](#) - Subdivision Consent

Description	subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots
Lodgement Date	12-Oct-2016
Decision	Granted
Decision Date	10-Nov-2016
Current Status	Consent Superseded

[SUB-2016-97/1](#) - Subdivision Consent

Description	Stage 1
Lodgement Date	10-Nov-2016
Decision	Staged Subdivision
Decision Date	10-Nov-2016
Current Status	s224c Issued

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

- Road Classification Hierarchy (main roads within 30m of site)
 - Factory Rd is an Arterial road
- Structure Plan Mapped Area
 - Name: Mosgiel East

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

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) 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.

Form 5 (building consent) copy

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

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

Minimum Floor Levels

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

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

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

Planning

Resource Consents within 50m of 179 Factory Road Mosgiel

RESOURCE CONSENTS WITHIN 50 METRES OF 179 FACTORY ROAD MOSGIEL

597 R Factory Road Mosgiel

LUC-2008-110 Land Use Consent 11 new bus shelters. The outcome was Granted on 07/05/2008.

RMA-2006-369880 Resource Management Act (Historical Data) ERECT BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 20/02/2006.

RMA-1996-359995 Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/08/1996.

RMA-1996-359268 Resource Management Act (Historical Data) erect grocery supermarket including development and use of service lane from Factory Road (Notified - Non Complying). The outcome was Granted on 27/05/1996.

5048836 188 Factory Road Mosgiel

LUC-2025-223 Land Use Consent A family flat, and, a visitor accommodation activity on an undersized site.. The outcome was Granted on 30/09/2025.

5068831 148 Wingatui Road Mosgiel

RMA-1999-363535 Resource Management Act (Historical Data) ESTABLISH ELECTION SIGNS ON PRIVATE PROPERTY (LABOUR PARTY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/11/1999.

RMA-1996-360069 Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/09/1996.

RMA-1991-351174 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:A.L. MCLEAN / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). There has been no outcome yet.

5114892 R Wingatui Road Mosgiel

SUB-2008-24/B Subdivision Consent s127 variation of conditions. The outcome was s127 Upheld on 14/04/2011.

SUB-2008-24 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 23/04/2008.

COC-2008-16 Certificate of Compliance New telecommunications cabinet (situated just inside the pedestrian walkway running between Wingatui Road and Showgate Crescent). The outcome was Granted on 26/09/2008.

SUB-2008-24/A Subdivision Consent s127 variation of conditions. The outcome was s127 Upheld on 16/09/2008.

SUB-2008-24 Subdivision Consent Subdivision of Part Lot 1 DP 9406 creating 48 residential lots (Stages 1 and 2 of Silver Springs development). The outcome was Granted on 23/04/2008.

RMA-1982-354203 Resource Management Act (Historical Data) CONTINUE TO DISPLAY THE "LUCKY SON LODGE / App: TA BROWN (Notified - Non Complying). The outcome was Declined on 28/06/1982.

RMA-1990-350841 Resource Management Act (Historical Data) Certificate 312 LGA 1974 Owner: DCC (Non-Notified - Non Complying). There has been no outcome yet.

5115261 171A Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115262 171 Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115263 173 Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115264 173A Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

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SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115266 175 Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115275 5 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115276 3 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115278 9 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115279 11 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units prior to issue of title (related to SUB-2008-66). The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5126133 1 Didham Drive Mosgiel

LUC-2018-331 Land Use Consent land use consent for the construction of a dwelling which will breach the front yard setback requirements. The outcome was Granted on 29/06/2018.

LUC-2017-546 Land Use Consent land use consent for the residential activity on undersized sites at Lots 2, 3 and 5 SUB-2016-97/2/A and the yard breach on Lot 2 SUB-2016-97/2/A. The outcome was Granted on 25/10/2017.

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

5126134 1A Didham Drive Mosgiel

LUC-2017-546 Land Use Consent land use consent for the residential activity on undersized sites at Lots 2, 3 and 5 SUB-2016-97/2/A and the yard breach on Lot 2 SUB-2016-97/2/A. The outcome was Granted on 25/10/2017.

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

5126135 1B Didham Drive Mosgiel

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

LUC-2016-491 Land Use Consent land use consent being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97. The outcome was Granted on 10/11/2016.

5126136 1C Didham Drive Mosgiel

LUC-2017-546 Land Use Consent land use consent for the residential activity on undersized sites at Lots 2, 3 and 5 SUB-2016-97/2/A and the yard breach on Lot 2 SUB-2016-97/2/A. The outcome was Granted on 25/10/2017.

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

LUC-2016-491 Land Use Consent land use consent being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97. The outcome was Granted on 10/11/2016.

RMA-1995-357344 Resource Management Act (Historical Data) ER WORKSHOP AND GARAGE Ownr:A G BARKER / App: A G BARKER DIDHAM LODGE 271 FACT (Non-Notified - Non Complying). The outcome was Granted on 22/03/1995.

5126137 1D Didham Drive Mosgiel

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

LUC-2016-491 Land Use Consent land use consent being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97. The outcome was Granted on 10/11/2016.

5126138 1E Didham Drive Mosgiel

SUB-2016-97/A Subdivision Consent s127 change of conditions for SUB-2016-97/2, the staged subdivision of Allotment 90-9. The outcome was s127 Upheld on 25/10/2017.

SUB-2016-97 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 10/11/2016.

SUB-2016-97 Subdivision Consent subdivision consent being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots. The outcome was Granted on 10/11/2016.

5128845 176 Factory Road Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130667 172 Factory Road Mosgiel

LUC-2021-556 Land Use Consent the establishment of a residential building with a length greater than 20m and exceeding site building coverage. The outcome was Granted on 08/10/2021.

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

RMA-1992-355026 Resource Management Act (Historical Data) SUBDIVISION OF LOT 35 DP 254 Ownr:HENDRY / App: JOHNSTON WHITNEY BOX 3 MOSGIEL (Notified - Non Complying). The outcome was Granted on 24/06/1992.

RMA-1992-351332 Resource Management Act (Historical Data) Section 226 certificate to facilitate freeholding of existing perpetual leases for Lots 9, 10, 29, 30 & 35 DP 254 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 10/09/1992.

RMA-1992-351307 Resource Management Act (Historical Data) Section 226 certification for Lots 9, 10, 29, 30 & 35 DP 254 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 18/06/1992.

5130668 178 Factory Road Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130669 180 Factory Road Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130670 182 Factory Road Mosgiel

LUC-2020-378 Land Use Consent dwelling exceeding maximum building length. The outcome was Granted on 09/09/2020.

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130671 149 Wingatui Road Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130684 17 Silverdale Place Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

5130685 19 Silverdale Place Mosgiel

SUB-2018-104 Subdivision Consent stage 1. The outcome was Staged Subdivision on 10/01/2019.

SUB-2018-151 Subdivision Consent subdivision of 164 & 176 Factory Road into 35 residential lots and road. The outcome was Granted on 05/02/2019.

SUB-2018-144 Subdivision Consent subdivision into two lots. The outcome was Granted on 16/01/2019.

SUB-2018-104 Subdivision Consent a four-lot subdivision in two stages. The outcome was Granted on 10/12/2018.

SUB-2009-76 Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

RMA-1993-355792 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION INVOLVING CERTIFICATES OF TITLE 15A/179 AND 13B/1469 (Notified - Non Complying). The outcome was Granted on 17/11/1993.

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

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

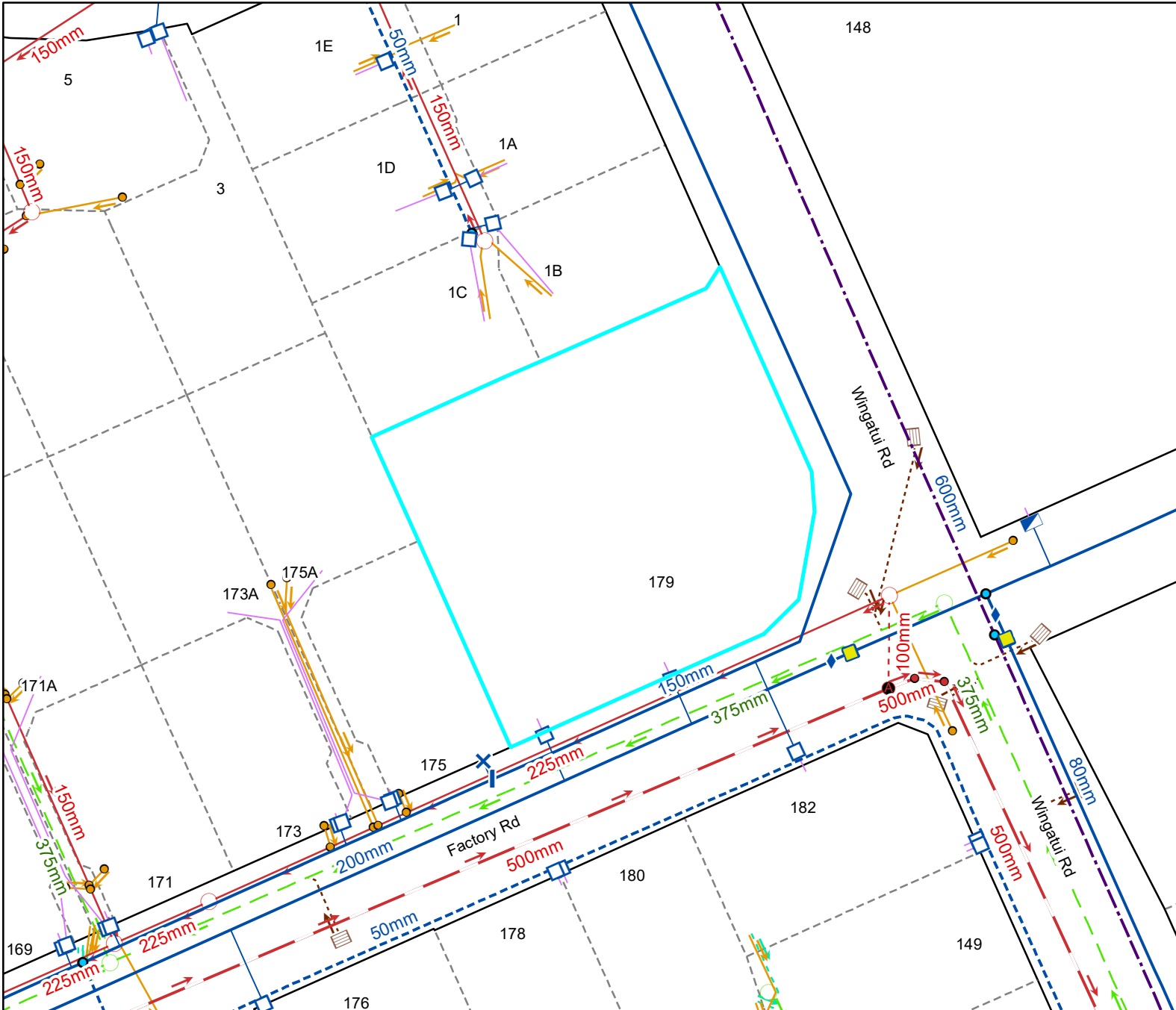
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

Cadastral

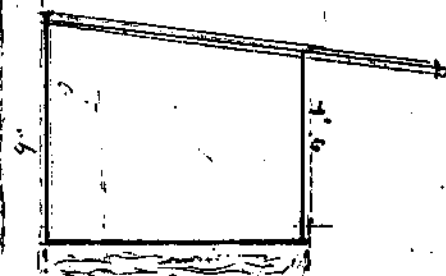
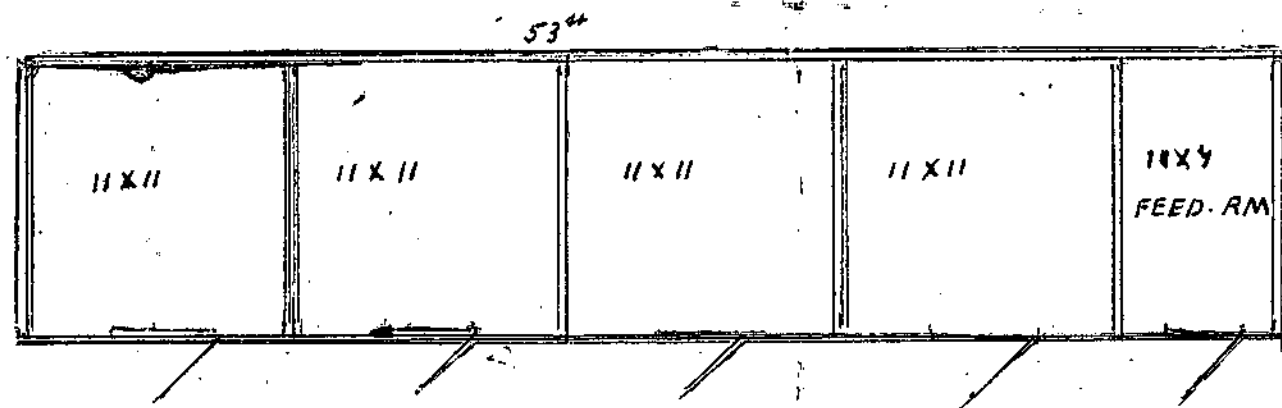
	Road/Rail
	Easment (where recorded)

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

W^r of E. Didham.

W ^r of E.	W ^r of E.	W ^r of E.	W ^r of E.
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PROPOSED HORSE BOXES.
FOR MR A E DIDHAM.
FACTORY ROAD MOSGIEL.



SCALE 1/8" TO 1 FT

END WALL - PRESENT BUILDING

GROUND PLAN

14'

END VIEW

OPEN FRONT

IMPLEMENT SHED FOR

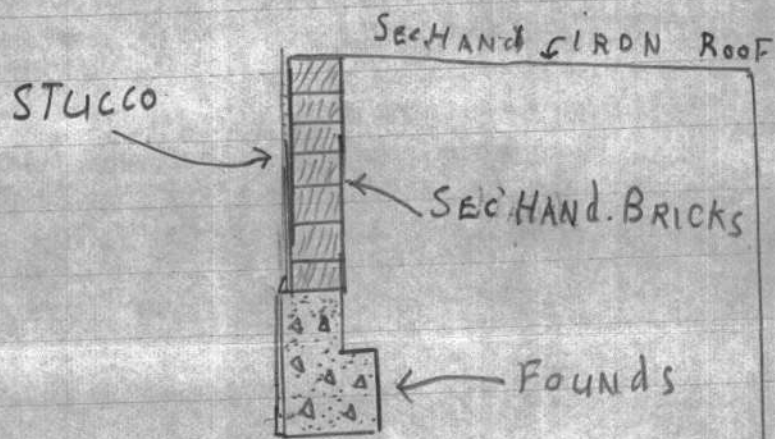
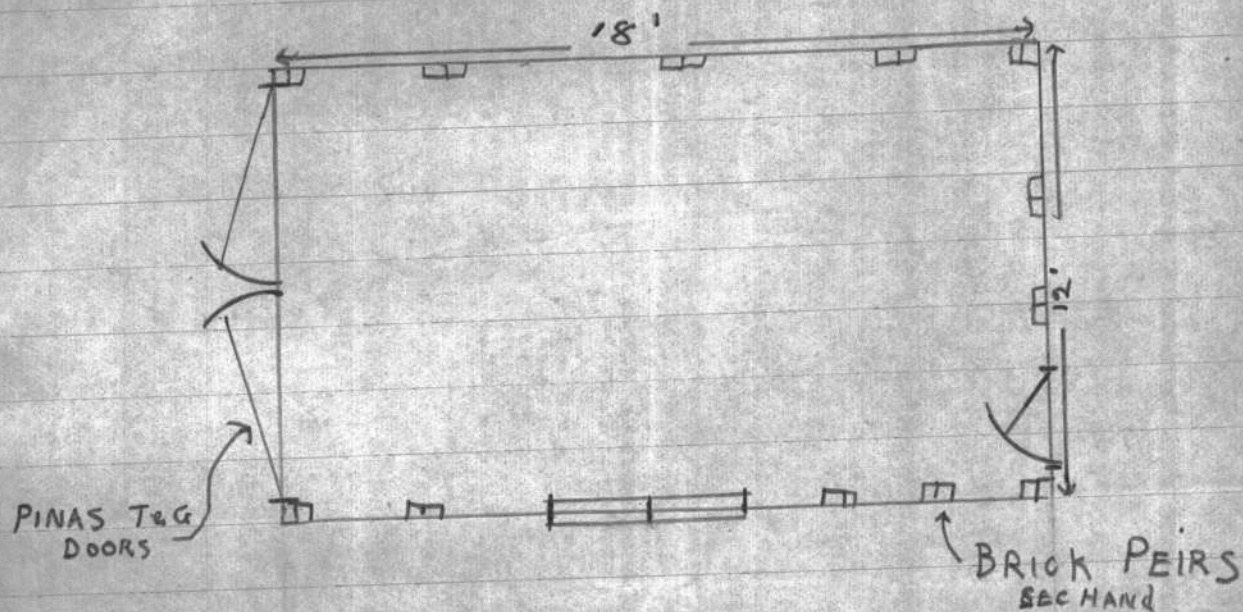
A.E. DIPHAM, JANEFIELD

10'

14'

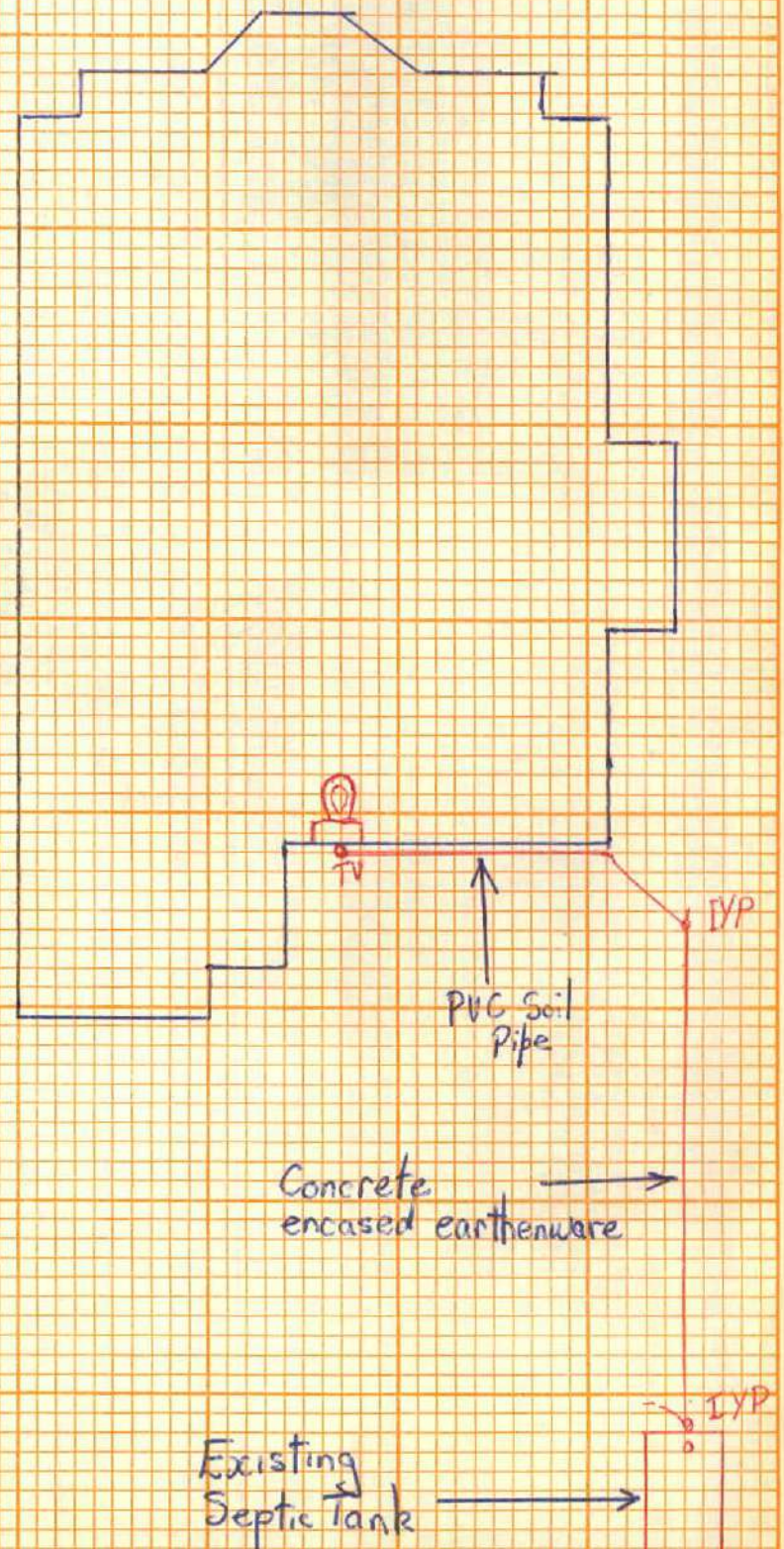
GARAGE FOR MR A DIDHAM

FACTORY ROAD MOSQUE



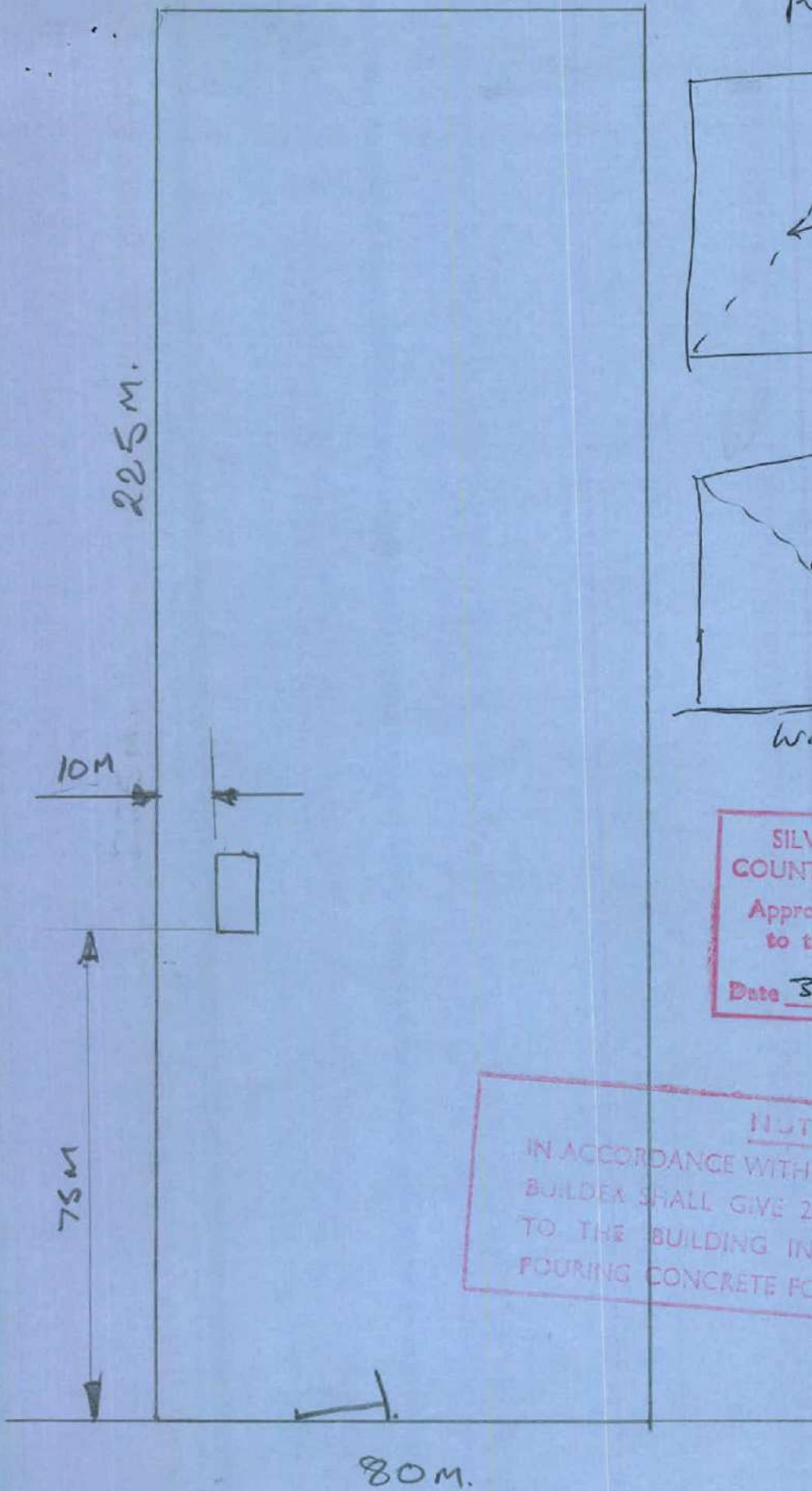
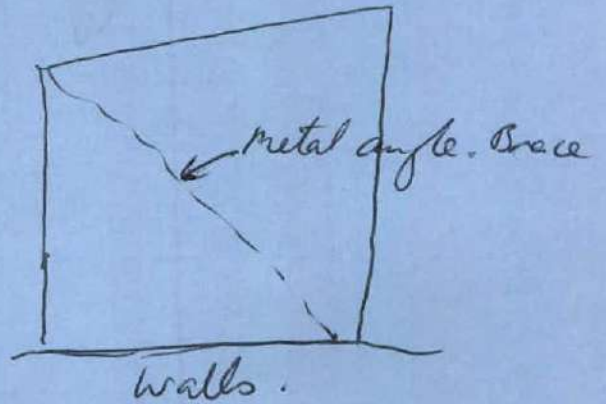
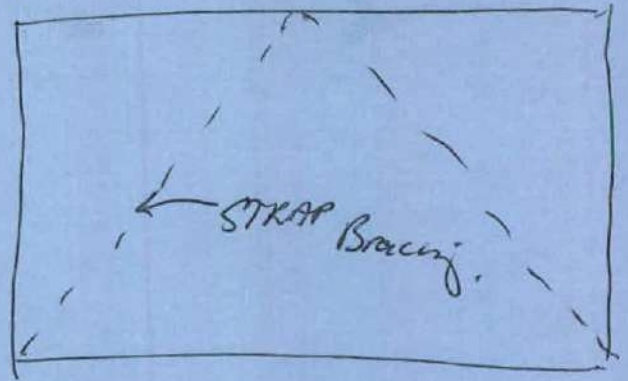


Alterations and
additions
to
Plumbing and Drainage
at
Mr A E Didham's
Janefield Residence



Shaw 25-1-69

Roof Plan.

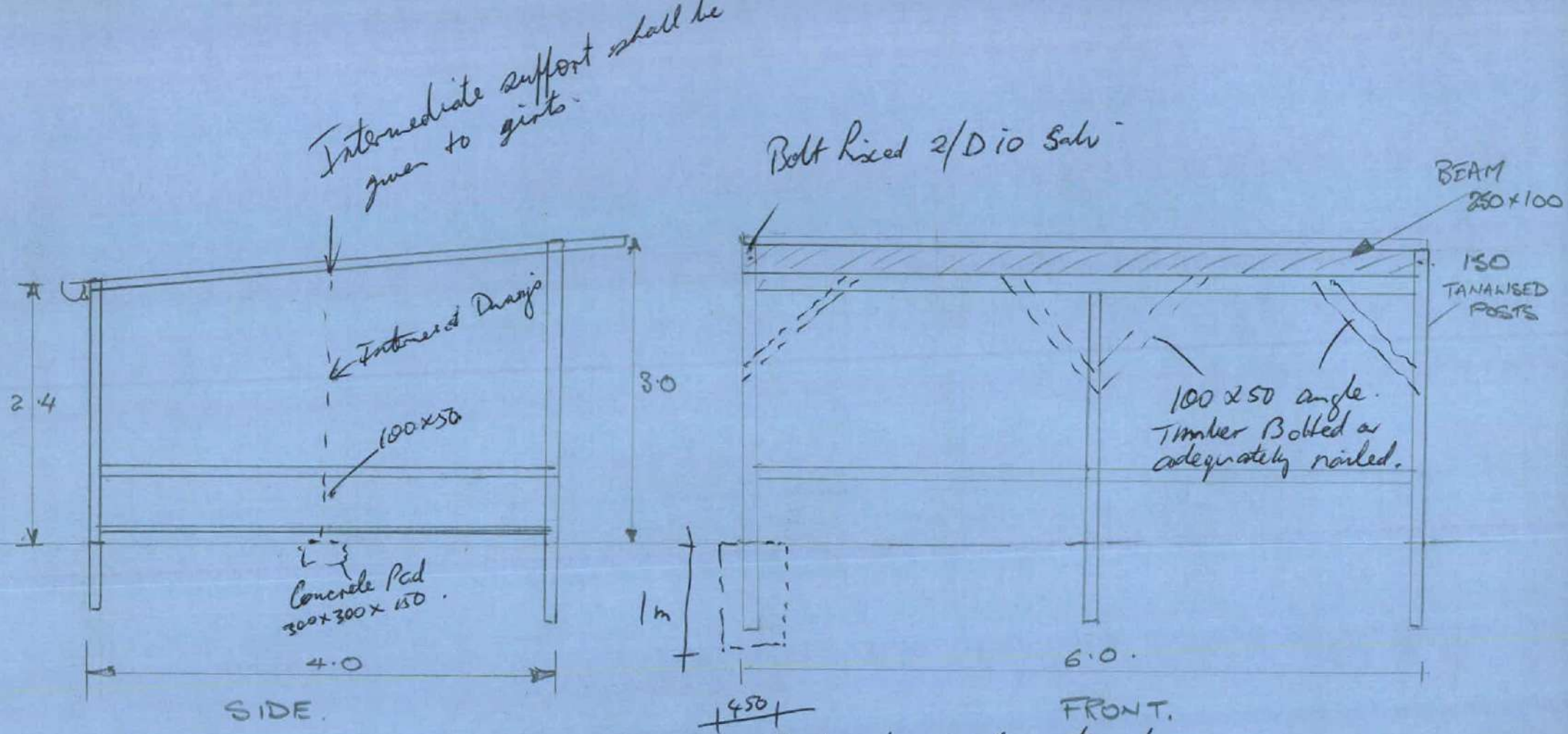


SILVERPEAKS
COUNTY COUNCIL
Approved subject
to the Bylaws
Date 30-6-88

NOTE
IN ACCORDANCE WITH THE BYLAWS THE
BUILDER SHALL GIVE 24 HOURS NOTICE
TO THE BUILDING INSPECTOR BEFORE
POURING CONCRETE FOUNDATIONS.

FACTORY RD.

Site PLAN for A. Barker.



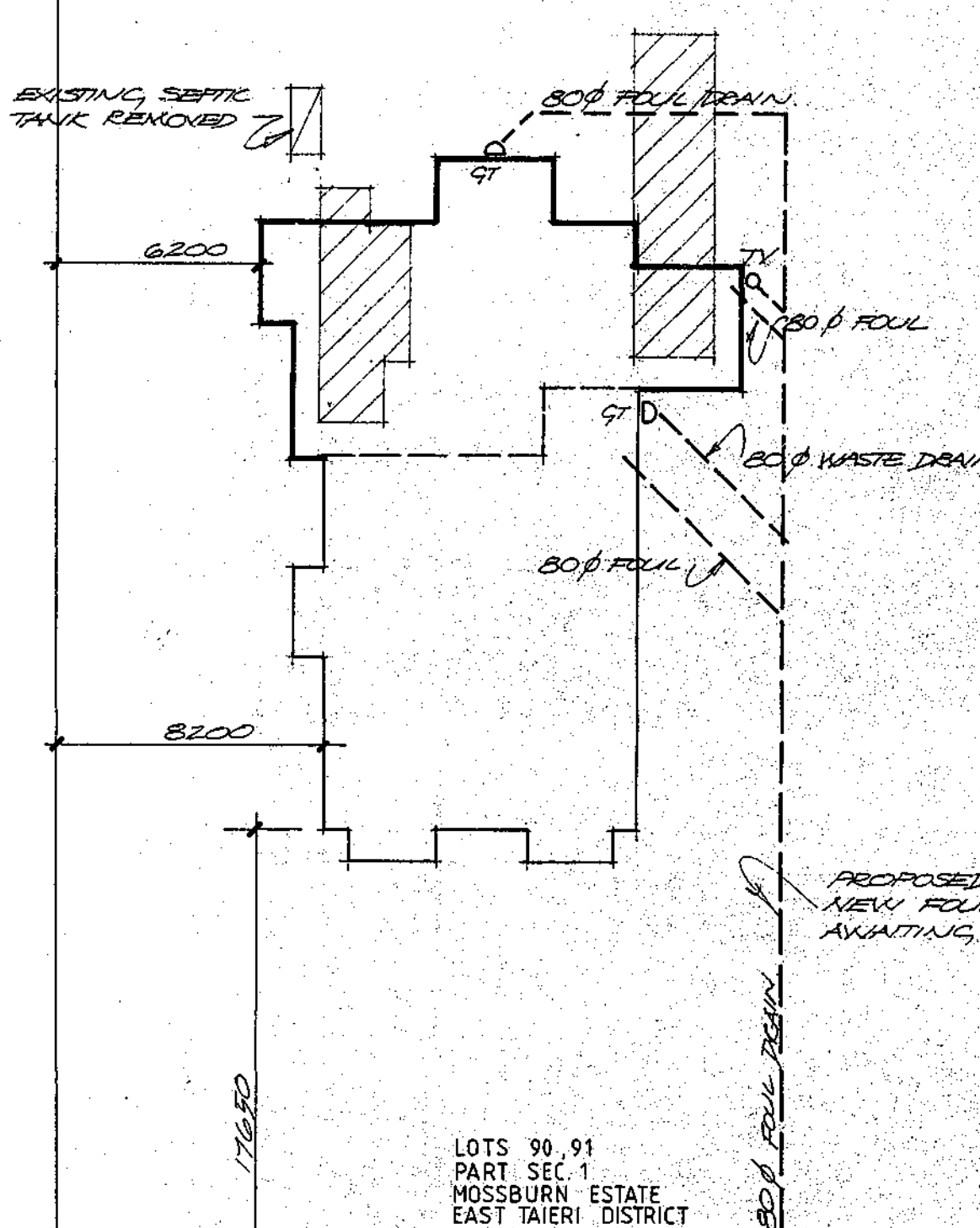
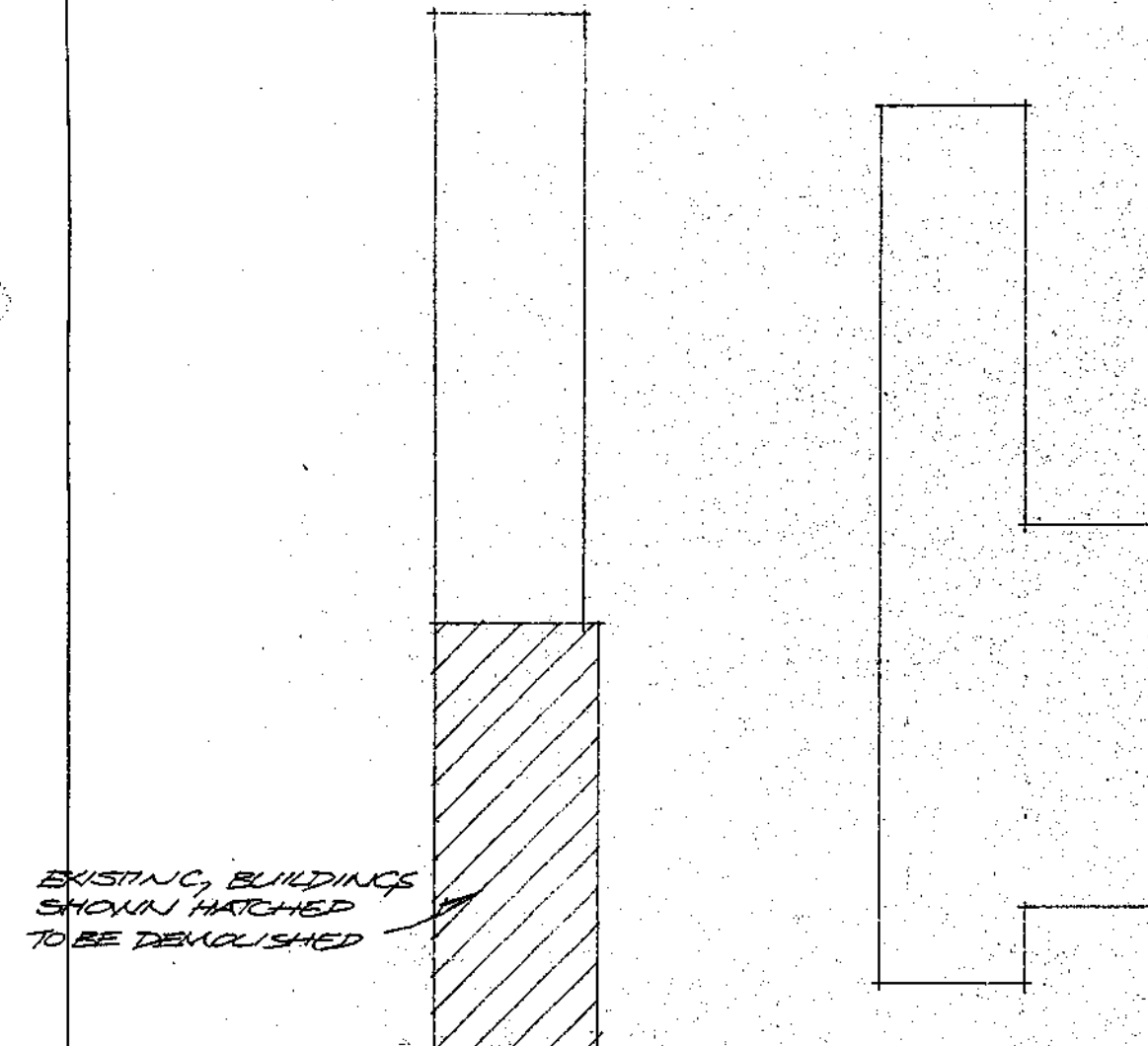
Note: alternative Post set in Concrete; at midspan walls.

H.5 TAN POSTS. / Hardwood. Concrete shall be 17.5 mpa.

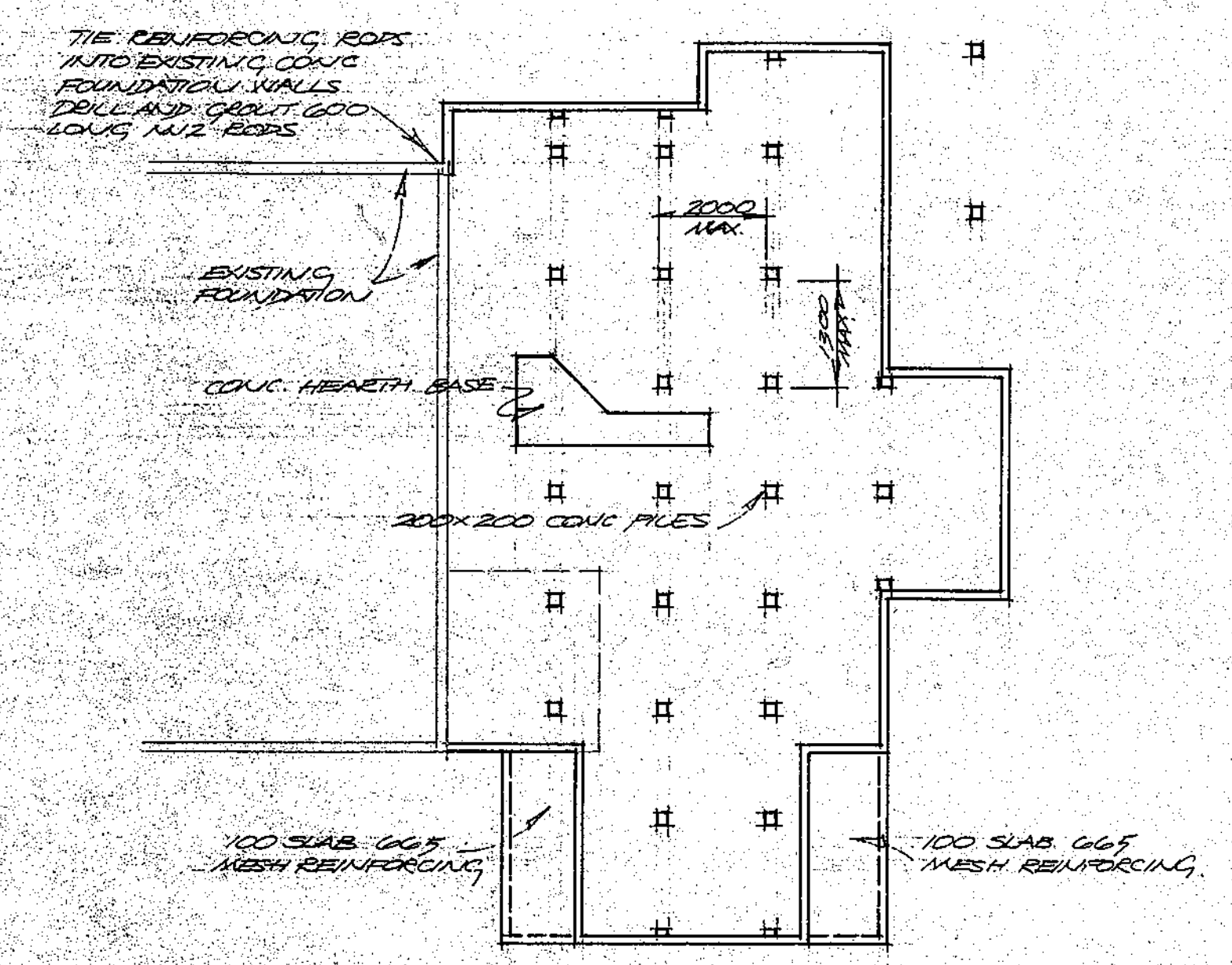
ALL TIMBER 100x50.
CORRUGATED IRON EXTERIOR
OPEN FRONT.

6.0 m. Note: Bracing shall be provided to walls and roof.

Min 150 mm Dia. for all posts.



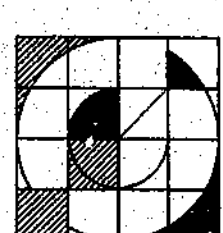
factory road
site/drainage plan



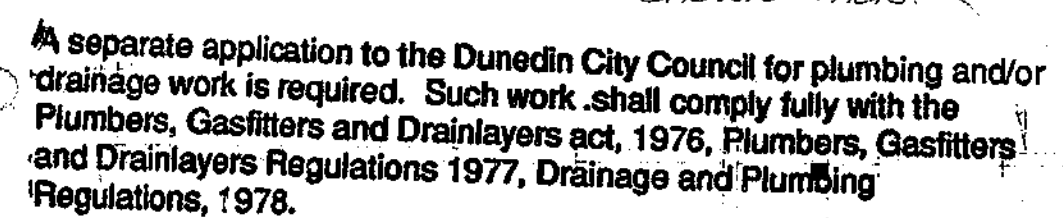
foundation plan

VEENTS to BE in CONTINUOUS.
Foundation 600 from CORNERS &
then 1-8 CENTRES

EXISTING 150 Ø SEWER FROM INVERMAY RESEARCH STATION

NOTES		
No.	DATE	REVISION
CONSULTANT		
APPROVED FOR CONSTRUCTION		
CONTRACT TITLE		
ALTERATIONS TO BARKER RESIDENCE MOSGIEL		
 MULTITECH drafting		
JOHN WICKLIFFE HOUSE PO BOX 1267 PH (024) 778-588 FAX. (024) 778-588 DUNEDIN		
DRAWN	W CADZOW	CHECKED
TRACED		DATE SEPT 90
SCALES 1:100 1:200		
SHEET TITLE		
SITE DRAINAGE PLAN FOUNDATION PLAN		
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE DO NOT SCALE FROM THESE DRAWINGS		
CONTRACT No. 00AD357		SHEET No. a-3
REVISION		SET OFF


505



DUBLIN 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

.....
.....
.....
.....
.....

For RUA 

CONSULTANT

CONTRACT TITLE

**ALTERATIONS TO
BARKER RESIDENCE
MOSGIEL**



DRAWN	W CADZOW	CHECKED
TRACED		DATE SEPT 90
SCALES	1:50	

SHEET TITLE
PLAN

CONTRACT No. 00AD357	SHEET No. a-1
REVISION	SET OFF

BUILDING CONSENT No.: 95/0293


Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

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

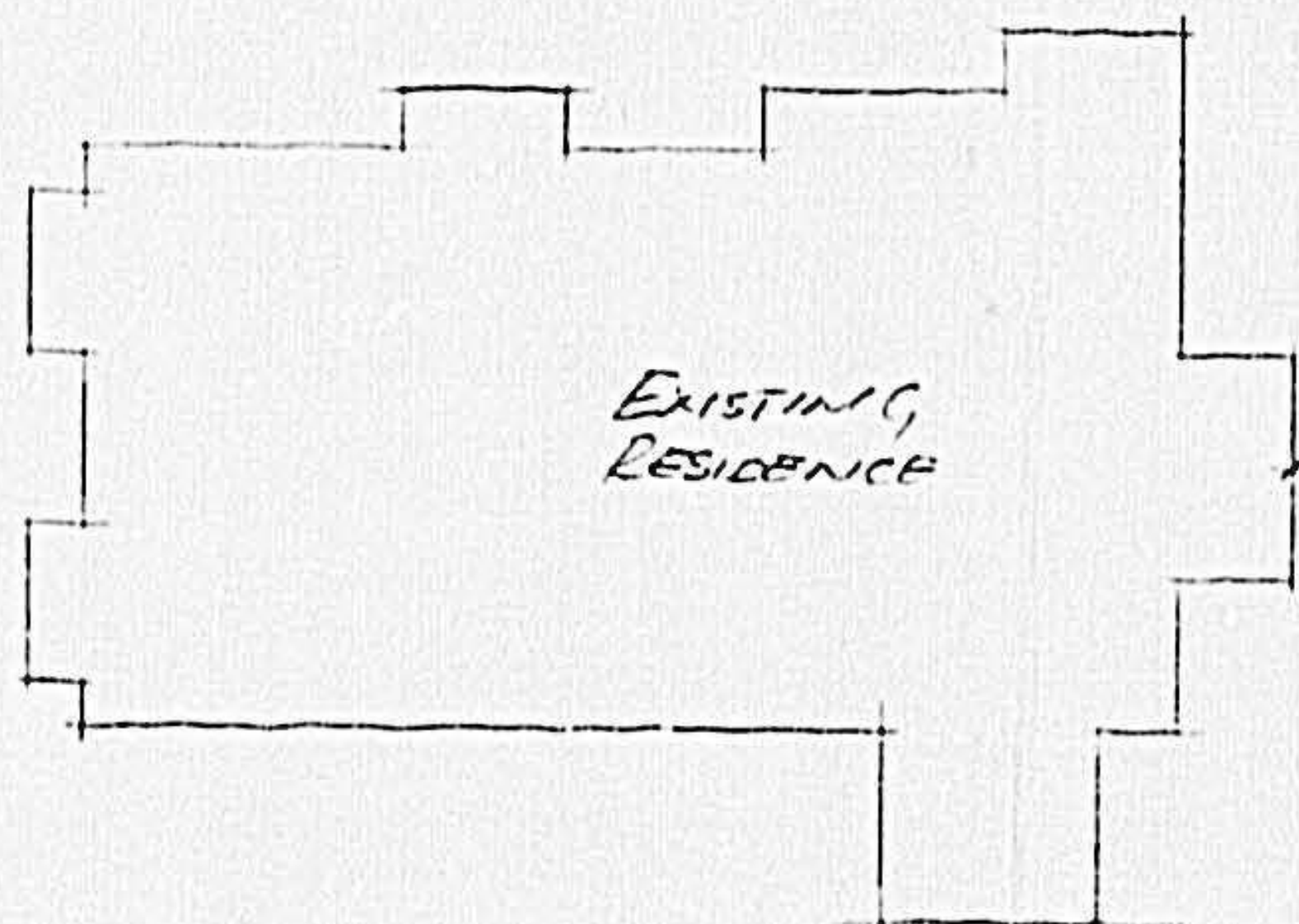
APPLICANT		PROJECT	
Name: A BARKER Mailing Address: DIDHAM LODGE FACTORY RD MOSGIEL		All <input type="checkbox"/> Stage No. X of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): OUTBUILDINGS NEW ERECT GARAGE/WORKSHOP P/D Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 7,500.00	
PROJECT LOCATION Street Address: 271 FACTORY RD MOSGIEL			
LEGAL DESCRIPTION Property Number: 5048802 Valuation Roll Number: 2784107900 Lot: 90/92 DP: 1494 Section: Block: Survey District: MOSSBURN ESTATE			
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE		Signed for and on behalf of the Council: Name:  Position: Date: 01.10.1995	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No. /".

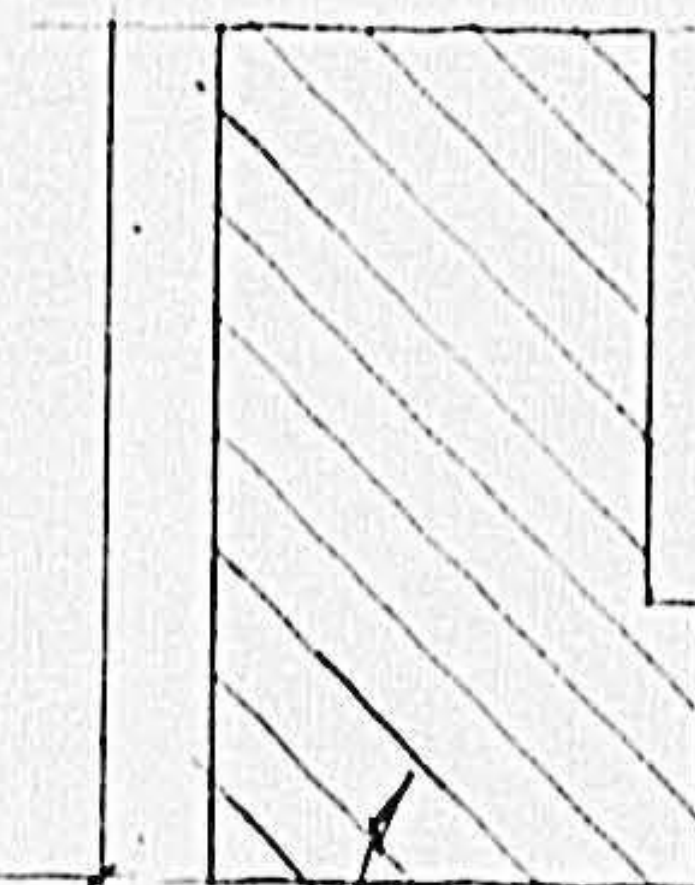
Factory Road

Boundary

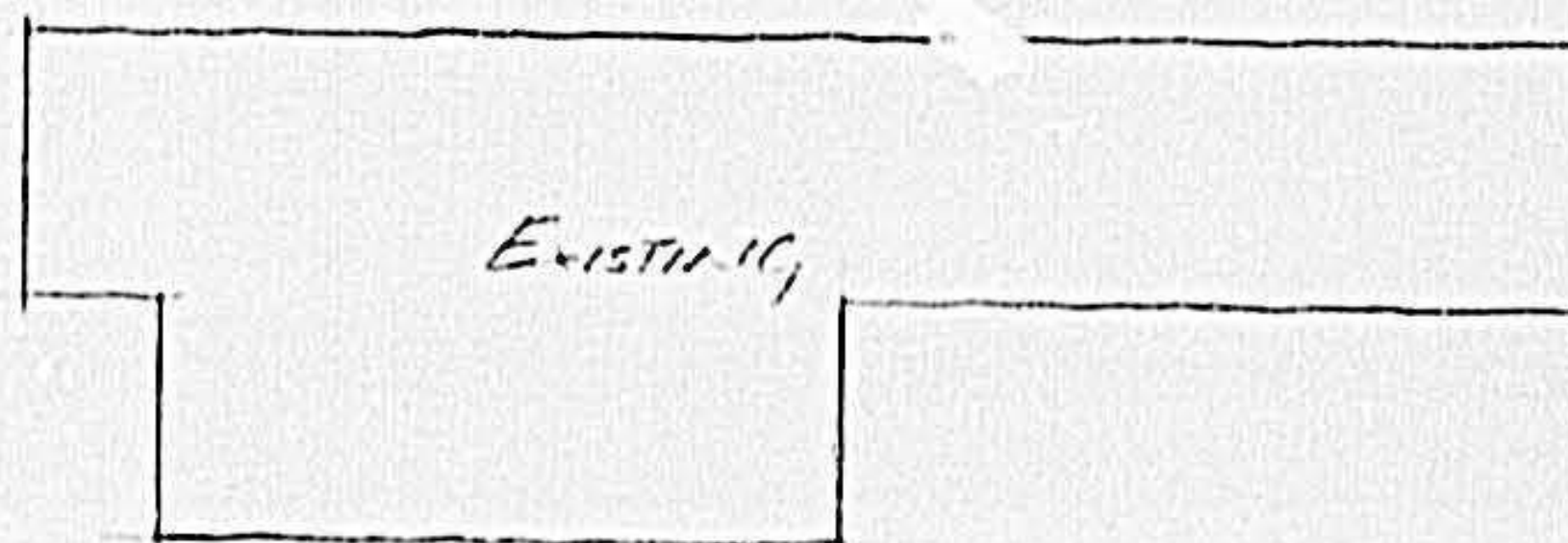


BOUNDARY

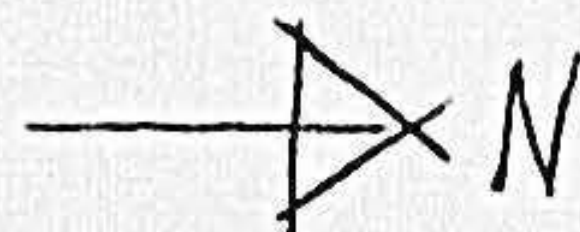
10000



EXISTING,



LOTS 90, 91
PART SECT 1
MOSSBURN ESTATE
EAST TAIGRI DISTRICT



95/0293

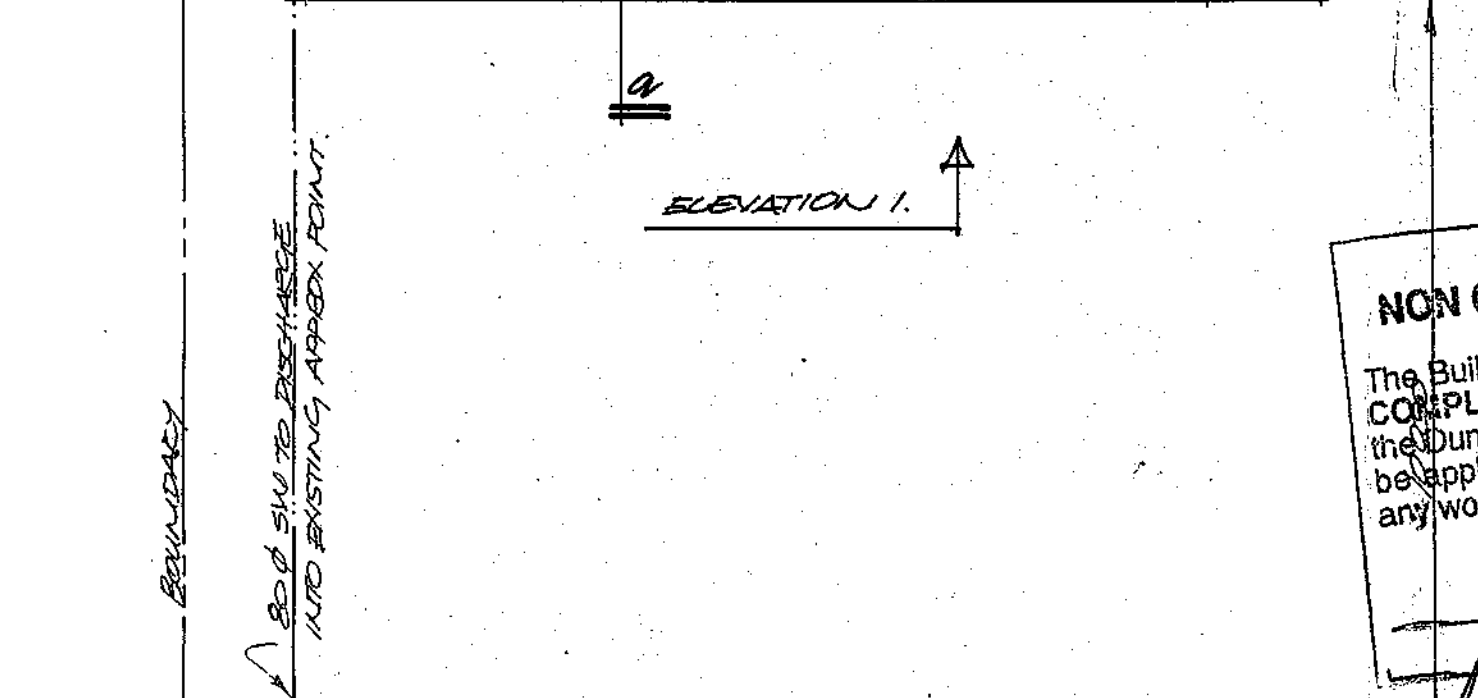
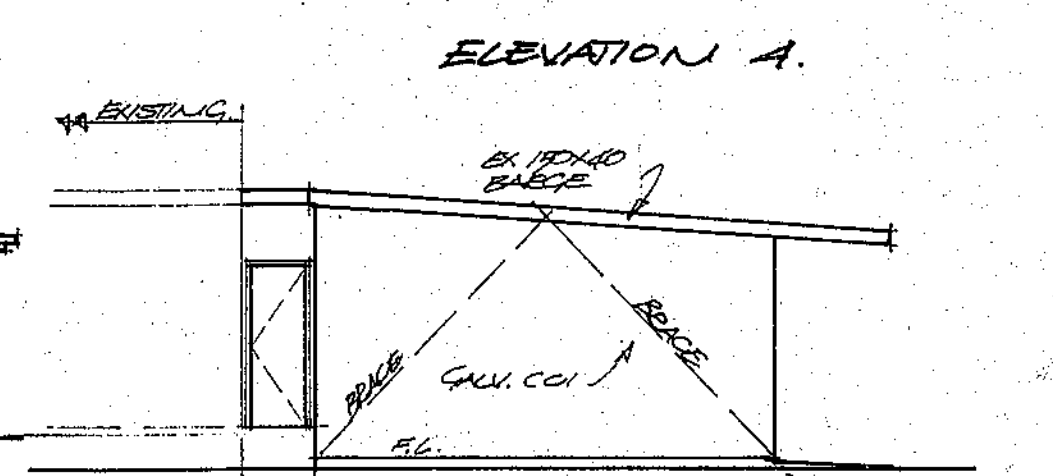
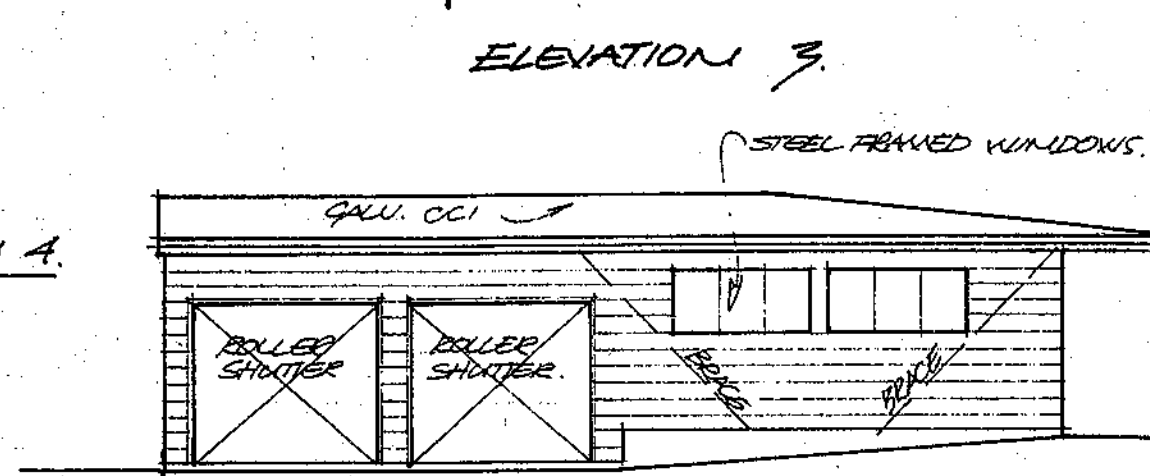
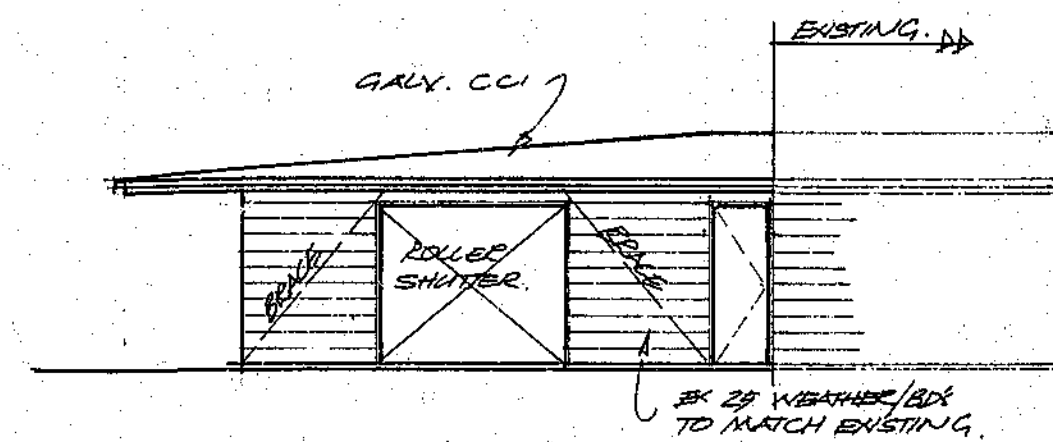
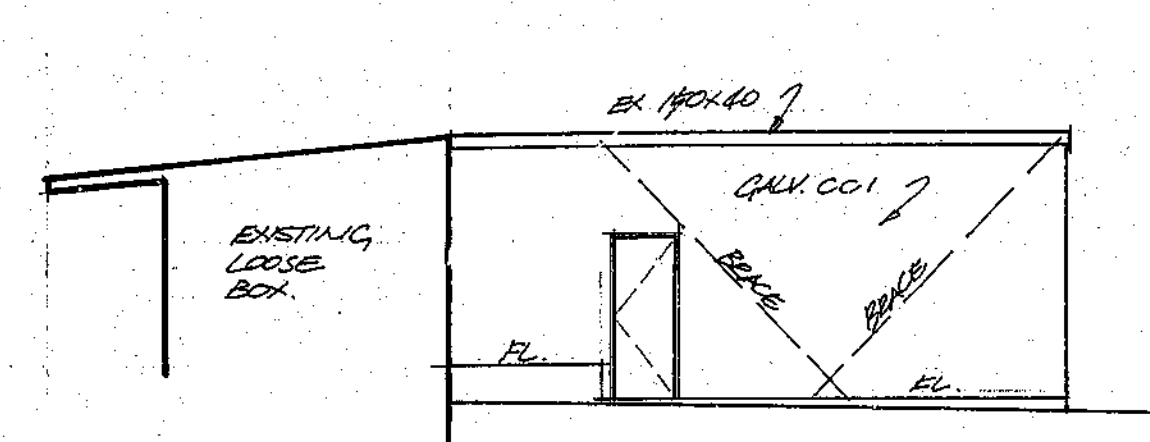
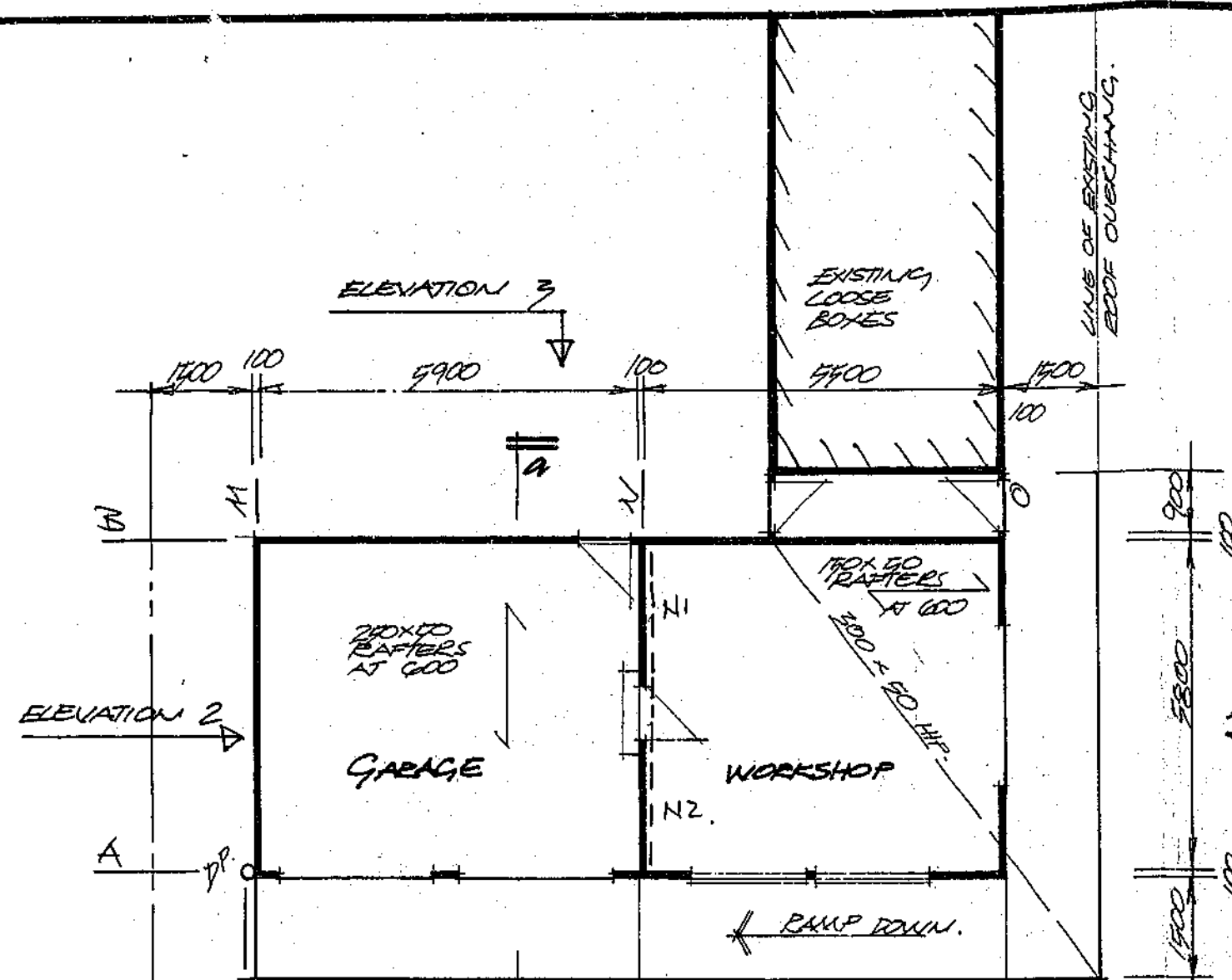
NEW WORKSHOP & GARAGE ADDITION
BARKER RESIDENCE - FACTORY ROAD - MOSSIEL

SITE PLAN

SHEET

2

DRAWN WJC	CHECKED	SCALES	SERIES OF
TRACED	DATE 2/1/94	1:200	REF



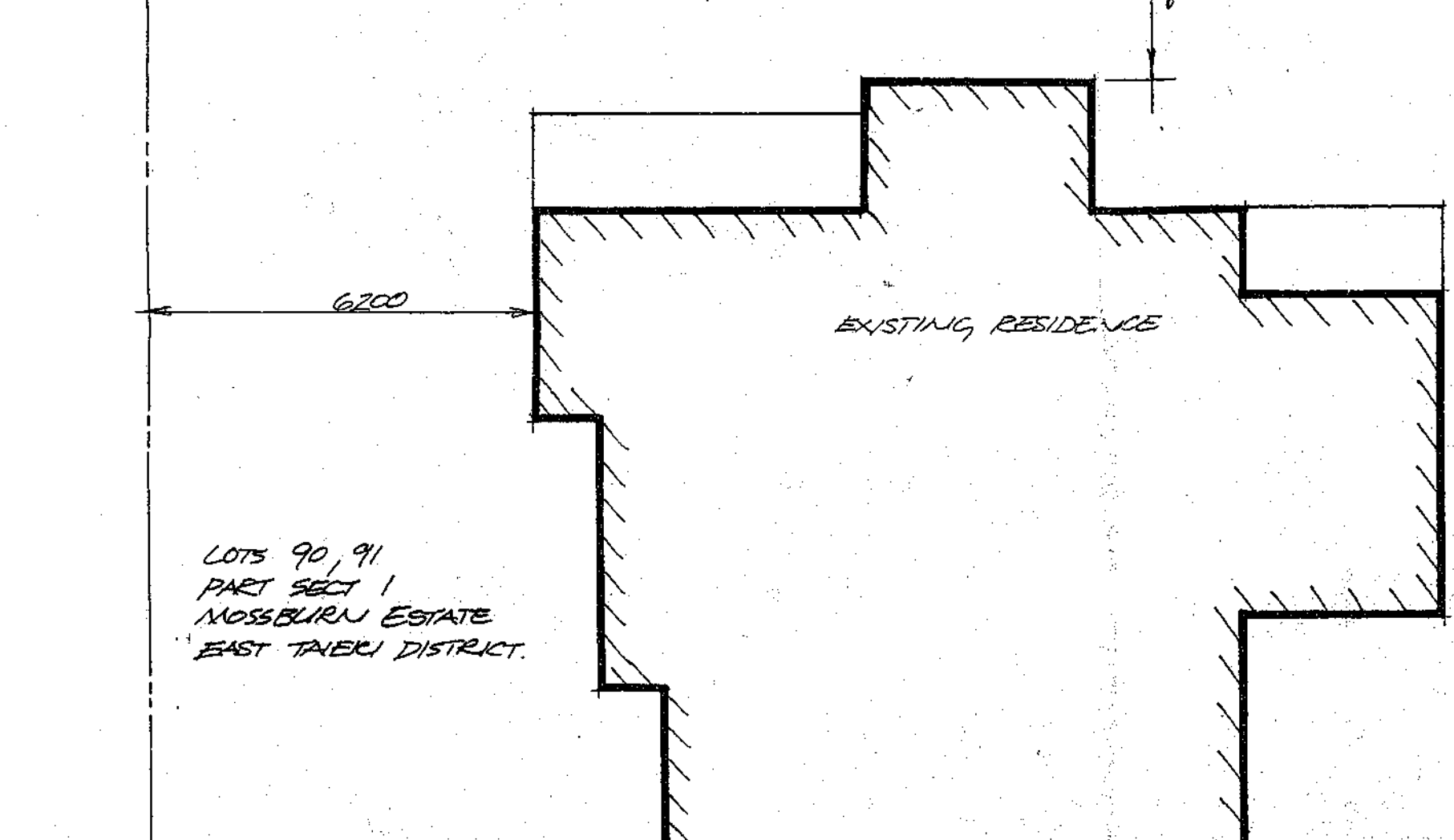
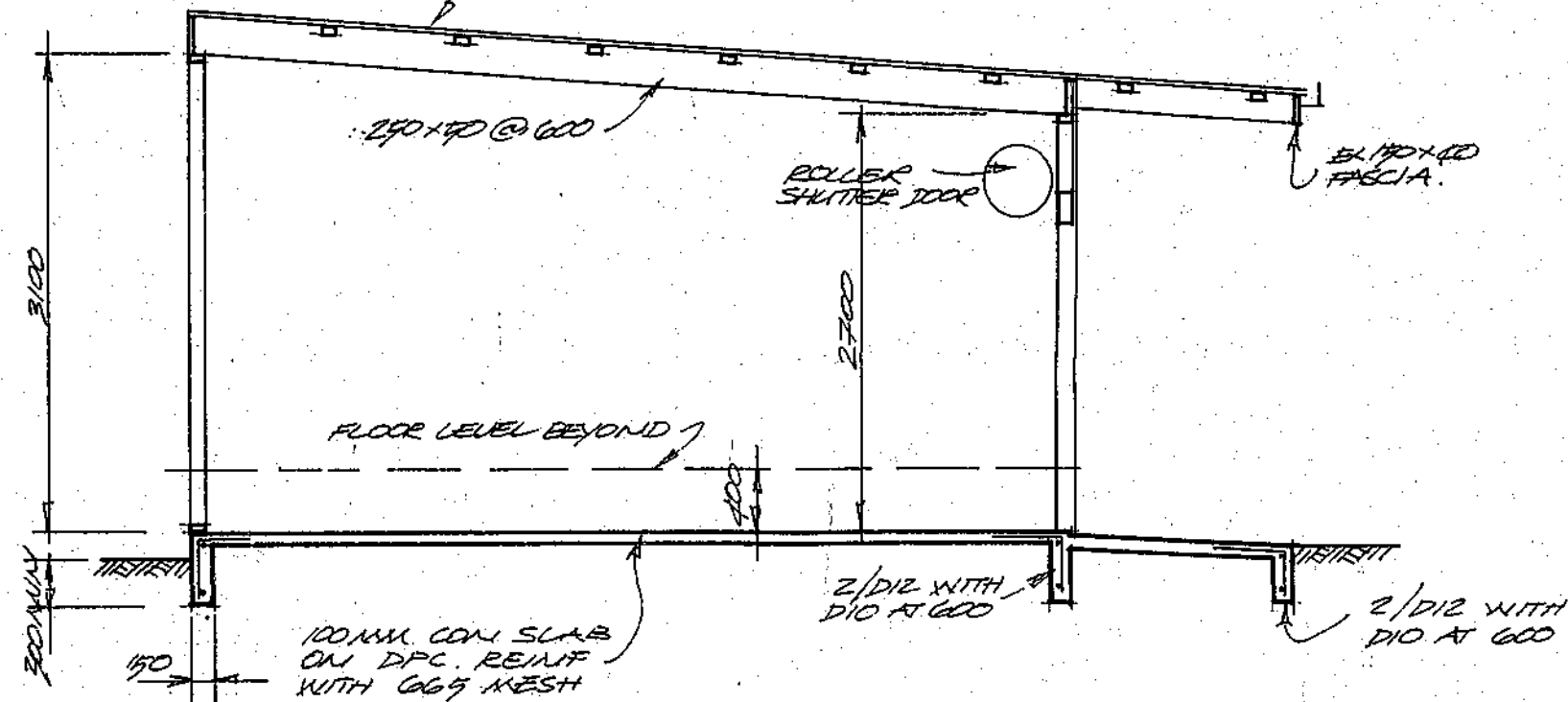
NON COMPLIANCE WITH DISTRICT PLAN
 The Building Consent for this development DOES NOT COMPLY with the Resource Management Act 1991 nor the Dunedin City District Plan. Resource Consent must be applied for and granted prior to commencement of any work in connection with this development.
[Signature] 9/2/95
 (Signed) (Date)

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
 TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
 DATE 9-2-95
[Signature] FOR CITY ENGINEER

ALL CONC. TO BE 17.5 MPa AT 28 DAYS.
 ALL TIMBERS TO BE BORON TREATED.
 ALL ROOF AND EXTERIOR CLADDING, ON BUILDING PAPER.

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH N.Z.B.C. AND RELEVANT N.Z. STANDARDS AND ALL LOCAL AUTHORITIES BYLAWS.

GALV. CCI FIXED TO 100X50 PURLIN DRIVING @ 900 C/S



NEW WORKSHOP & GARAGE ADDITION
BARKER RESIDENCE - FACTORY ROAD - MOSGIEL

PLAN, ELEVATIONS & SECTION			SHEET
			1.
DRAWN <i>[Signature]</i>	CHECKED	SCALES	SERIES OF
TRACED	DATE Nov. 1996	1:100 1:40	REF

95/0293

BUILDING CONSENT



Section 35, Building Act 1991

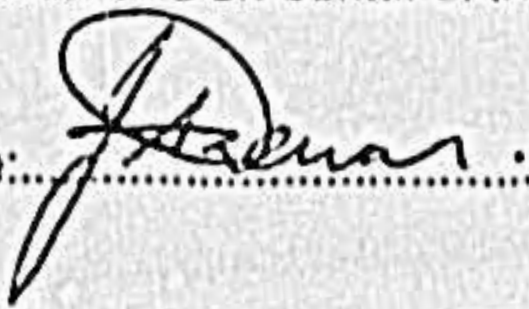
ISSUED BY:

DUNEDIN CITY COUNCIL

50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	474-3525	Consent No:	ABA 954850	Reference No:	5048802
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: BARKER, ALAN GEOFFREY	All <input checked="" type="checkbox"/>
Mailing Address: DIDHAM LODGE, FACTORY RD, MOSGIEL	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 271 FACTORY ROAD, MOSGIEL	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ERECT BOUNDARY FENCE
Property Number: 5048802	Intended Life:
Valuation Roll No: 27841 07900	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 90/92 DP 1494	Specified as 0 years
	Demolition <input type="checkbox"/>
	Estimated Value: \$750
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 20/11/1995

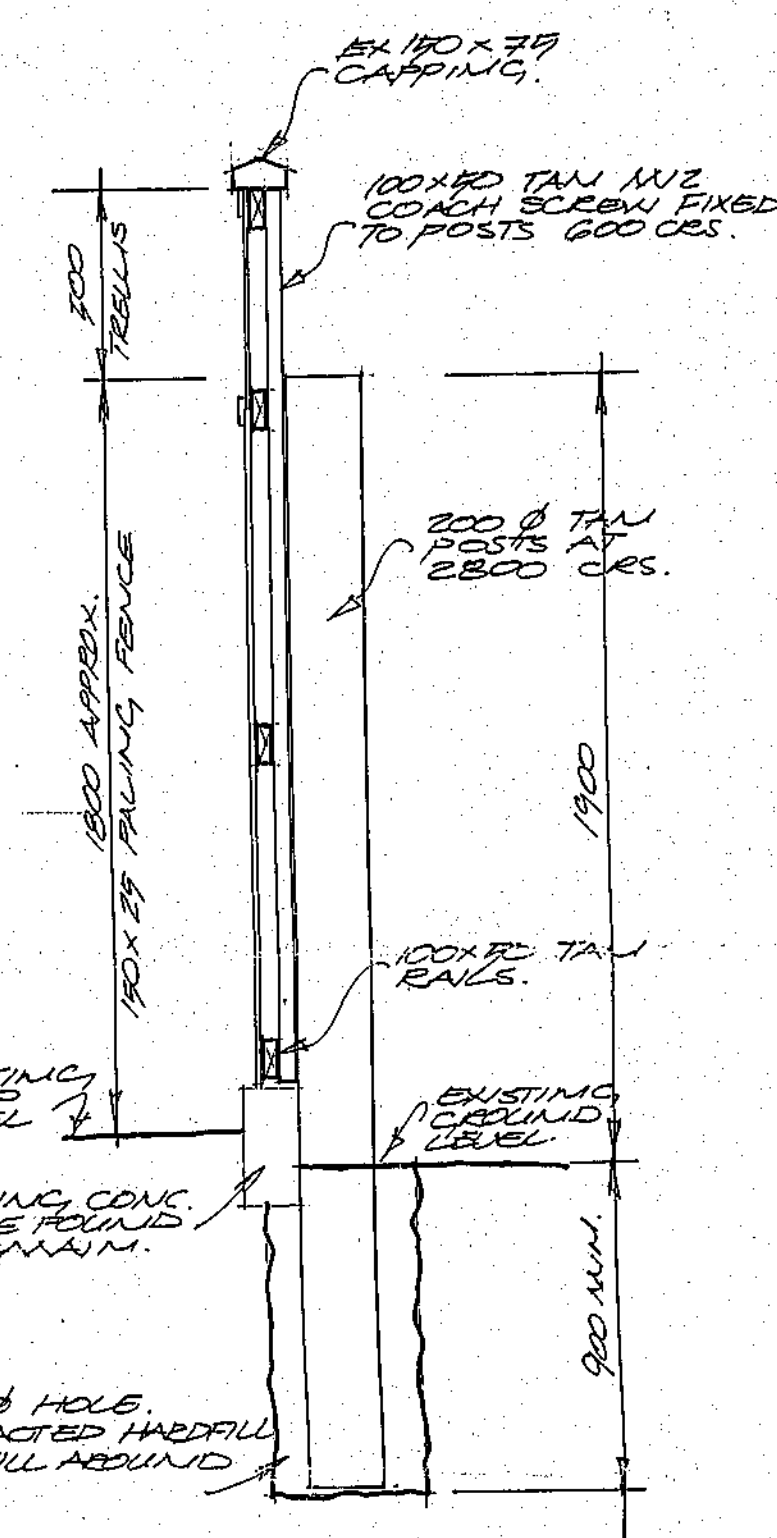
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

NOTES:

ALL TIMBERS TO BE TANALED. TIMBERS IN CONTACT WITH GROUND TO BE H3.
ALL FIXINGS TO BE GALVANISED.
POSTS TO BE WELL COMPACTED CLAY HARDFILL SET INTO PRE DRILLED POST HOLES.

DIDHAM CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 4/6/96
BUILDING INSPECTOR



TYPICAL SECTION SCALE 1:20

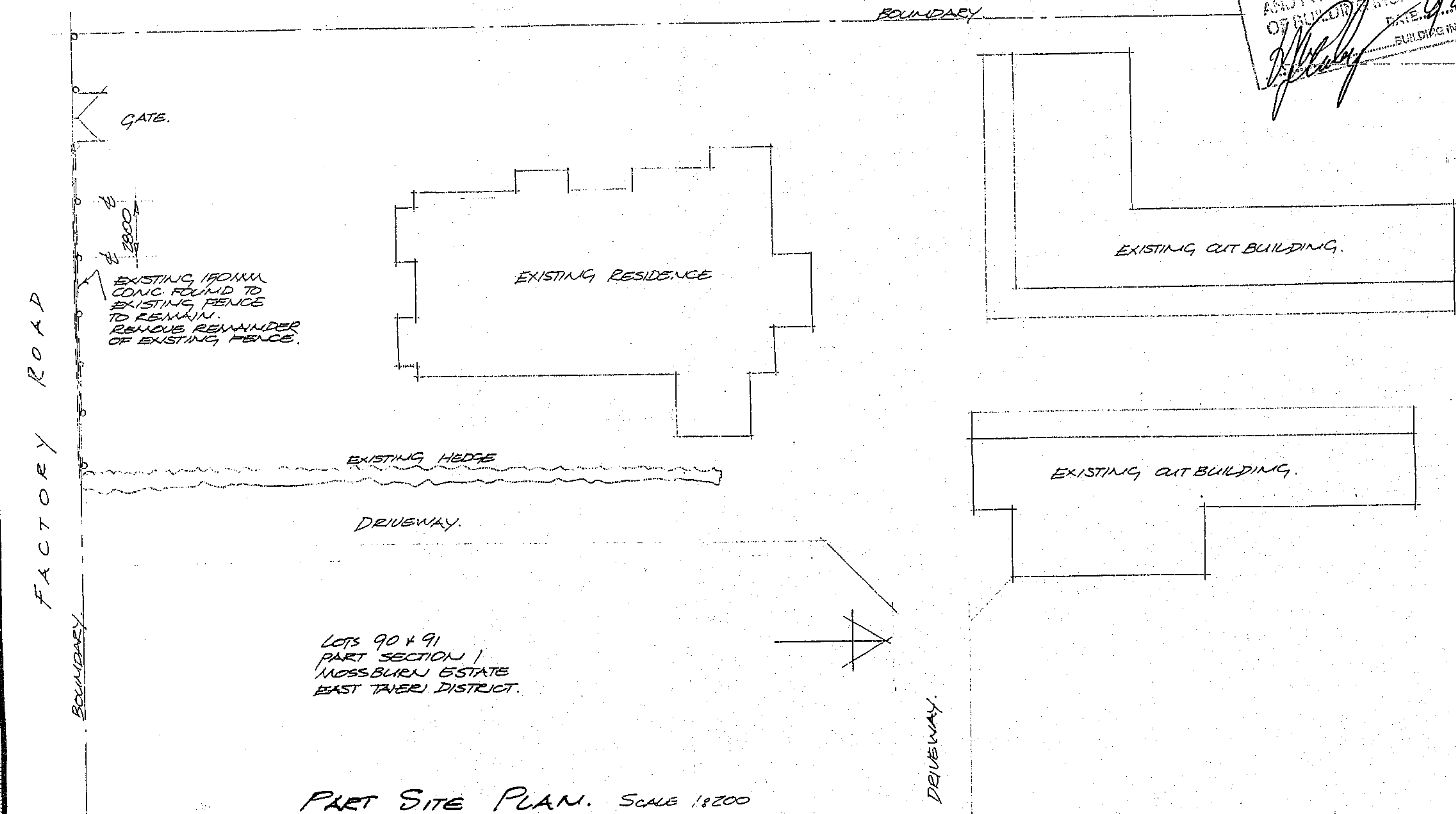
Date	Revisions	Issued
As Shown	W.J. Cadzow	September 1995

Contract
**New Boundary Fence
for Mr & Mrs Barker - "Didham Lodge"
Factory Road - Mosgiel**
Sheet Title
Site Plans, Section
a1
of 1

Do Not Scale From These Drawings. Use Figured Dimensions Only.
W.J. Cadzow & Associates
Building Design and Draughting Service
12 Thomas Street - MOSGIEL - Phone/Fax (03) 489-4196
architectural designers

Approved For Construction A2

95/4850



PART SITE PLAN. SCALE 1:200

TAURUS
400 PSC

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY
COUNCIL**

Kaitiaki-a-rua o Otepoti

Telephone No:	477-4000	CCC No:	ABA 53563	Reference No:	5048802
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: BARKER, ALAN GEOFFREY 179 FACTORY RD MOSGIEL 9007	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ADD TO BRM/ENSUITE/WARDROBE Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
PROJECT LOCATION	
Street Address: 179 FACTORY ROAD, MOSGIEL 9007	
LEGAL DESCRIPTION	
Building Name: Property Number: 5048802 Valuation Roll No: 27841 07900 Building Use: Year Constructed: Legal Description: SEC 90 BLK VI EAST TAIERI SD (SO 63)	

The building consent authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.



Compliance Schedule attached.

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

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 23/01/2007

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request
Building Date 22-11-05
Drainage Date 1-12-05
Health Date
NOTE

FACTORY ROAD

Boundary

LEGAL DESCRIPTION
Lots 90 & 91
Part Sect 1
Mosburn Estate
East Taieri District



Existing Residence

Foundation
vents to be
extended

Vent Vent Vent

PROPOSED
ADDITIONS

New 60ø DP

Approx. position
of existing 110ø
Storm Drain

New 80ø
SW drain

Approx. position
of existing 110ø
Foul Drain

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

PLANNING
RE PLANS ARE APPROVED
which complies with the District Plan(s)

RS3 8. 11-2005
Dated

Part Site Plan

Scale: 1:200

05/10/05	Building Consent Issue Revised	
	Floor Layout, Elevations	
04/09/05	Section & Detail & Revised	2
Date	Revisions	Issue

Do Not Scale From These Drawings.
Use Figured Dimensions Only. - CORRECT

Contract:
Proposed Additions
Didham Lodge
for Alan & Chris Barker
Factory Road - Mosgiel

Drawn: Date: July 2005

Scales: 1:200

Sheet Title: Site Plan

Contract: 05025

File No: 10-01

CD File Name: 10-01 AS

Revision: 2

A3

53503

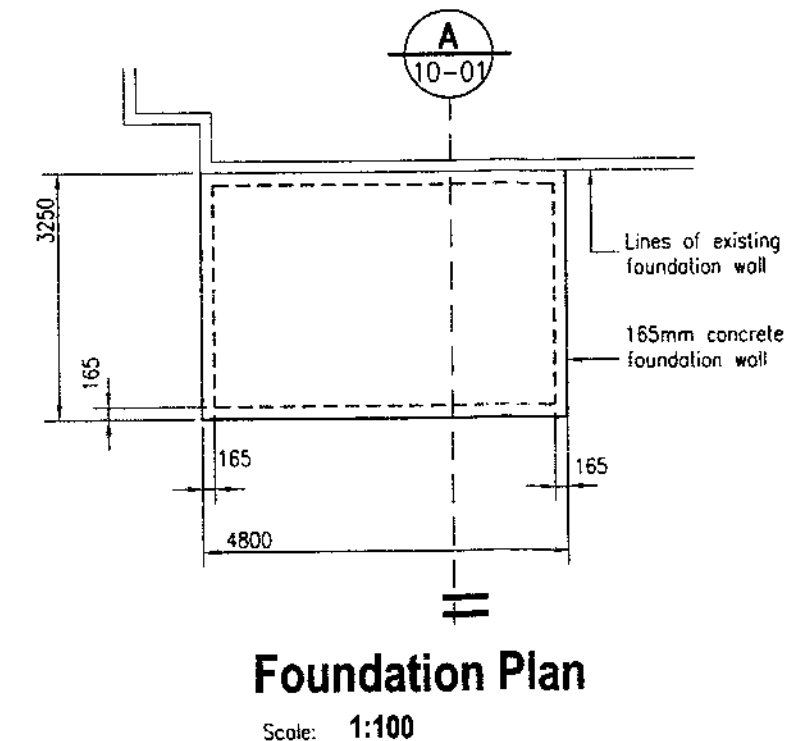
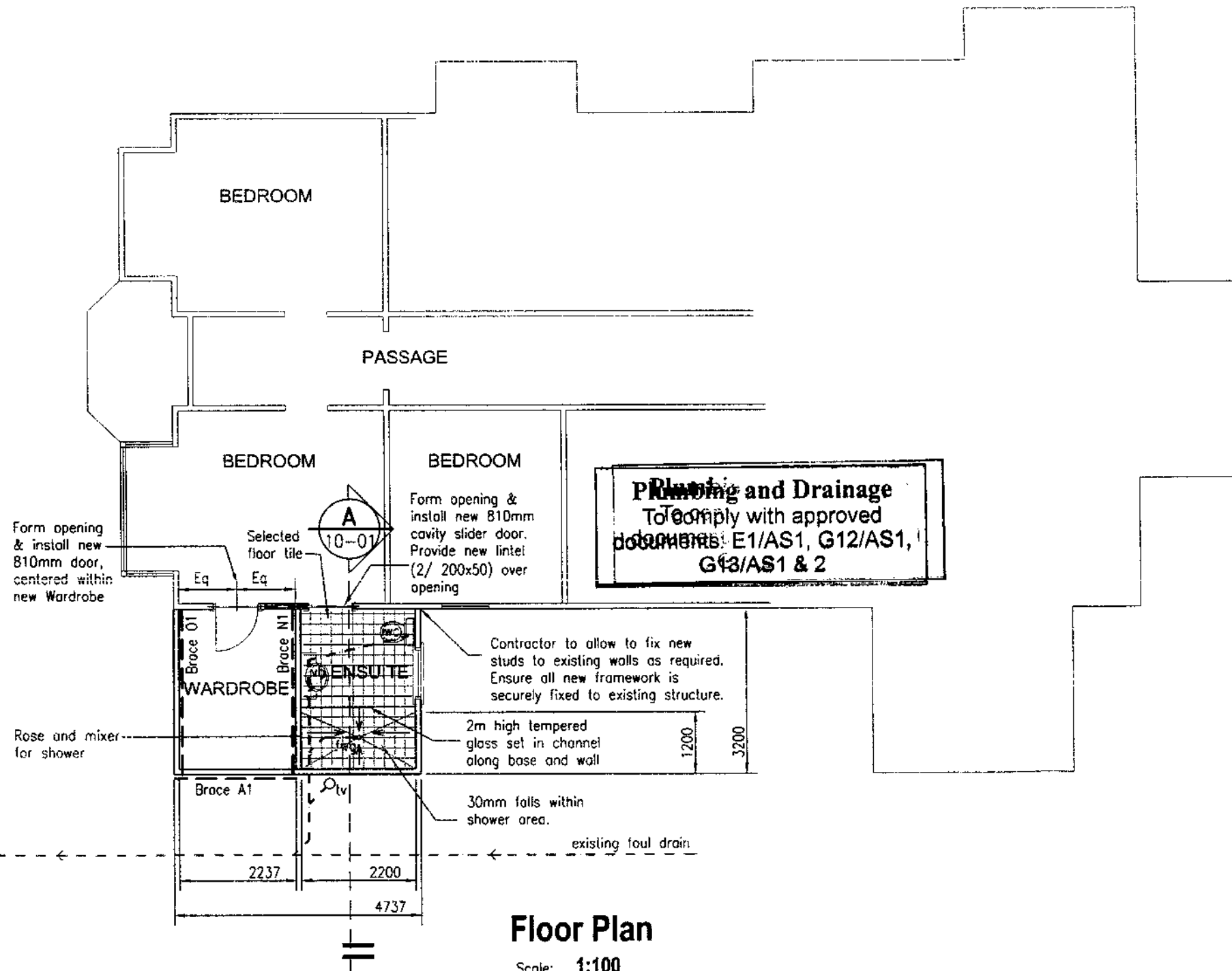
53503

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

- Legend**
- Foul waste & foul drain
 - Stormwater drain
 - ib Inspection bend
 - tv Terminal vent
 - dp Downpipe
 - fwg Floor waste gully
 - vb Vanity basin
 - wc Toilet
 - sh Shower

Discharge pipe sizes from fixtures & appliances shall be in accordance with the following :

Fixture	Trap Outlet & Discharge Pipe
Basin	40ø
WC	100ø
Floor Waste Gully	65ø



W.J. Cadzow & Associates Limited
Building Design and Drafting Service
Phone (03) 488-4196 - Fax (03) 488-8078
12 Thomas Street - MOSSGIEL
NEW ZEALAND

05/10/95 Building Consent Approved -
Floor Layout, Elevations
04/07/05 Section, & Sept 4 Revisions
Building Consent Approved
Date Revisions Issue

Do Not Scale From These Drawings.
Use Figured Dimensions Only. - copyright © -

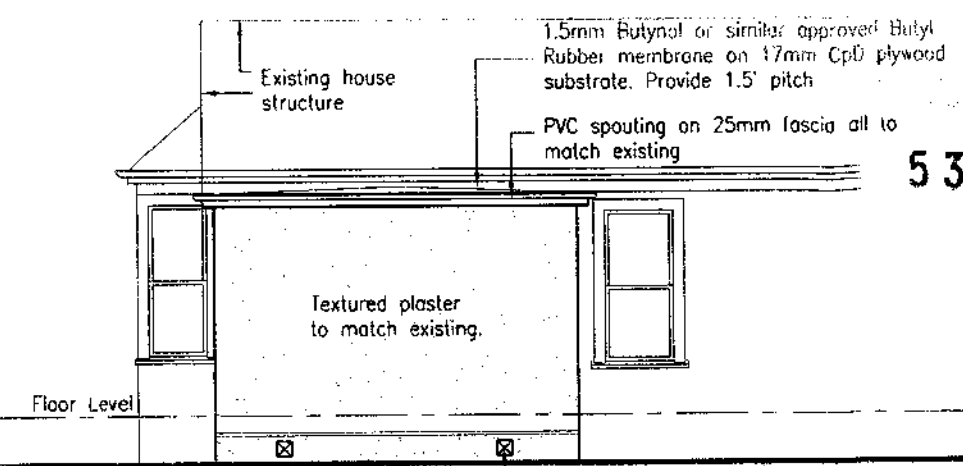
Contract: 05025
File No.: 10-01 A3

Proposed Additions
Oldham Lodge
for Alan & Chris Barker
Factory Road - Mossiel

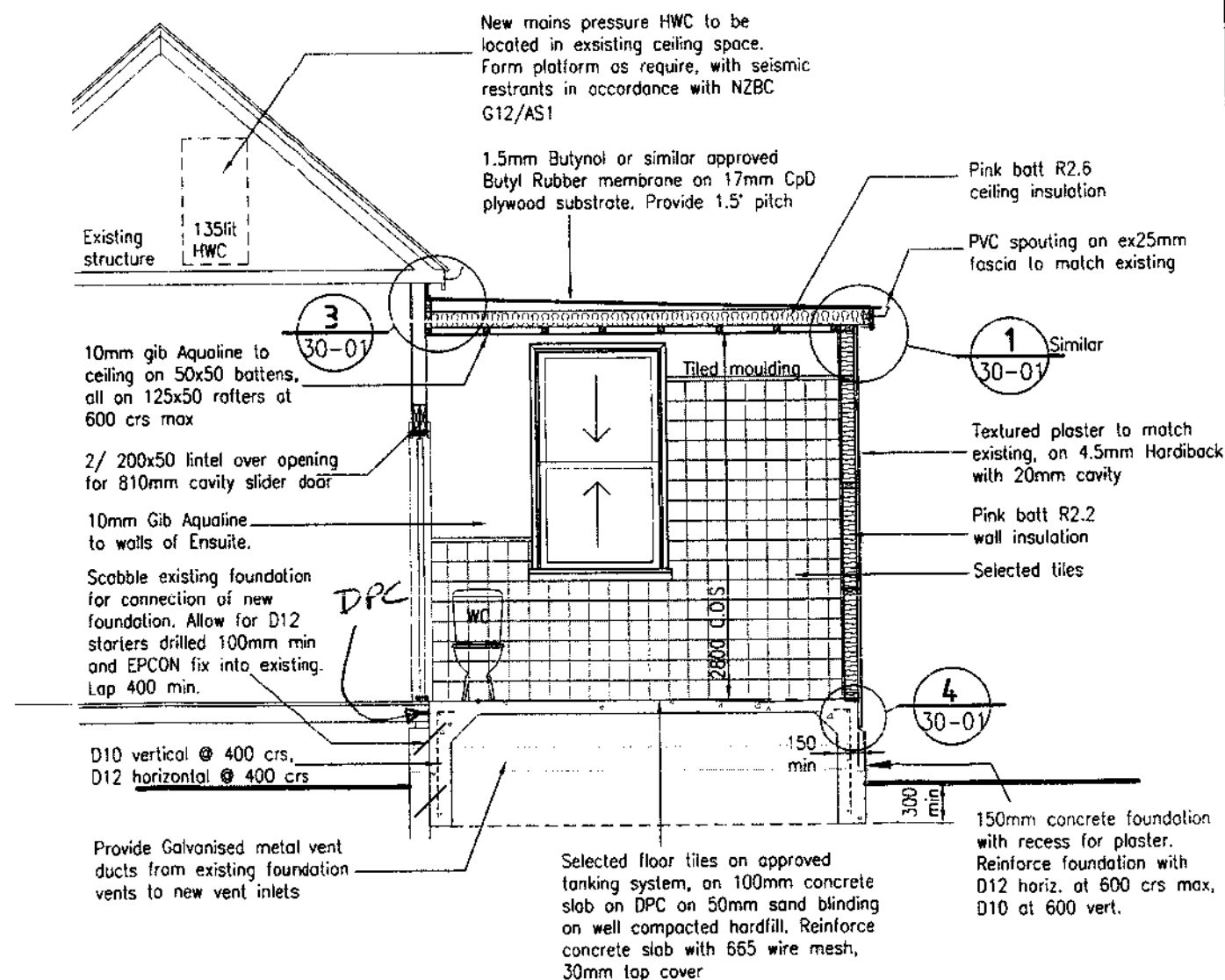
Scale: 1:100
Sheet Title: Floor Plan
Foundation Plan

Sheet: 10-02
Of: 4
Revision: 2

A3



East Elevation

Scale: **1:100**

Section A

Scale: 1:50

20-01

1.5 Butynol or similar approved Butyl Rubber membrane on 17mm CpD plywood substrate, at 1.5° pitch.

50x50 mm Aluminium angle rebated into Plywood Screw fix.

PVC spouting on ex25mm fascia to match existing.

50x25 vertical battens at 400 c/c and 200 c/c along bottom edges

building wrap

Pink batt R2.6 ceiling insulation

10mm gib Aqualine to ceiling on 50x50 battens, all on 125x50 rafters at 600 crs max.

10mm gib Aqualine

air seal, continuous between structural frame and window frame - foam strip or expanding foam

150x100 timber lintel

timber window head to NZS 3610

do not seal window head cap to NZS 3610

flashing and window head cap to extend 15 mm over jamb facings

0.5 Colorsteel head flashing

provide firm support (packing) to facing

weathergroove

provide fixings at 150 mm min crs. to facing



FLASHING DIMENSIONS

Detail 1

Scale: 1:5

flashing downturn over-folded to fit tight against window head cap

Carry Butynol membrane over 17mm CpD plywood

25x25mm Timber fillet for butynol

Existing Soffit Lining

0.5mm Colorsteel flashing over Butynol

1.5mm Butynol membrane over 17mm CpD plywood substrate, at 1.5° fall to spouting

Scale: 1:5

0.5mm Colorsteel flashing

Pink batt R1.8 ceiling insulation

Existing wall stripped of plaster

1.5mm Butynol or similar approved Butyl Rubber membrane on 17mm CpD plywood substrate, at 1.5° pitch.

10mm gib Aqualine to ceiling on 50x50 battens, all on 125x50 rafters at 600 crs max.

10mm Gib Aqualine to walls of Ensuite.

Detail 3

Scale: 1:10

Tanking system with reinforcement to membrane corner from floor turned up wall 150mm min. Wall waterproofing over Aqualine gib lapped over tanking system, as per Good Tiling Practice by BRANZ (fig 19).

Selected tiles

10mm gib Aqualine

Silicone sealant relief joint

F.F.L.

selected flooring tiles on approved tanking system, on concrete slab

Scale: 1:5

Selected flooring tiles on approved tanking system, on concrete slab

F.F.L.

Textured plaster to match existing, on 4.5mm Hardibacker.

Underlay.

50x25 Cavity batten.

Cavity base closer.

150mm concrete foundation with recess for plaster.

plaster

Vent inlet with metal ducting to suppli existing foundation

Reinforce foundation with D12 horiz. at 400 crs max, D10 at 400 vert.

Detail 4

Scale: 1:10

line of jamb

sill board

continuous packing tightly fitted across full width of opening

packing

10mm gib Aqualine

pink batt R2.2 wall insulation

100x50 timber framing

sill profile to NZS 3610

sill tray with stop end

do not seal

50x25 vertical battens at 400 c/c and blocking along plaster edge

textured plaster to match existing, on 4.5mm Hardibacker backing

line of sill flashing - lapped under jamb packer.

edge former

timber jamb - profile to NZS 3610

air seal, continuous between structural frame and window frame - foam strip or expanding foam

10mm gib Aqualine

building wrap

4.5mm Hardibacker backing

textured plaster to match existing

line of sill below

ex 100x25 facing

50x25 battens @ 400 c/c (notched for sill tray)

Window Jamb Detail

Scale: 1:5

length to cover full width of sill

angle to suit sill

FLASHING DIMENSIONS

Window Sill Detail

Scale: 1:5

W.J.Cadzow & Associates Limited
Building Design and Drafting Service
Phone (03) 489-4196 - Fax (03) 489-6078
12 Thomas Street - MOGGIEL
NEW ZEALAND

05/10/05 Building Consent Issue Revised -
Floor Layout, Elevations
06/07/05 Sections, & Detail & Revised
06/07/05 Building Consent Issue
Date Revisions Issue

Do Not Scale From These Drawings.
Use Figure Dimensions Only.

Contract:
Proposed Additions
Didham Lodge
for Alan & Chris Barker
Factory Road - Mooggel

Drawn: Date: July 2005

Scales: 1:5, 1:10

Sheet Title: Window Details

Construction Details

Contract: 05025

File No.: 30-01

CAD File Name: 10-01 A3

Revision: 2

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

Telephone No:	477-4000	CCC No:	ABA 61558	Reference No:	5048802
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: BARKER, ALAN GEOFFREY 179 FACTORY RD MOSGIEL 9007	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: METRO RAD HEATER/WETBACK Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
PROJECT LOCATION	
Street Address: 179 FACTORY ROAD, MOSGIEL 9007	
LEGAL DESCRIPTION	
Building Name: Property Number: 5048802 Valuation Roll No: 27841 07900 Building Use: Year Constructed: Legal Description: SEC 90 BLK VI EAST TAIERI SD (SO 63)	

The building consent authority named above is satisfied, on reasonable grounds, that:


- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.



Compliance Schedule attached.

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

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: 14/06/2006

DIDHAM LODGE

179

FACTORY RD

61558

MOSSIEL

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

For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.

Installation shall be in accordance with AS / NZS 2918:2001 with particular reference to the need for Siesmic restraint.

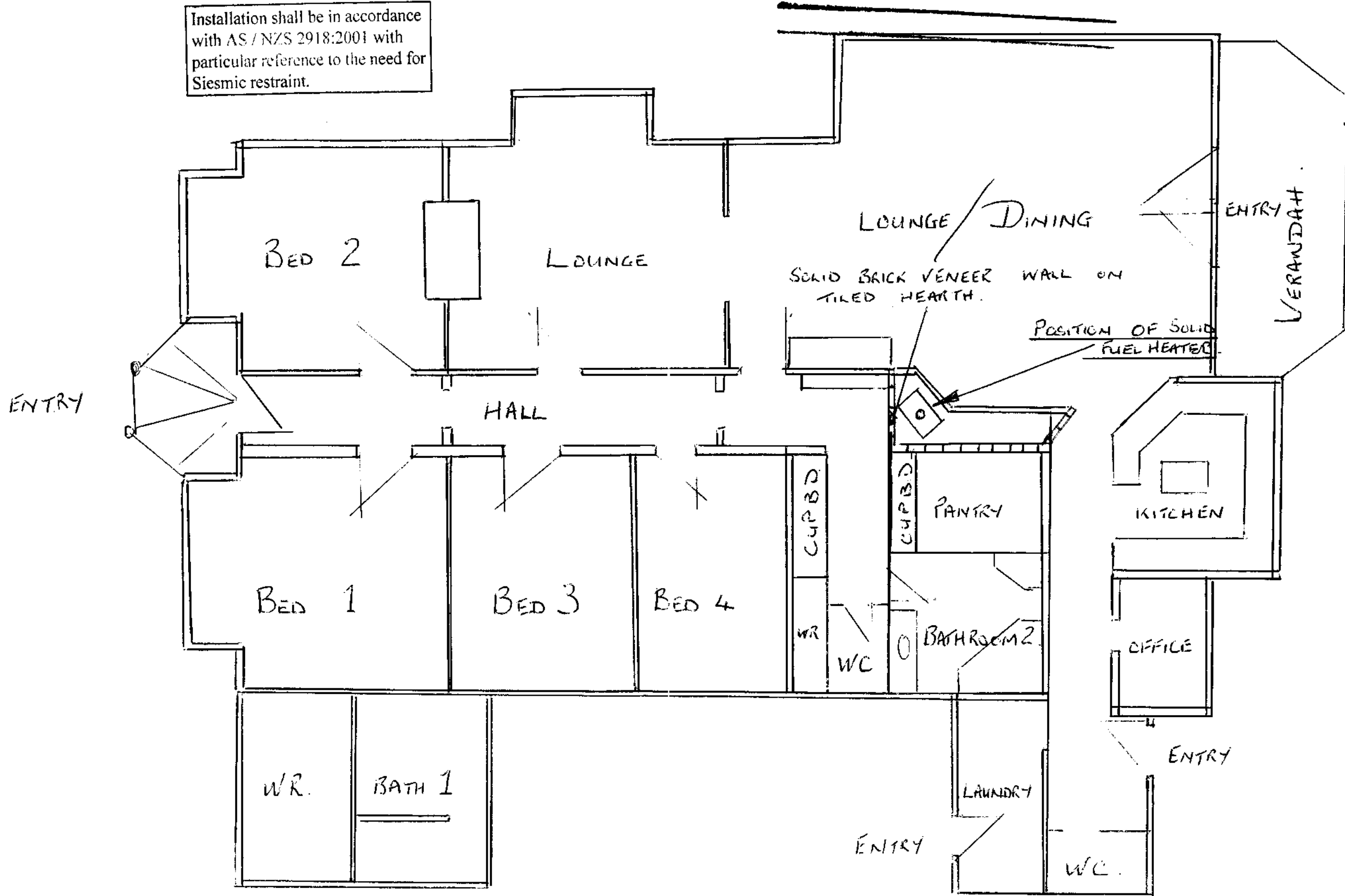
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building
Drainage PL
Health

Date
Date 8/6/06
Date

SCALE 1 : 100

NOTE





DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2008-1992	Telephone No:	03 477 4000
APPLICANT		PROJECT	
A G Barker and C Barker and S Shore 179 Factory Road Mosgiel 9024		Work Type: New Construction Intended Use/Description of Work: Erect Garage/Workshop, Toilet , Handbasin and Shower	
PROJECT LOCATION		Intended Life:	
179 Factory Road Mosgiel		Indefinite, not less than 50 years.	
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: PT SEC 90 BLK VI SO 63 EAST TAIERI SD, PT SEC 91 BLK VI SO 63 EAST TAIERI SD Valuation Roll No: 27841-07900 Building Name: N/A		N/A	

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

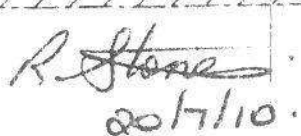
TEAM LEADER INSPECTIONS

Date: 20 March 2012

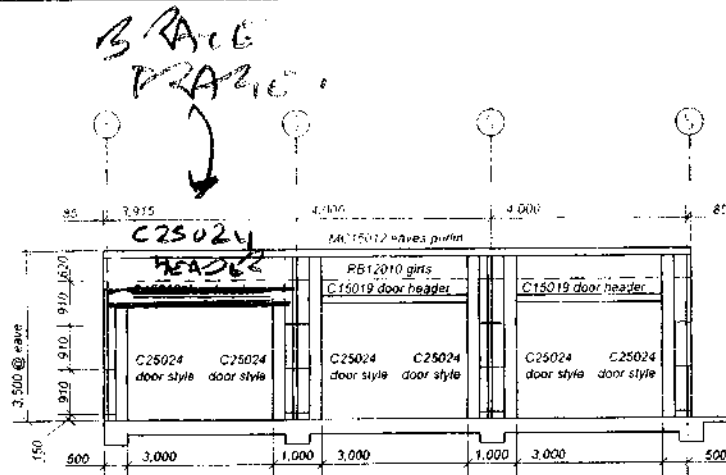
ABA No: 2008-1992

A e C Barker 179 Factory Road Mosgiel ABA 2008-1992

Greg Smeato

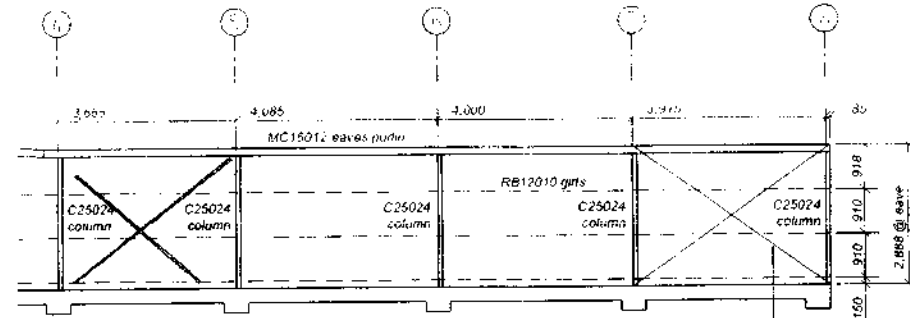


scale 1:200



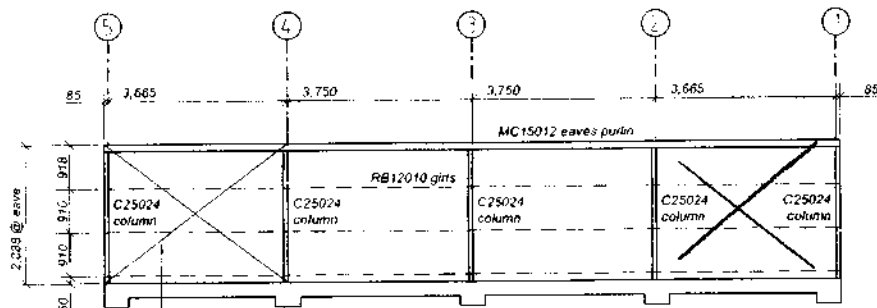
Steel Elevation - Grid C

scale 1:100



Steel Elevation - Grid A

scale 1:100



Steel Elevation - Grid G

scale 1:100

32x16mm wall bracing fixed with 3 no. Tek 12 gauge screws to each end of each strap brace

32x16mm wall bracing fixed with 3 no. Tek 12 gauge screws to each end of each strap brace

Contractor to confirm all dimensions onsite. Do not scale this drawing.

New Building for
A & C Barker - Mosgiel

Steel Elevations

drawn by	JEF	project no.	111	revision no.	
date	2 07 08	drawing no.	S8		
checked					
scale	as shown				

2008 1992

WELLINGTON CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

**BASE CLIFT
M12 BOLTS**

**GRATE
8NO M16
BOLTS.**

BASE CLIFT

C25024

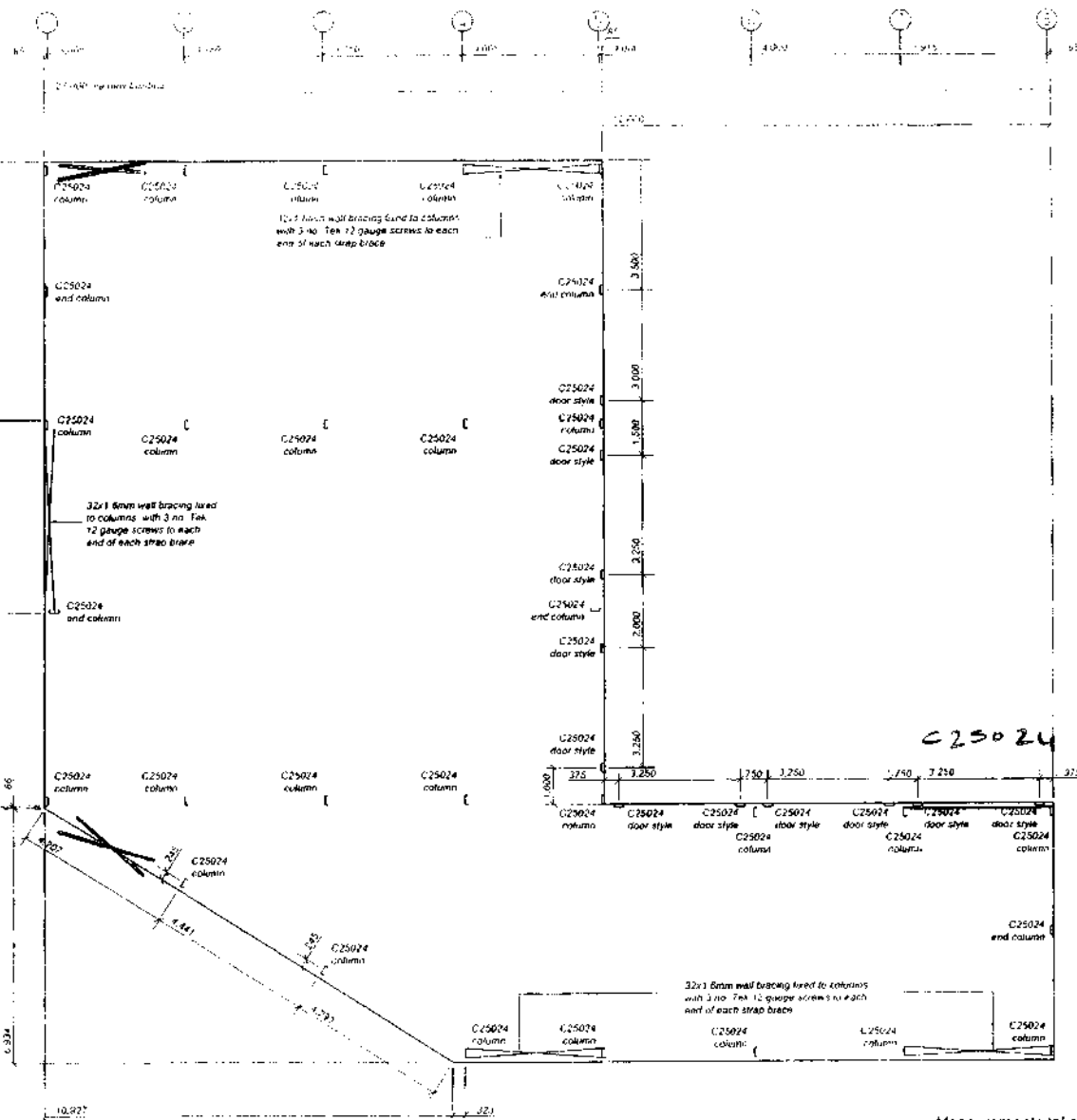
C25024

C25024

2008 1992

STANDARD BUILDING DOCUMENTS

Steel Plan
scale 1/125

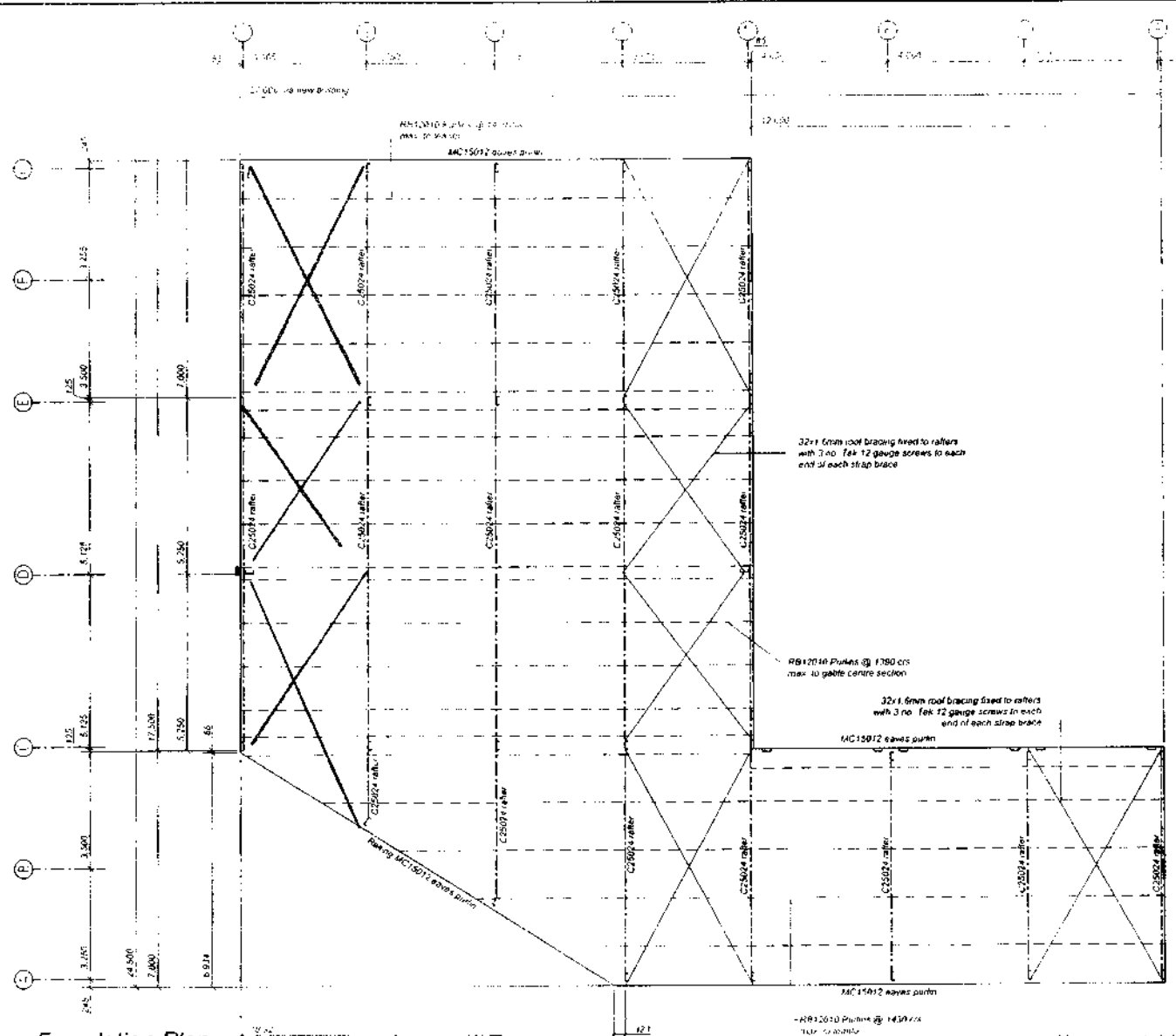
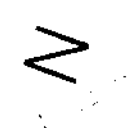


Measurements taken to centre and back of 'C' shaped sections
Contractor to confirm all dimensions onsite. Do not scale this drawing

New Building for
A & C Barker - Mosgiel

Steel Plan

drawn by	SF	project no	111	revision no	.
date	12.11.07				
checked		drawing no	S5		
scale	as shown				



Foundation Plan
scale 1:125

Measurements taken to centre and back of 'C' shaped sections
Contractor to confirm all dimensions onsite. Do not scale this drawing

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT FOR 11/06/2008
2008 1992

New Building for
A & C Barker - Mosgiel

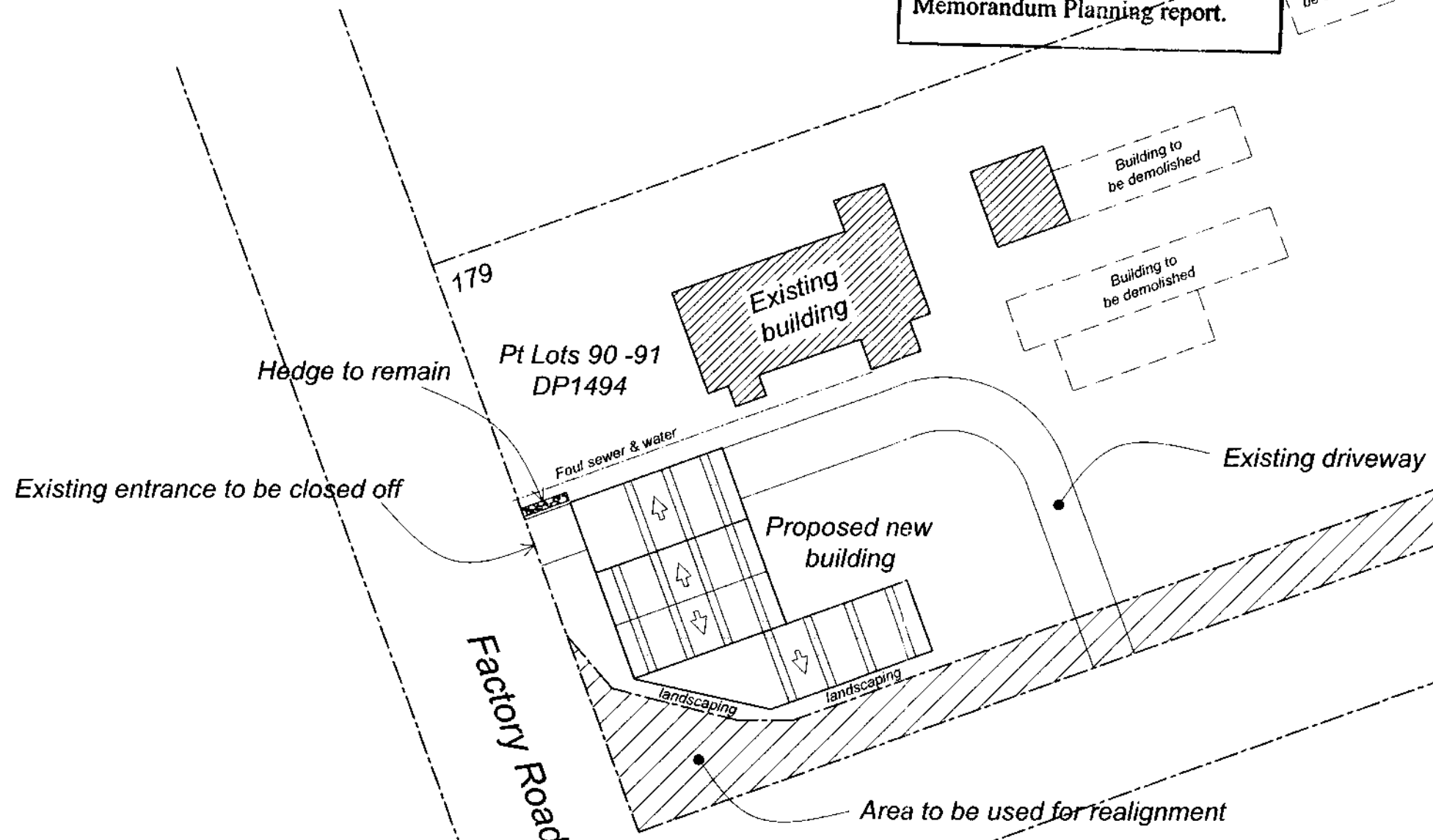
Roof Steel Plan

drawn by	SF	project no	111	revision no	.
date	12/11/07				
checked		drawing no	S6		
scale	as shown				

FORM 4 .
 Construction not to commence
 until Resource Consent granted as
 per Project Information
 Memorandum Planning report.

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
 The Plans for this development do not comply with
 the District Plan
 Signed *[Signature]* Dated 17/10/08

FORM 4 .
 Construction not to commence
 until Resource Consent granted as
 per Project Information
 Memorandum Planning report.



Site Plan
 scale 1:500

Legal Description -
 Lots 90-91 DP 1494

Address -
 179 Factory Road
 Mosgiel

27-11-2008
 10-2-C9
 New building to be on one lot.

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT OF 2008
 2008 1992

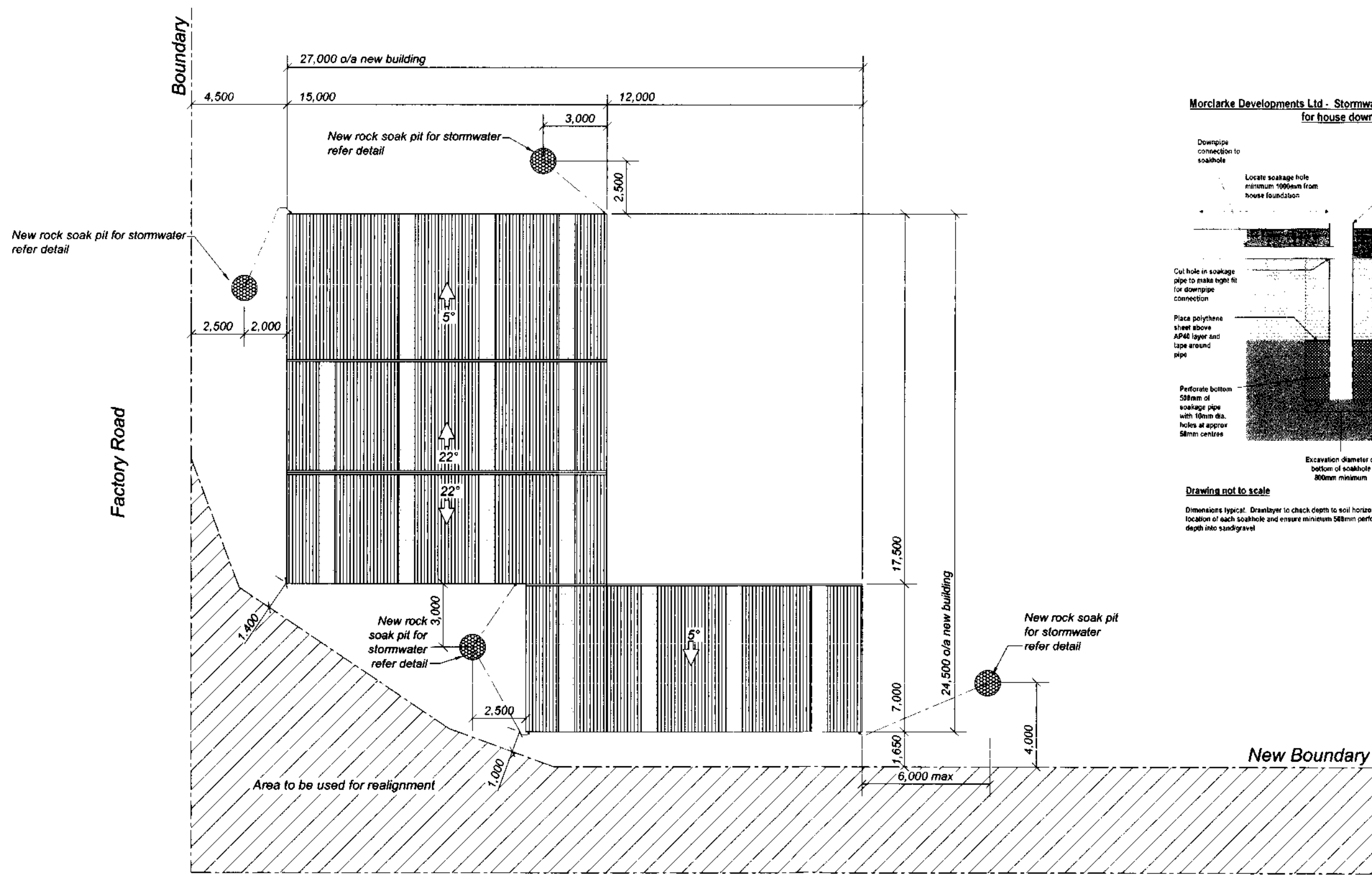
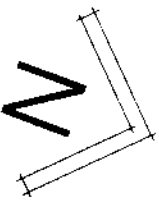
(17 Sheets)

**New Building for
 A & C Barker - Mosgiel**

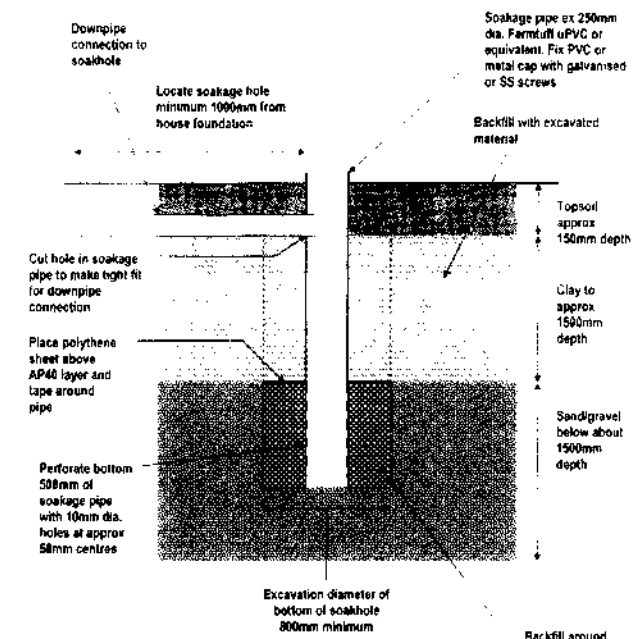
issue	date	revision
2	3.11.08	Buildings amended
2	28.10.08	Revised Layout
1	10.08.08	Consent issue

Site Location Plan

drawn by JEF	project no. 111	revision no. 3
date 2.07.08		
checked	drawing no. SW1	
scale as shown		



Morclarke Developments Ltd - Stormwater Drainage: Soakage details for house downpipes



Drawing not to scale
Dimensions typical. Draftsman to check depth to soil horizons at the location of each soakhole and ensure minimum 58mm perforated pipe depth into sand/gravel

Site Plan
scale 1:200

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
2008 1992

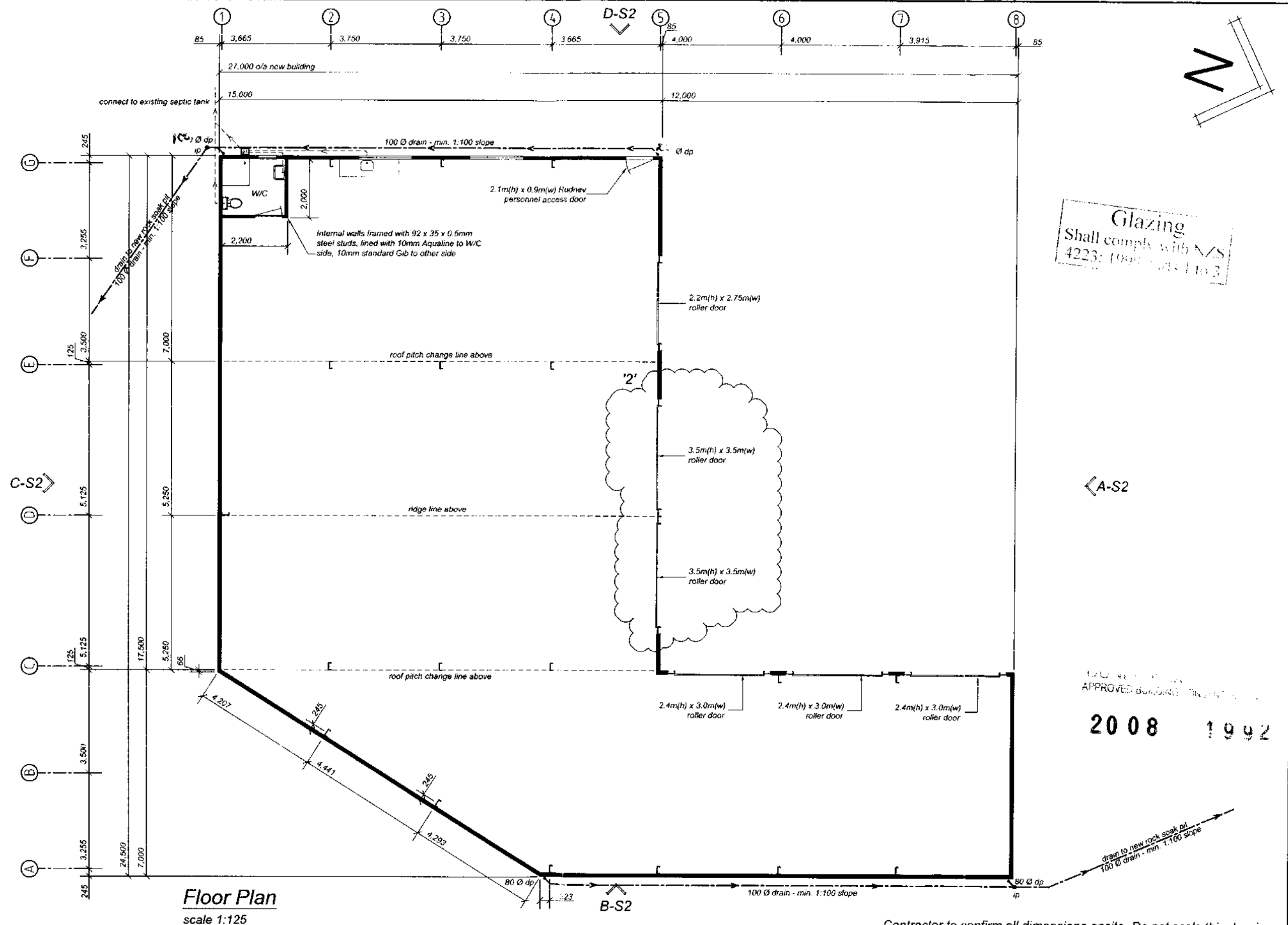
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
2	2.11.08	Revised layout
1	10.08.08	Consent issue

Site Plan

drawn by	JEF	project no.	111	revision no.	4
date	2.07.08				
checked		drawing no.	SW2		
scale	as shown				

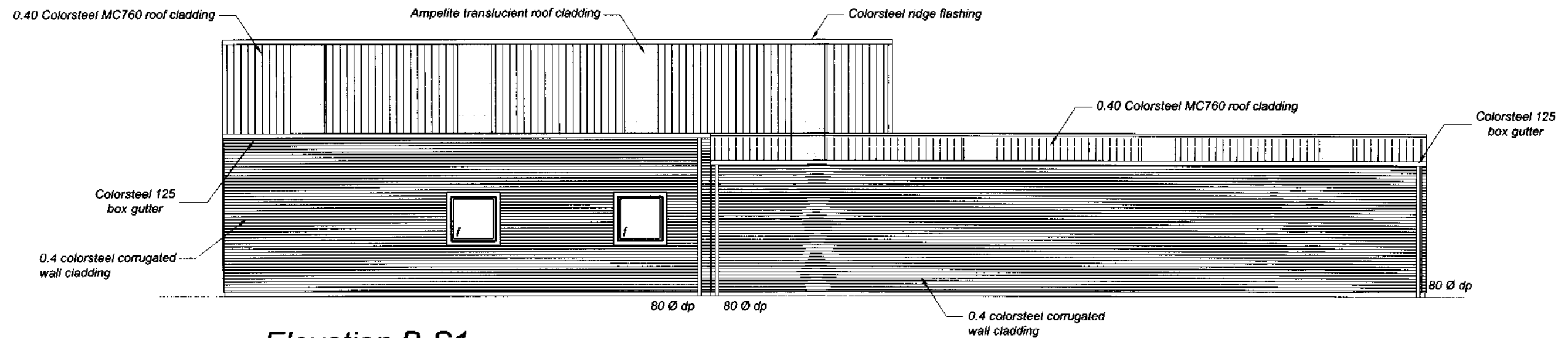
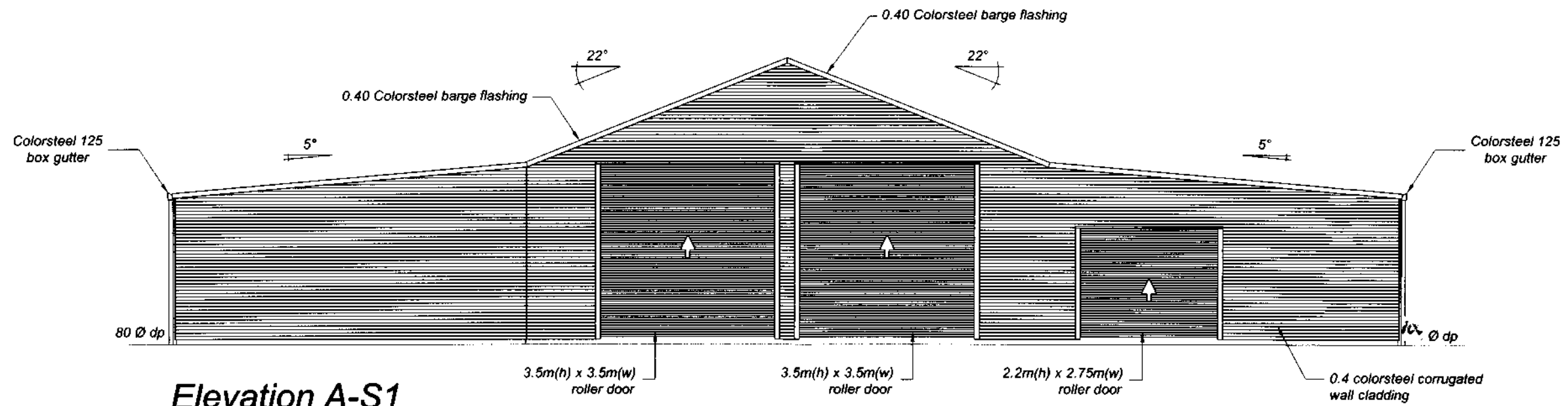


New Building for
A & C Barker - Mosgiel

issue	date	revision
2	2.11.08	Revised roller door sizes & positions
1	10.08.08	Consent issue

Floor Plan

drawn by	SF	project no.	111	revision no.	2
date	2.07.08				
checked		drawing no.	S1		
scale	as shown				



DONE
APPROVED

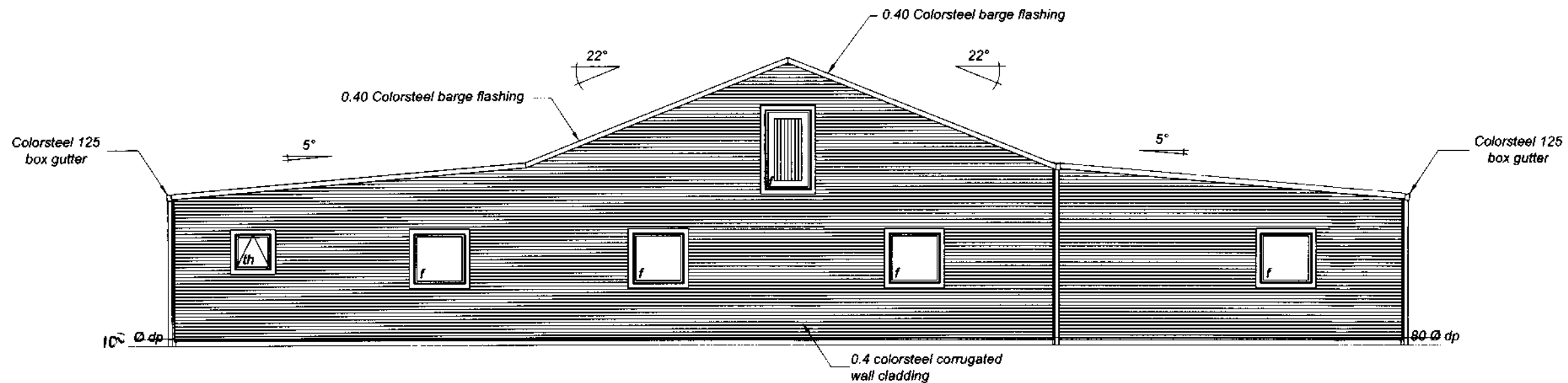
2008 1992

**New Building for
A & C Barker - Mosgiel**

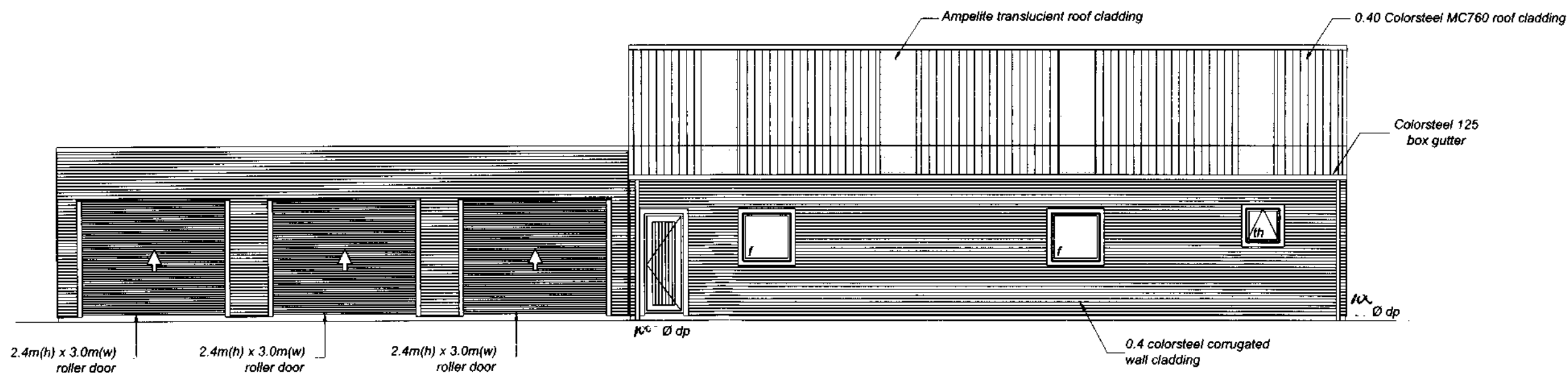
issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	2.11.08	Revised Elevation A
1	10.08.08	Consent issue

Elevations

drawn by JEF	project no. 111	revision no. 4
date 2.07.08		
checked	drawing no. S2	
scale as shown		



Elevation C-S1
scale 1:100



Elevation D-S1
scale 1:100

CONSENT
APPROVED BUILDING

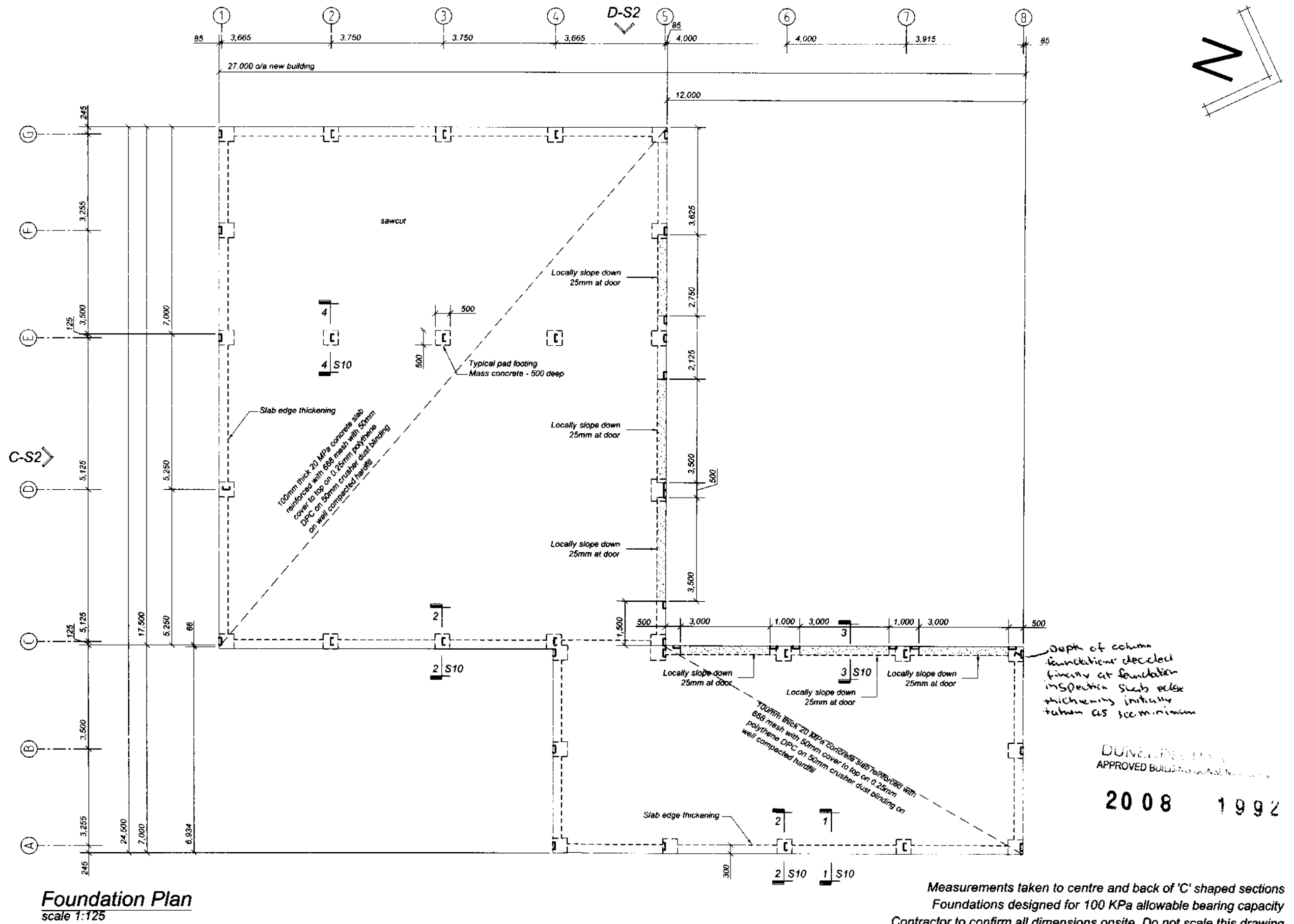
2008 1992

**New Building for
A & C Barker - Mosgiel**

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

Elevations

drawn by JEF	project no. 111	revision no. 4
date 2.07.08		
checked	drawing no. S3	
scale as shown		

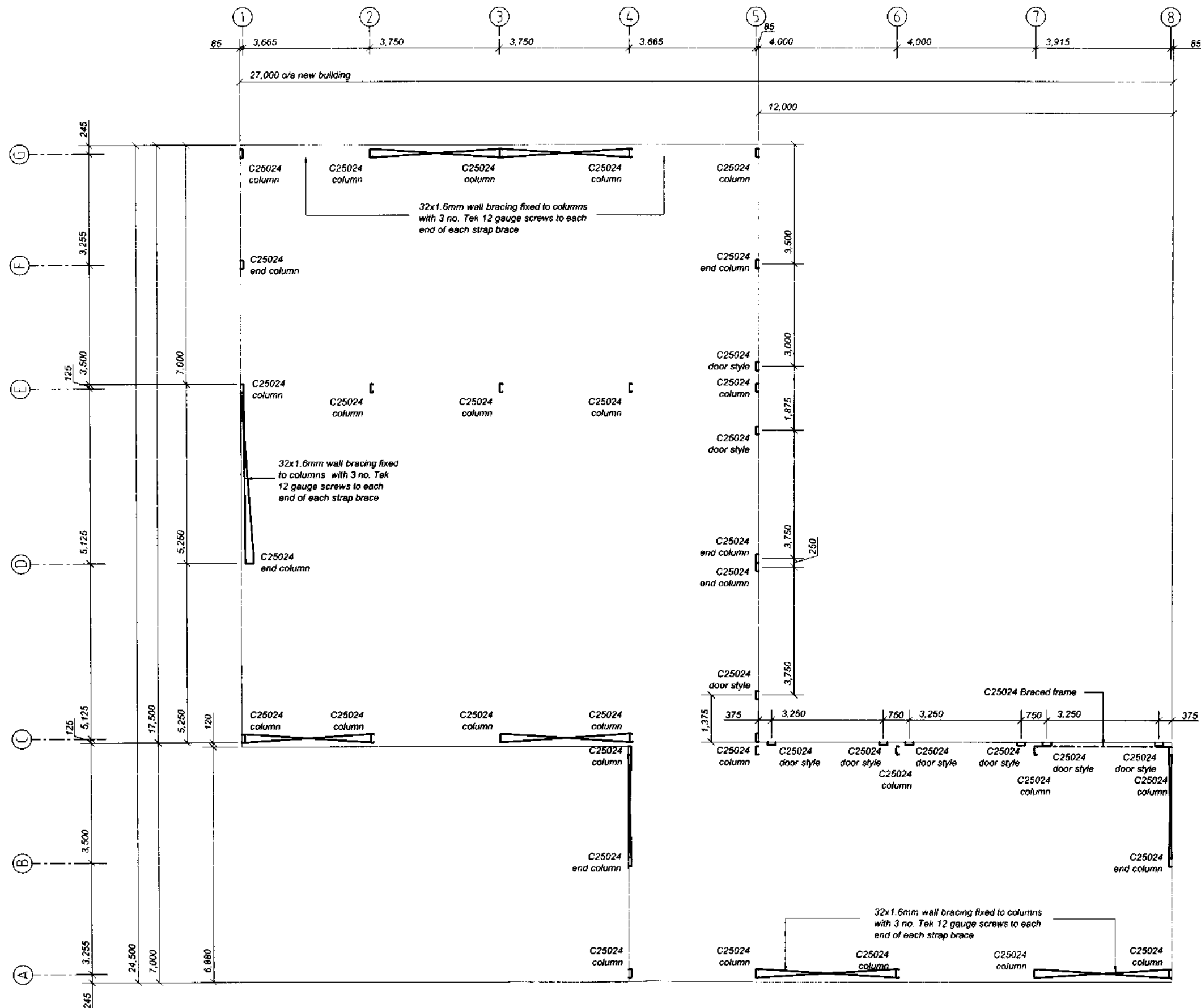


**New Building for
A & C Barker - Mosgiel**

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
2	2.11.08	Revised roller door sizes & positions
1	10.08.08	Consent issue

Foundation Plan

drawn by	SF	project no.	111	revision no.	4
date	2.07.08				
checked		drawing no.	S4		
scale	as shown				



Steel Plan
scale 1:125

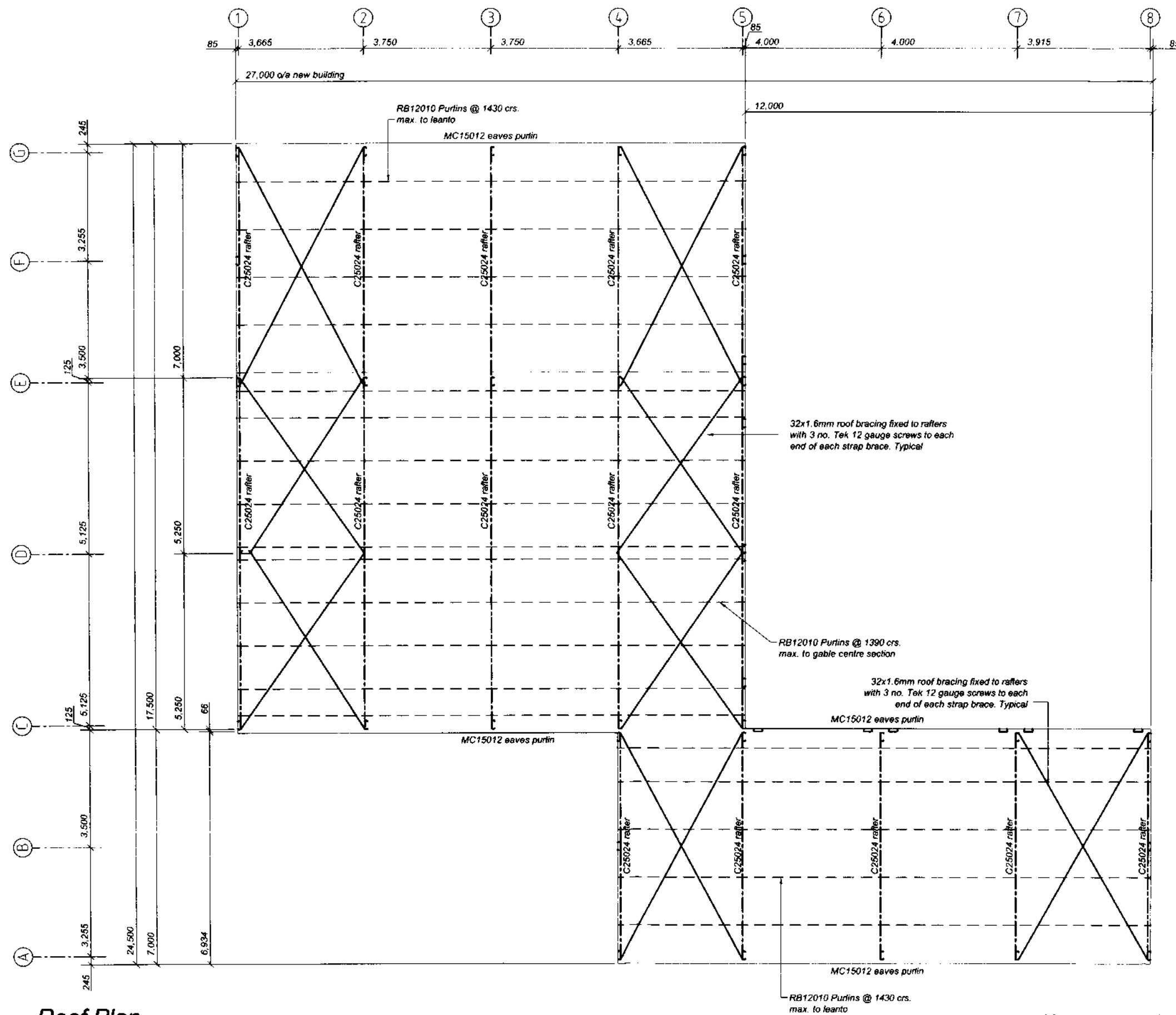
Measurements taken to centre and back of 'C' shaped sections
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
2	2.11.08	Revised roller door sizes & positions
1	10.08.08	Consent issue

Steel Plan

drawn by	SF	project no.	111	revision no.	4
date	2.07.08				
checked		drawing no.	S5		
scale	as shown				



Roof Plan
scale 1:125

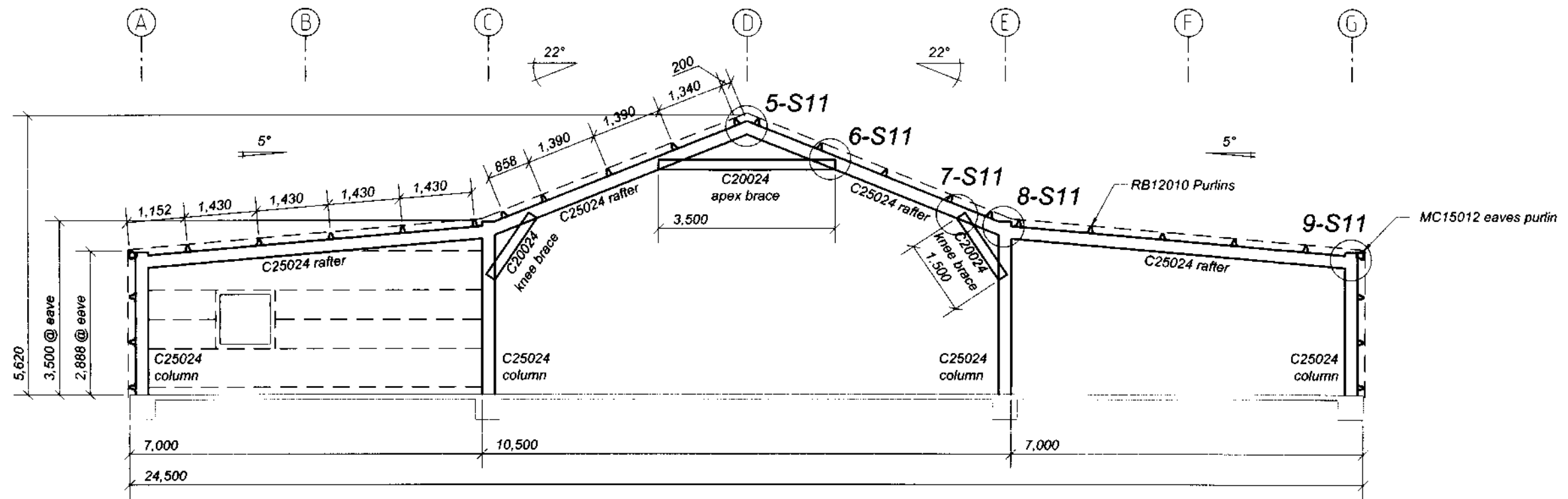
Measurements taken to centre and back of 'C' shaped sections
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

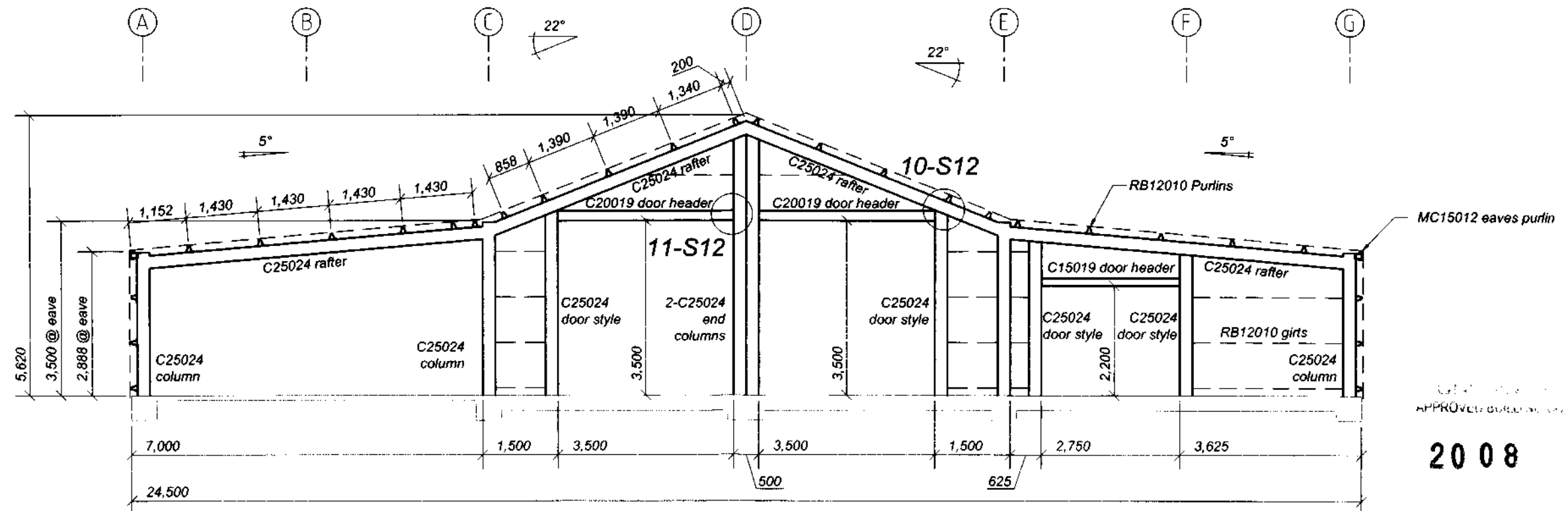
issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
2	2.11.08	Revised roller door sizes & positions
1	10.08.08	Consent issue

Roof Steel Plan

drawn by	SF	project no.	111	revision no.	4
date	2.07.08	drawing no.	S6		
checked					
scale	as shown				



Steel Elevation - Grid 4
scale 1:100



Steel Elevation - Grid 5
scale 1:100

DATE: 2008 1992
APPROVED: [Signature]

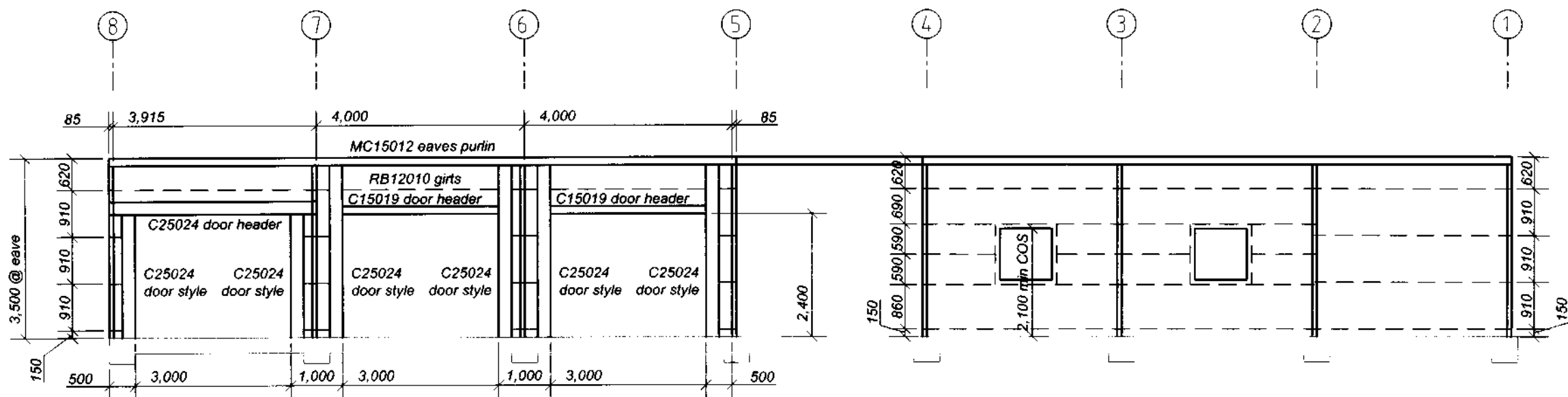
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

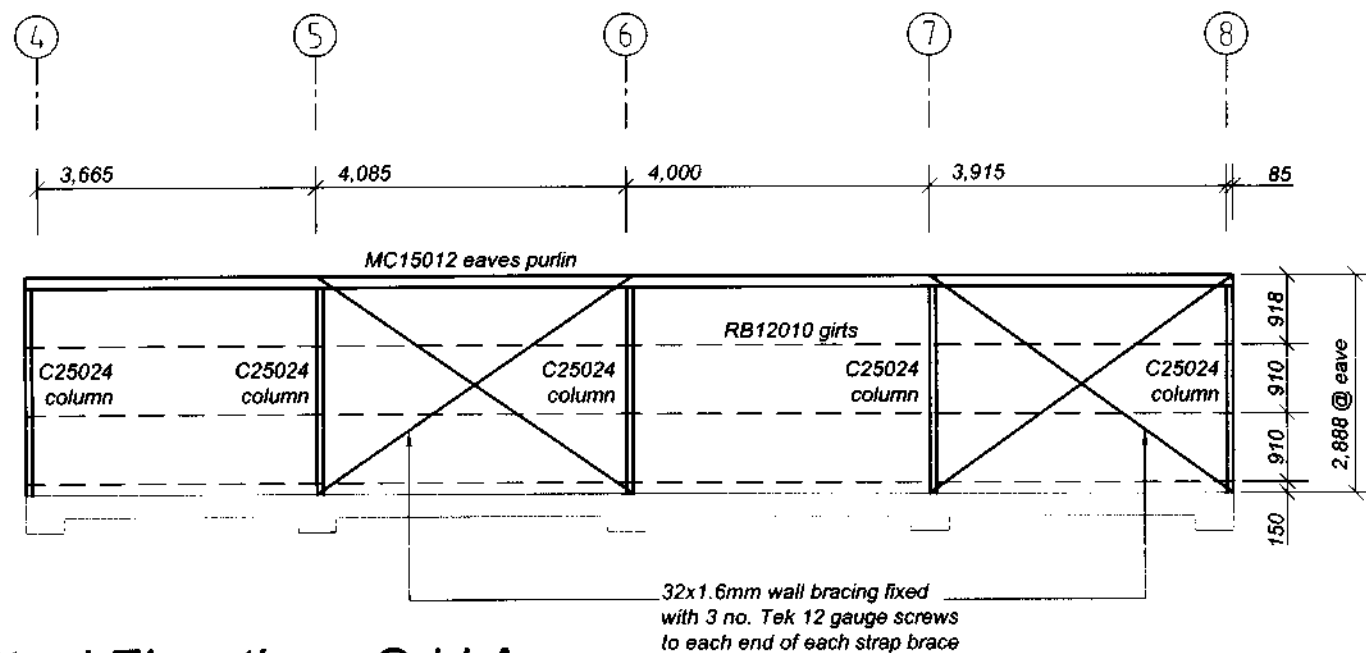
issue	date	revision
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2	2.11.08	Revised Steel Elevation Grid 5
1	10.08.08	Consent issue

Steel Elevations

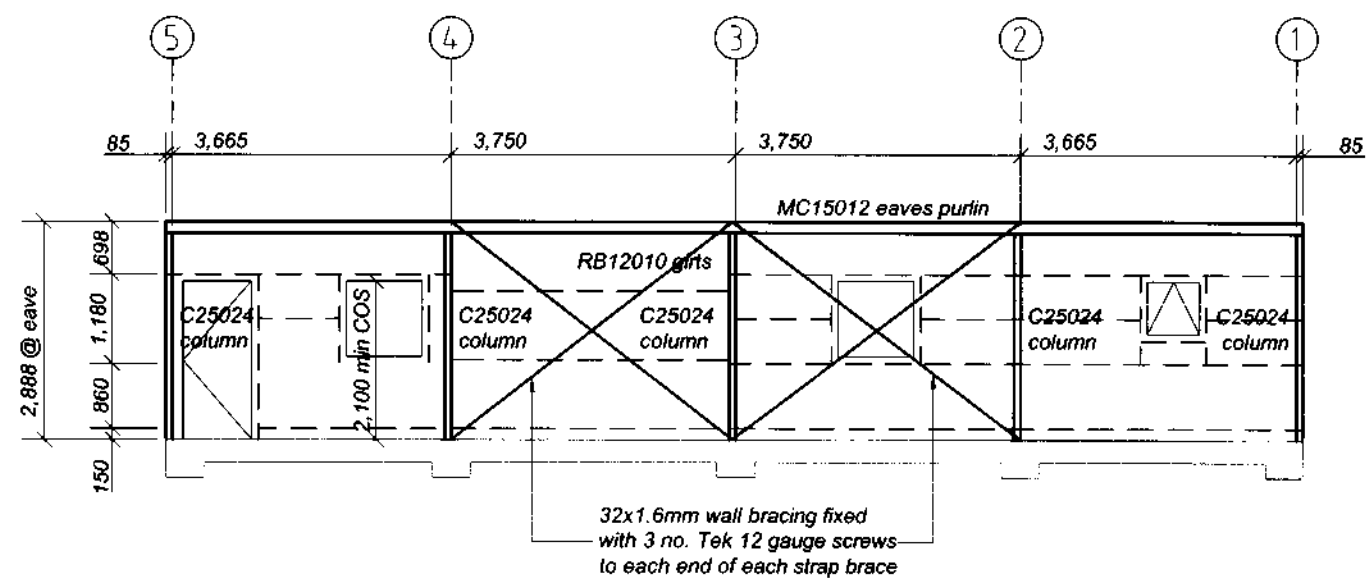
drawn by JEF	project no. 111	revision no. 4
date 2.07.08		
checked	drawing no. S7	
scale as shown		



Steel Elevation - Grid C
scale 1:100



Steel Elevation - Grid A
scale 1:100



Steel Elevation - Grid G
scale 1:100

DUNEDIN CITY COUNCIL
APPROVED BUILDING PLANNING DEPARTMENT

2008 1992

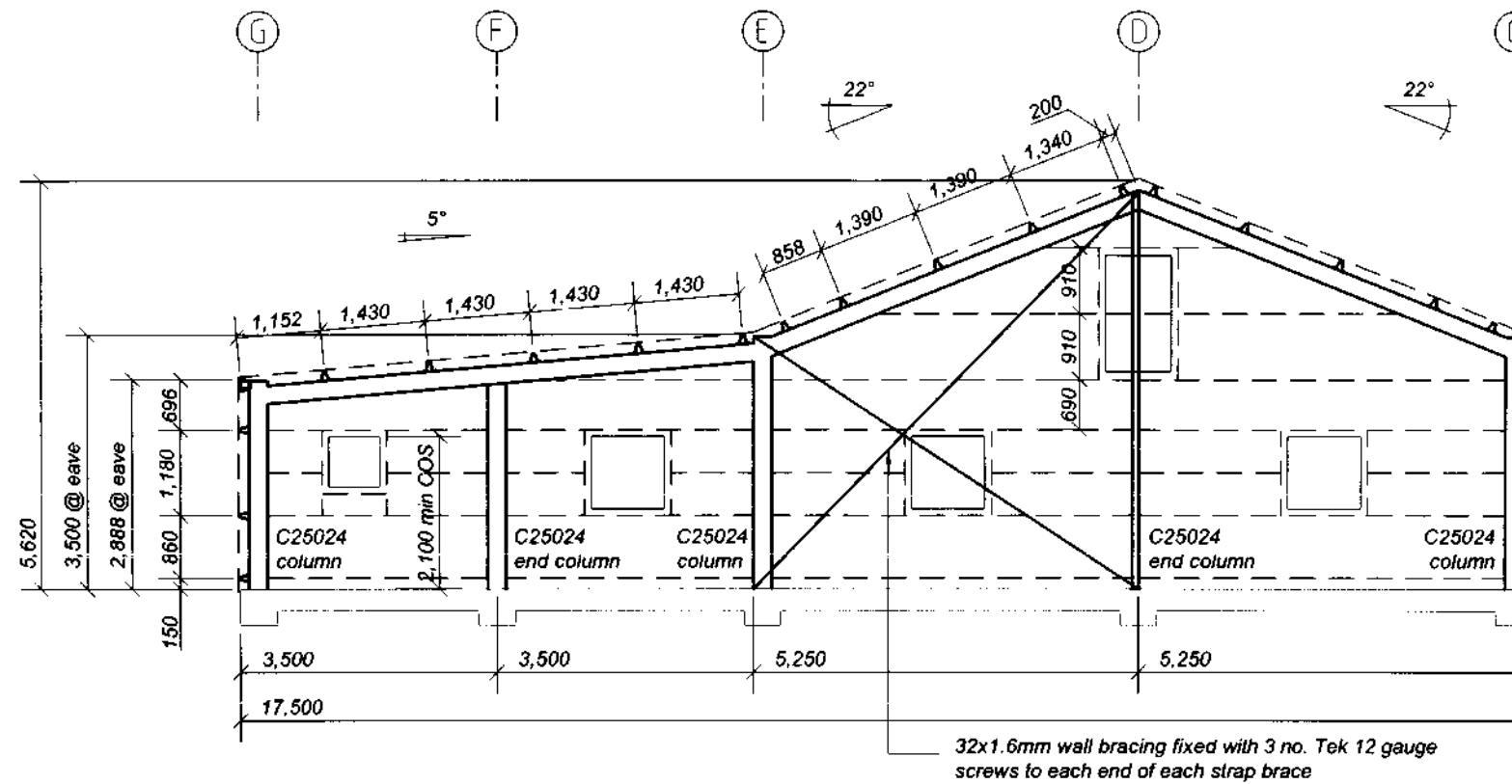
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

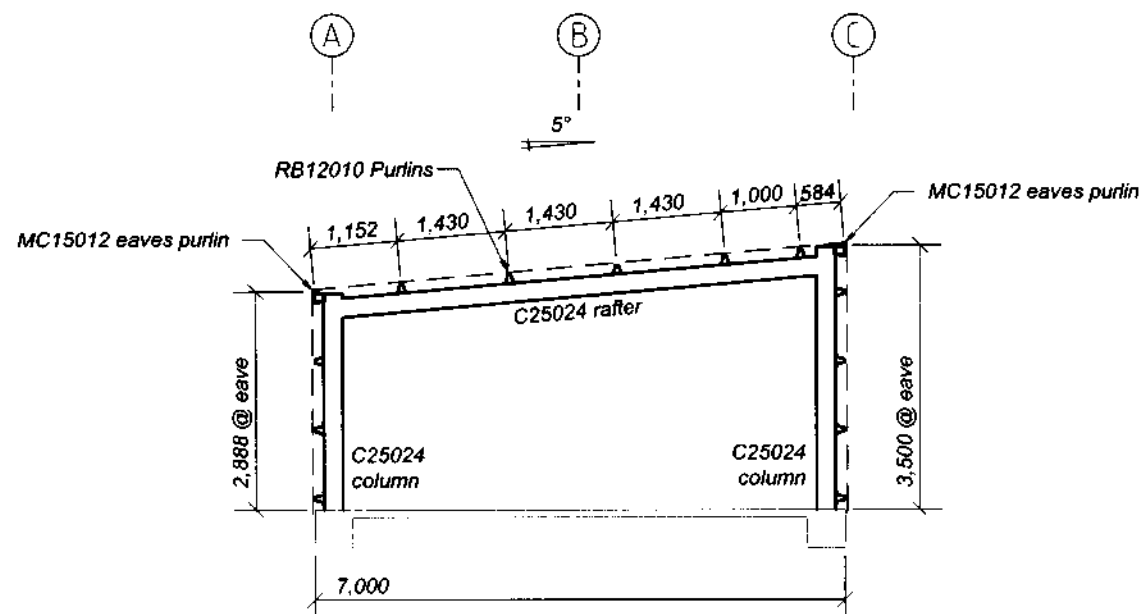
issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

Steel Elevations

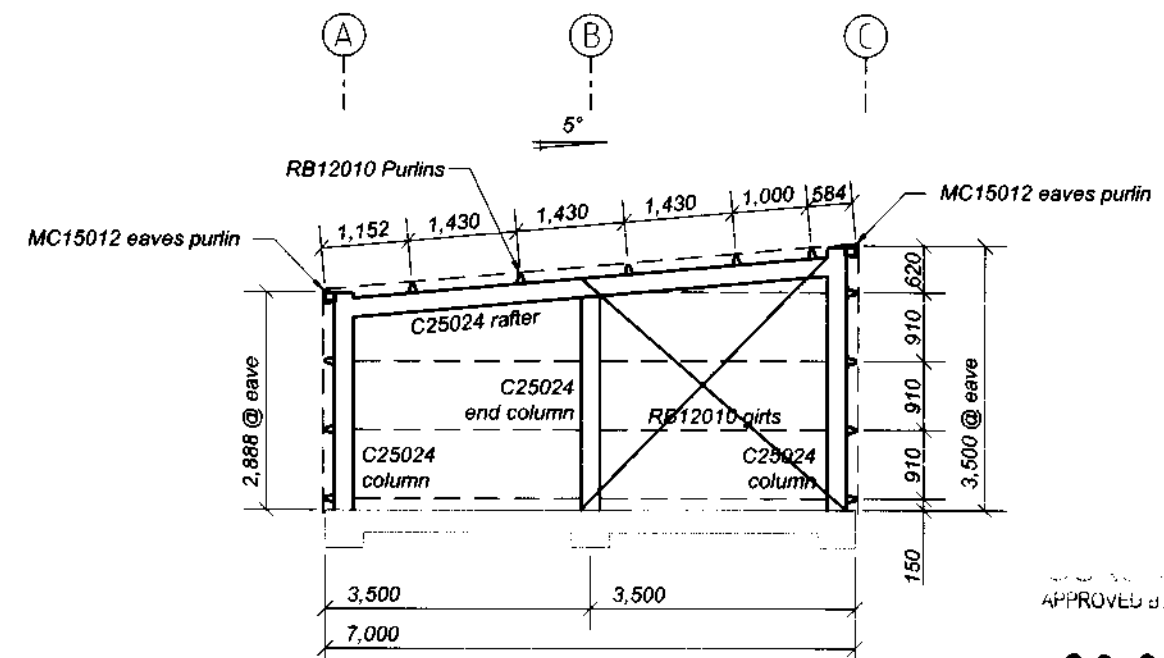
drawn by	JEF	project no.	111	revision no. 4
date	2.07.08			
checked		drawing no.	S8	
scale	as shown			



Steel Elevation - Grid 1
scale 1:100



Steel Elevation - Grid 7
scale 1:100



Steel Elevation - Grid 8
scale 1:100

APPROVED BY [Signature] [Date]

2008 1992

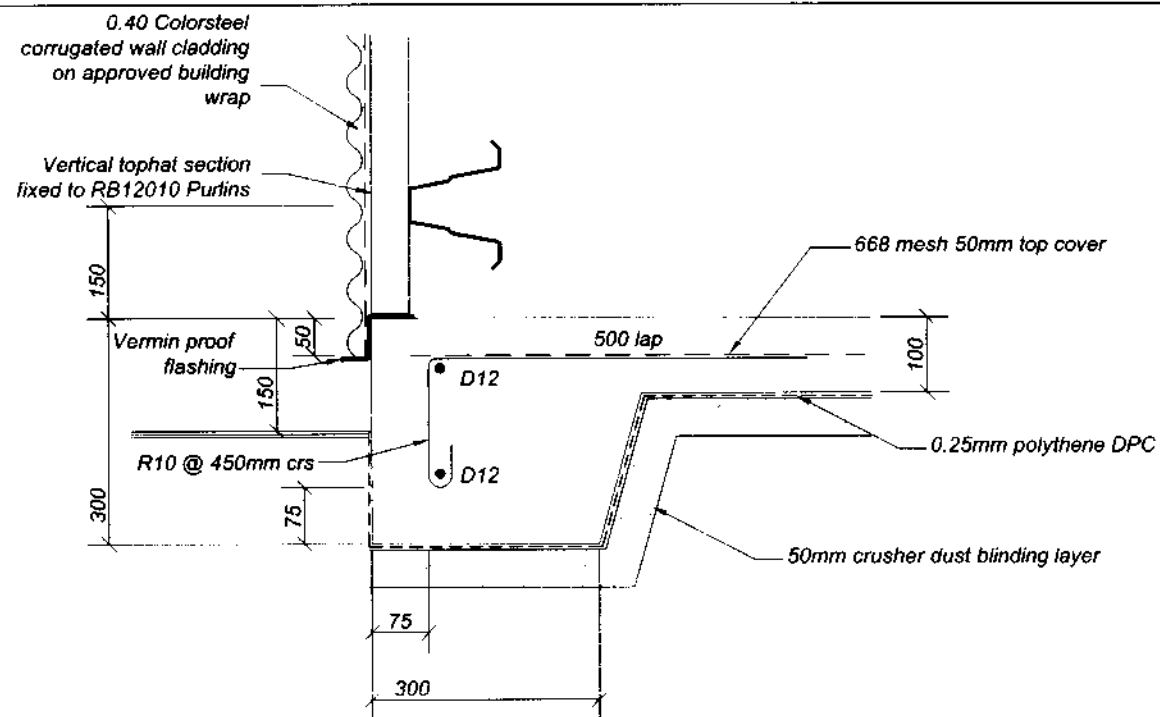
Contractor to confirm all dimensions onsite. Do not scale this drawing

**New Building for
A & C Barker - Mosgiel**

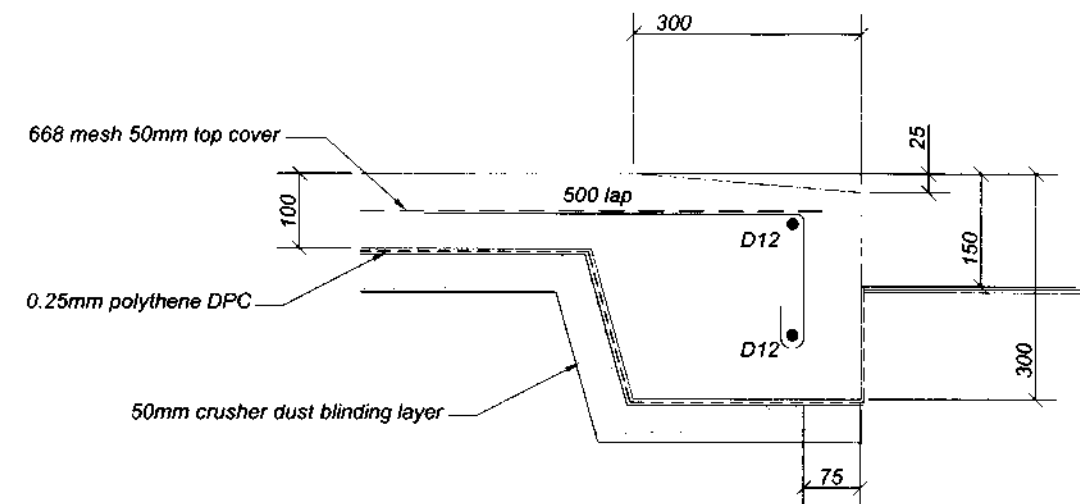
issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

Steel Elevations

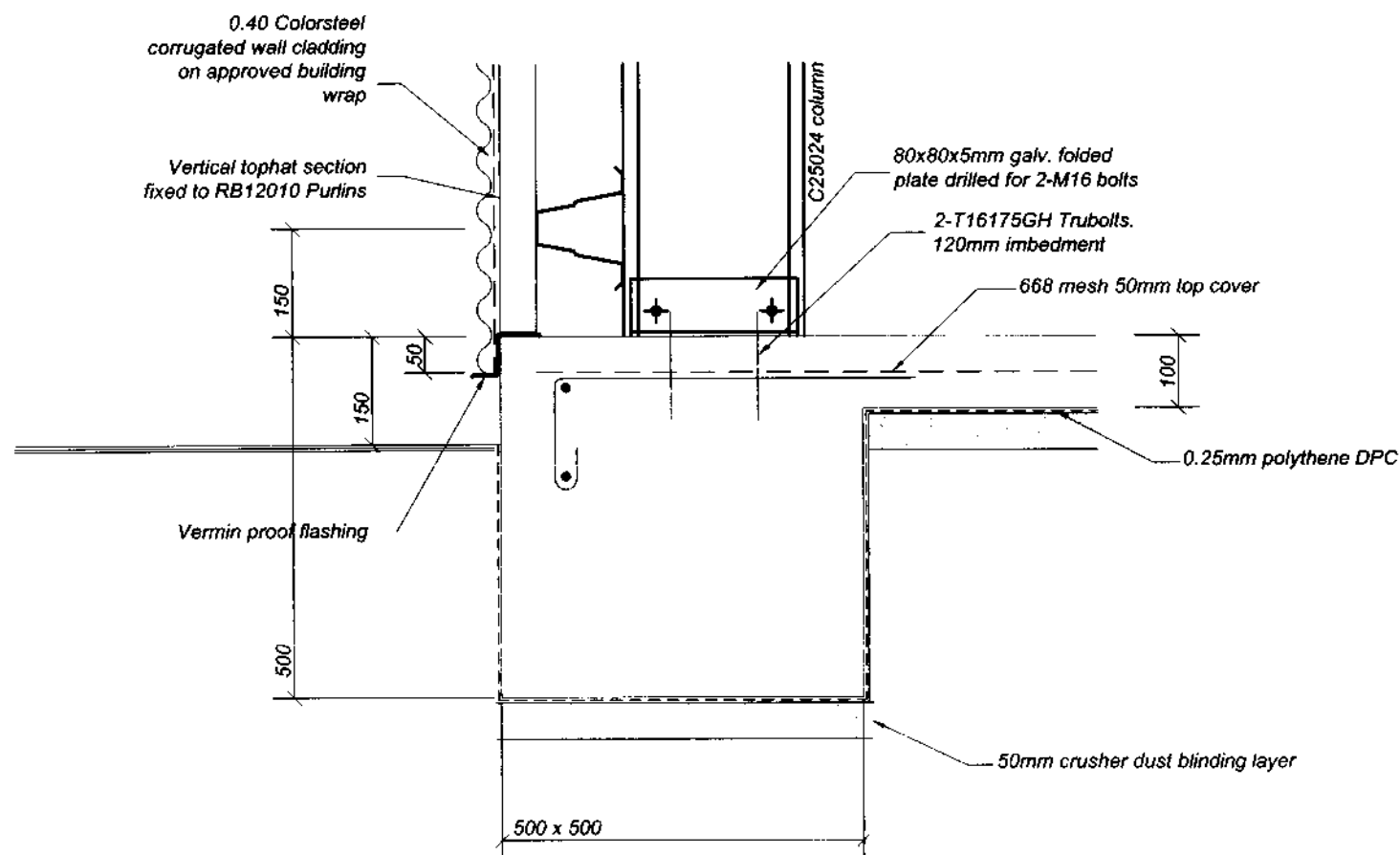
drawn by JEF	project no. 111	revision no. 4
date 2.07.08		
checked	drawing no. S9	
scale as shown		



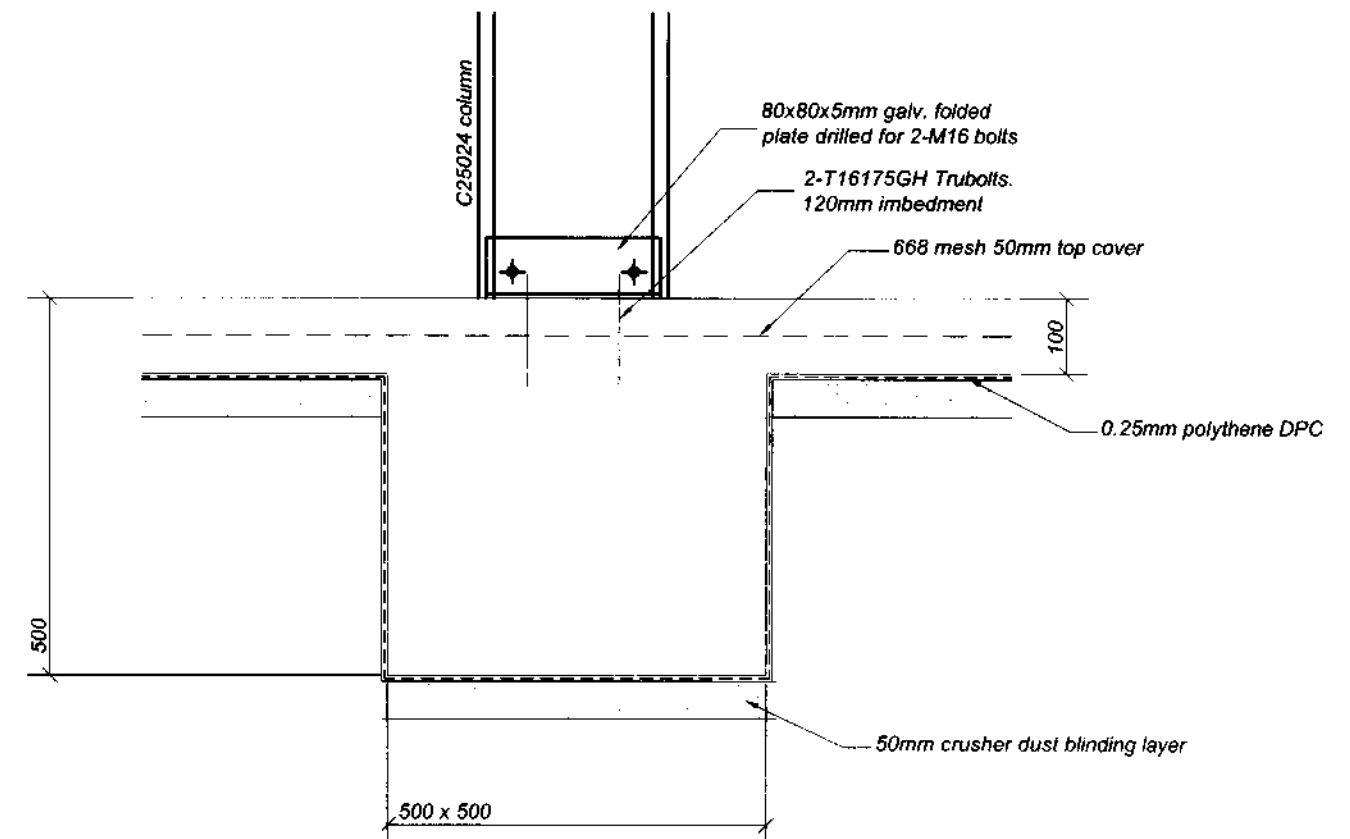
Detail 1-S4 Slab edge thickening
scale 1:10



Detail 3-S4
scale 1:10



Detail 2-S4 Typical pad detail
scale 1:10



Detail 4-S4 Internal pad detail
scale 1:10

2008 1992

Foundations designed for 100 KPa allowable bearing capacity
Contractor to confirm all dimensions onsite. Do not scale this drawing

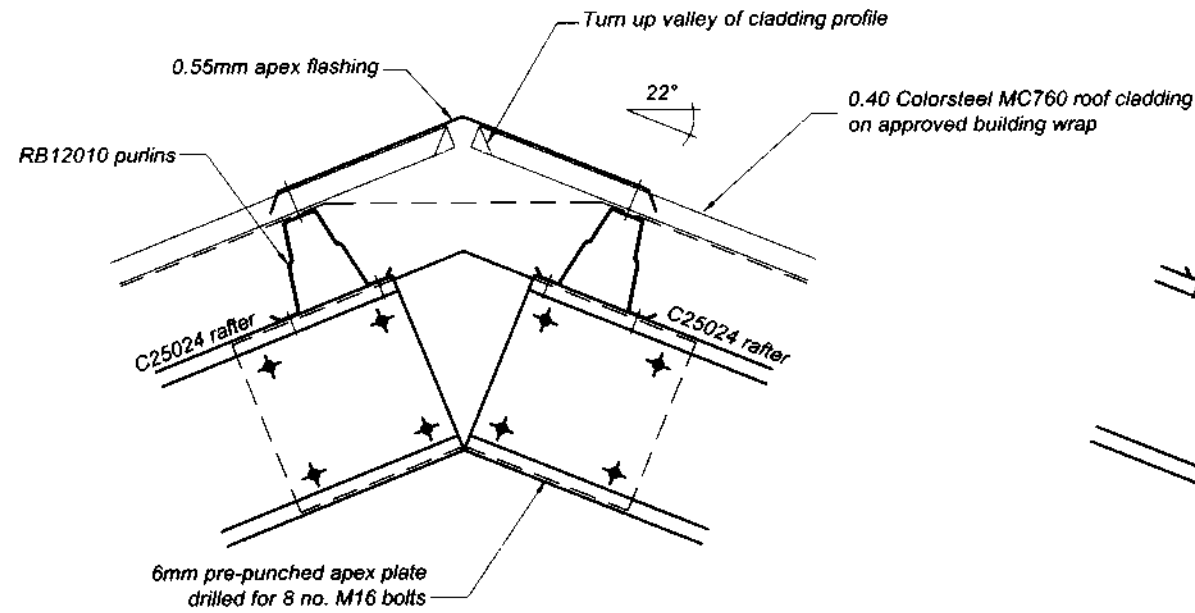
New Building for
A & C Barker - Mosgiel

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

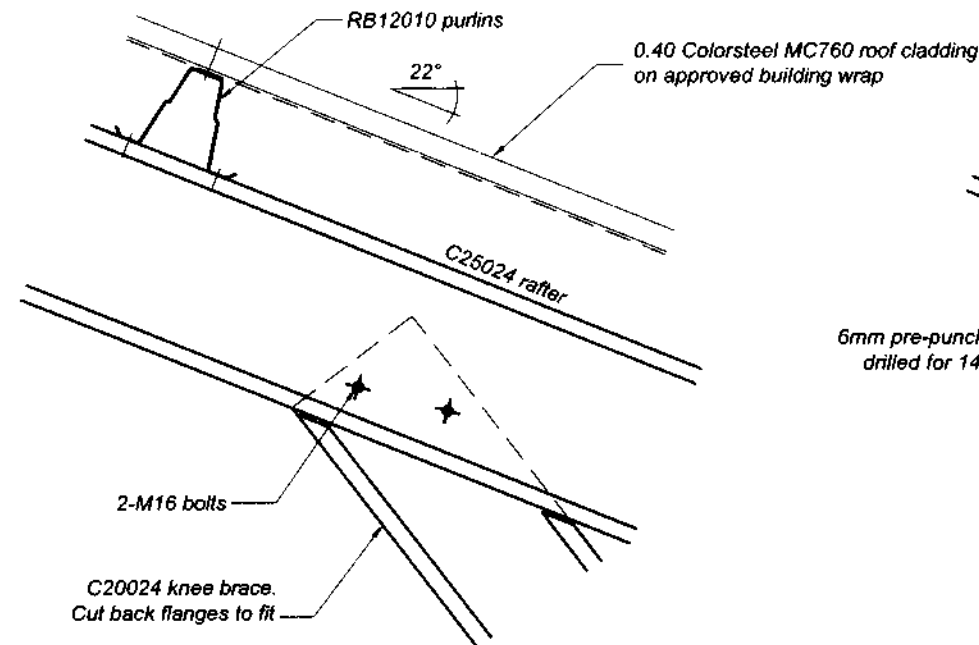
Foundation Details

drawn by	SF	project no.	111	revision no.
date	10.08.08			
checked		drawing no.	S10	
scale	as shown			

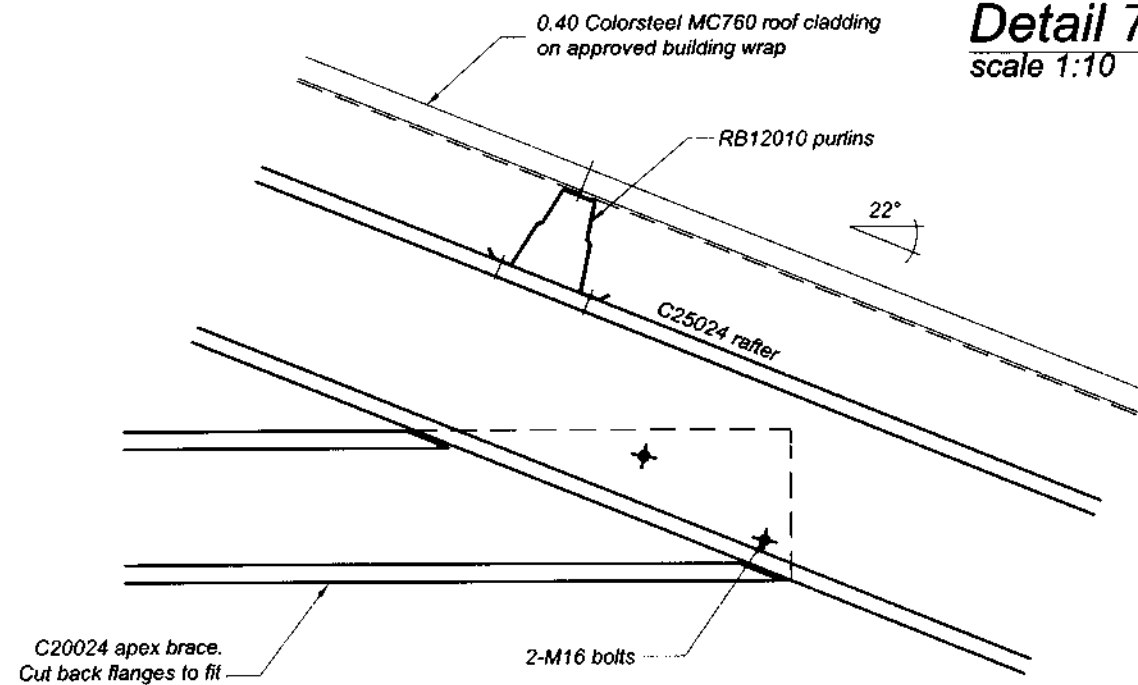
4



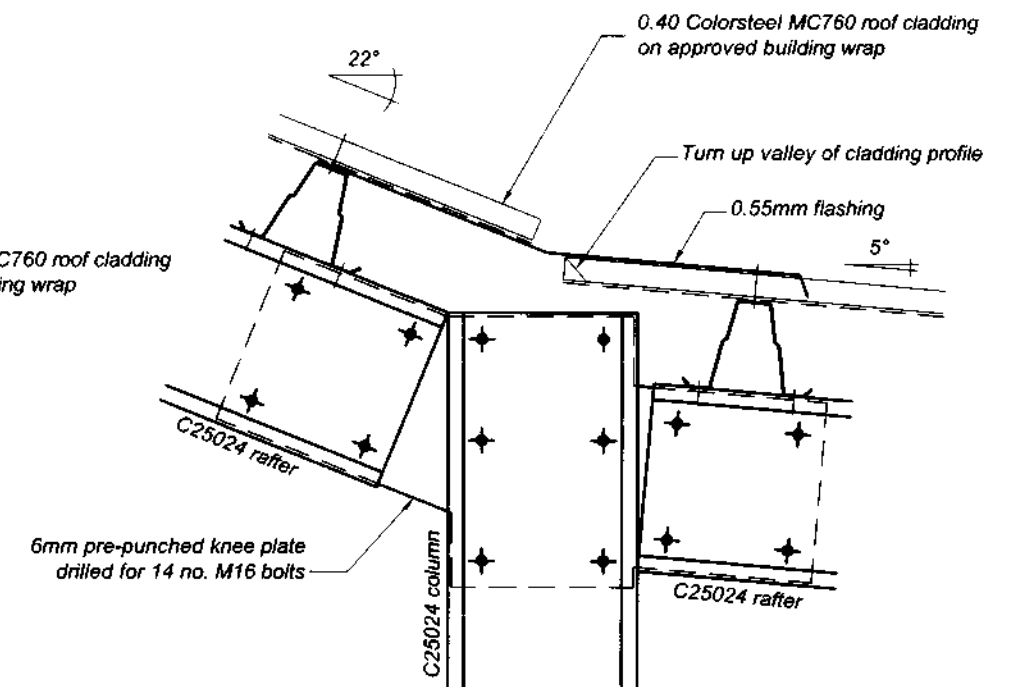
Detail 5-S7
scale 1:10



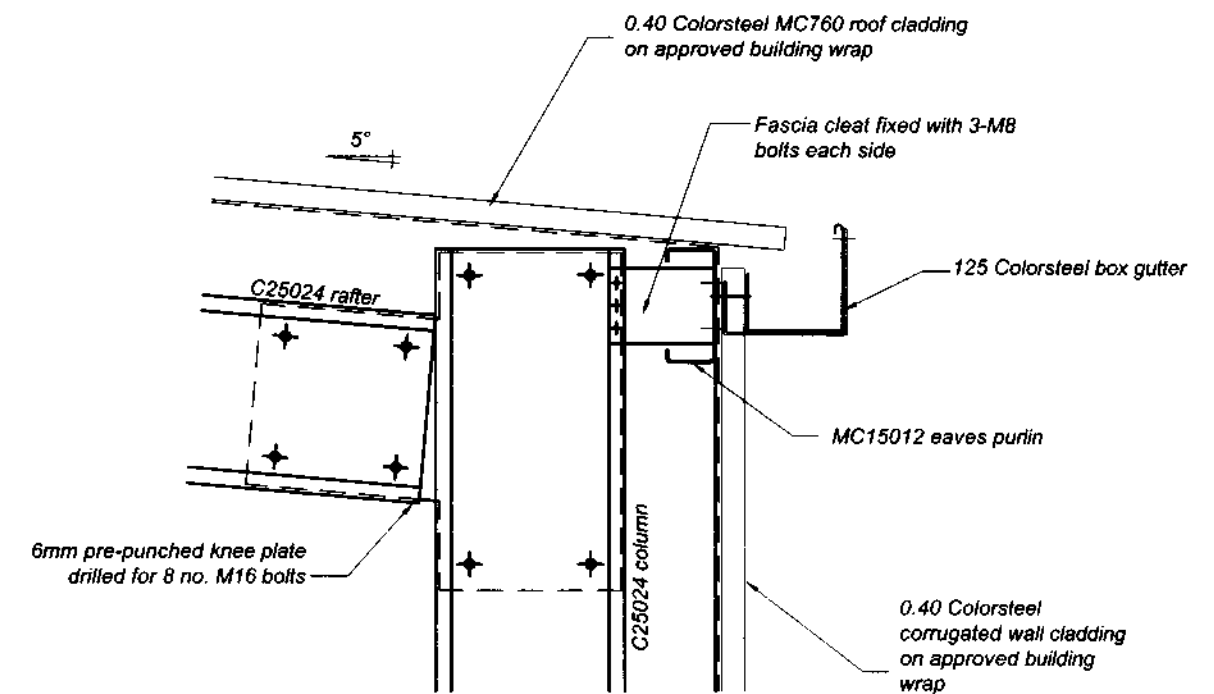
Detail 7-S7
scale 1:10



Detail 6-S7
scale 1:10



Detail 8-S7
scale 1:10



Detail 9-S7
scale 1:10

APPROVED BUILDING CONSENT DOCUMENT

2008 1992

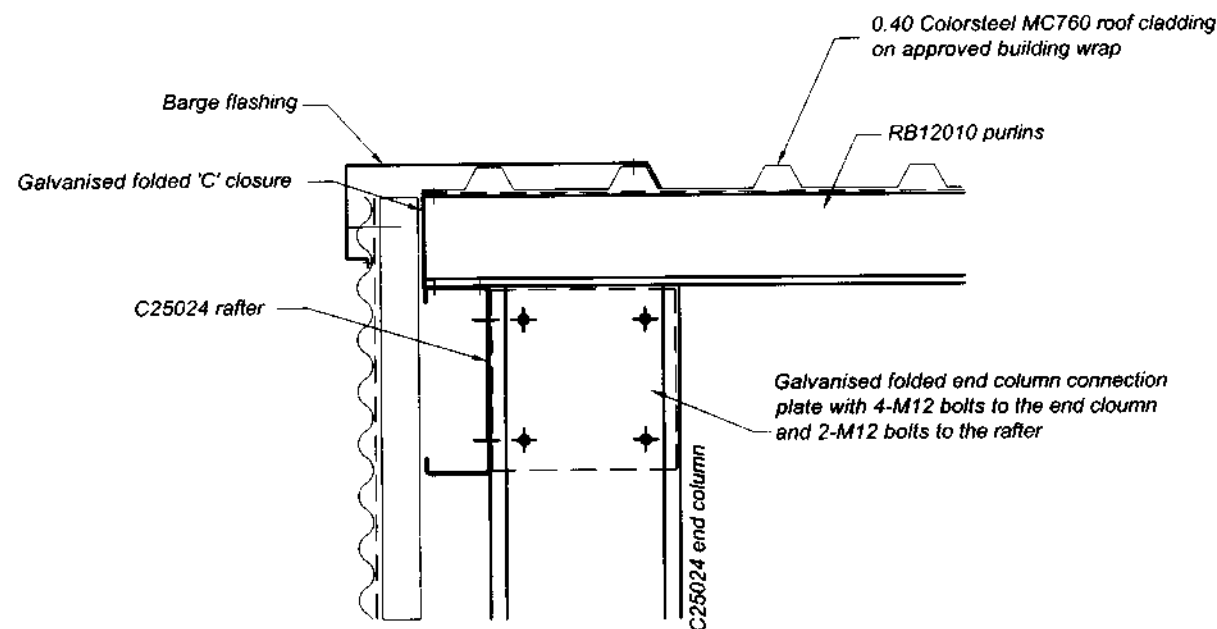
Contractor to confirm all dimensions onsite. Do not scale this drawing

New Building for
A & C Barker - Mosgiel

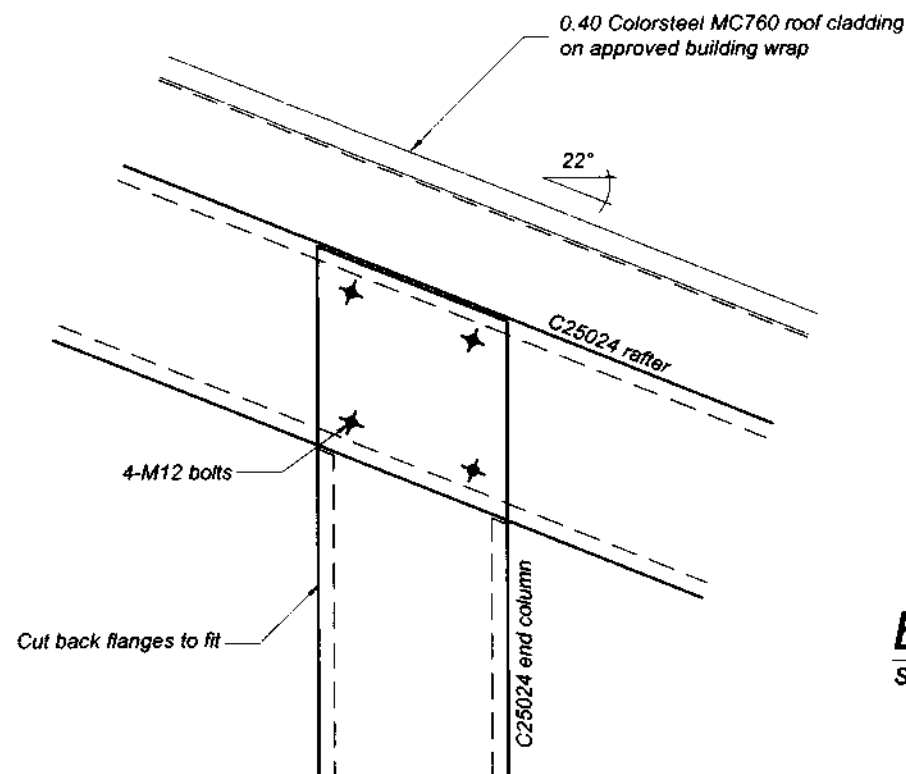
issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

Steel Details

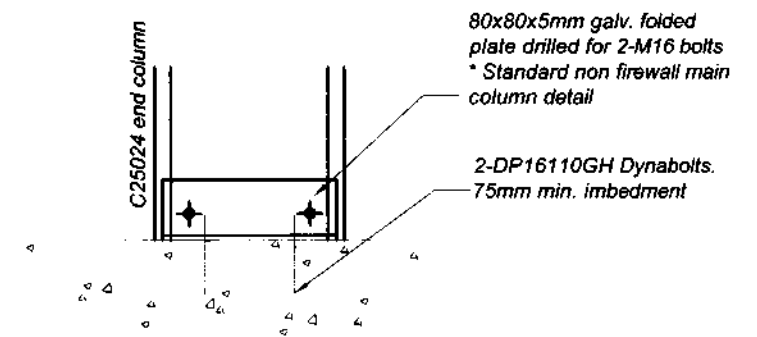
drawn by	SF	project no.	111	revision no. 4
date	10.08.08			
checked		drawing no.	S11	
scale	as shown			



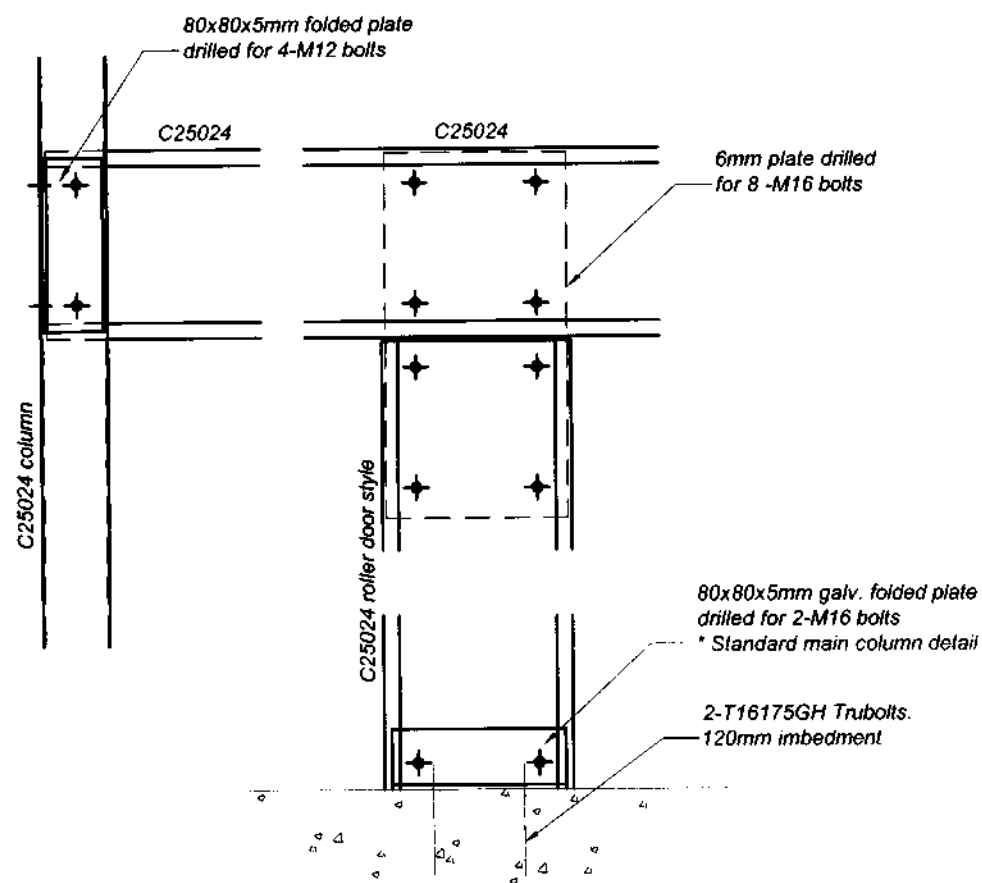
Typical barge detail
scale 1:10



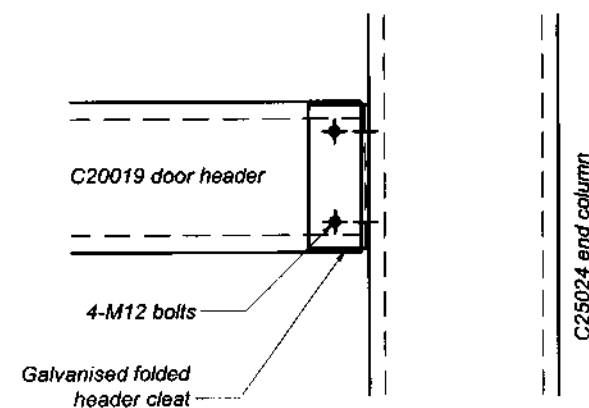
Detail 10-S7
scale 1:10



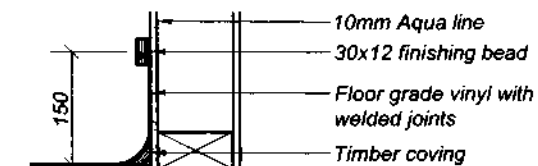
End column base connection
scale 1:10



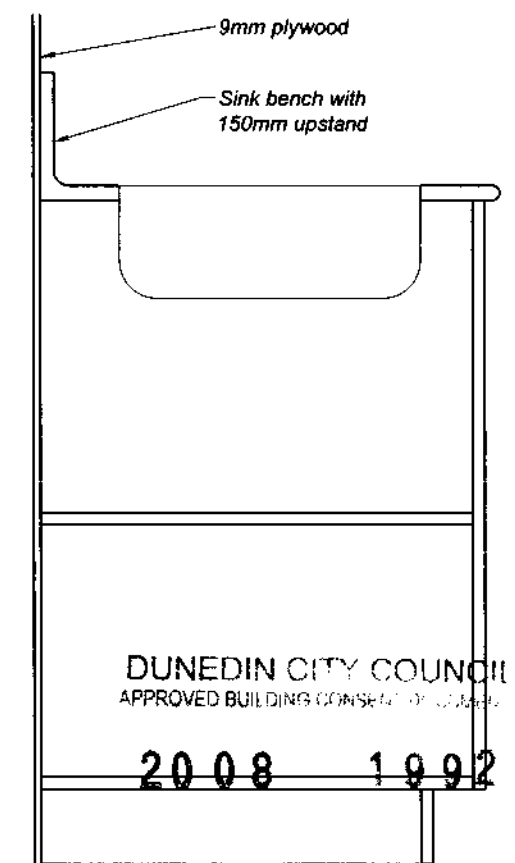
Braced Frame Connection Details
scale 1:10



Detail 11-S7
scale 1:10



Vinyl Skirting Detail
scale 1:10



Bench Detail
scale 1:10

Contractor to confirm all dimensions onsite. Do not scale this drawing

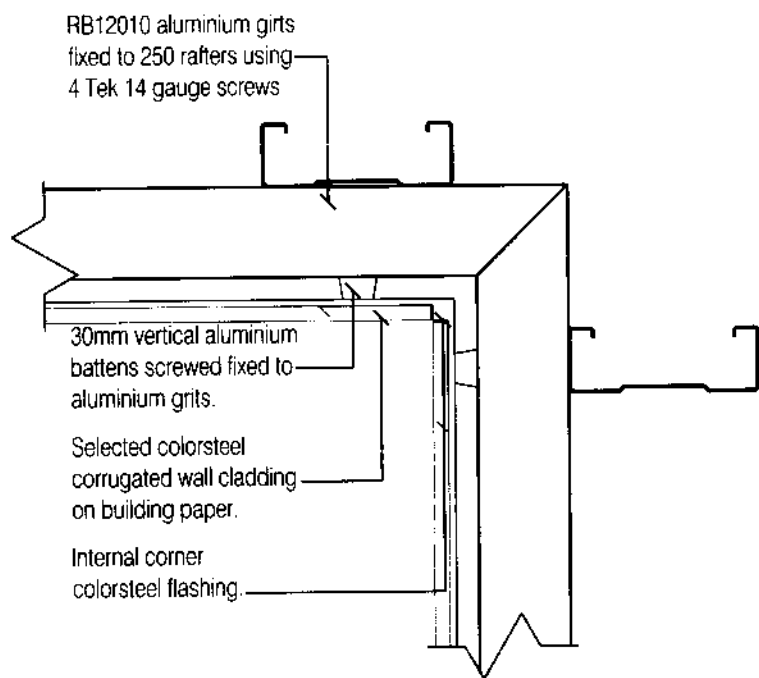
**New Building for
A & C Barker - Mosgiel**

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
2	2.11.08	Revised Detail 11
1	10.08.08	Consent issue

Steel Details

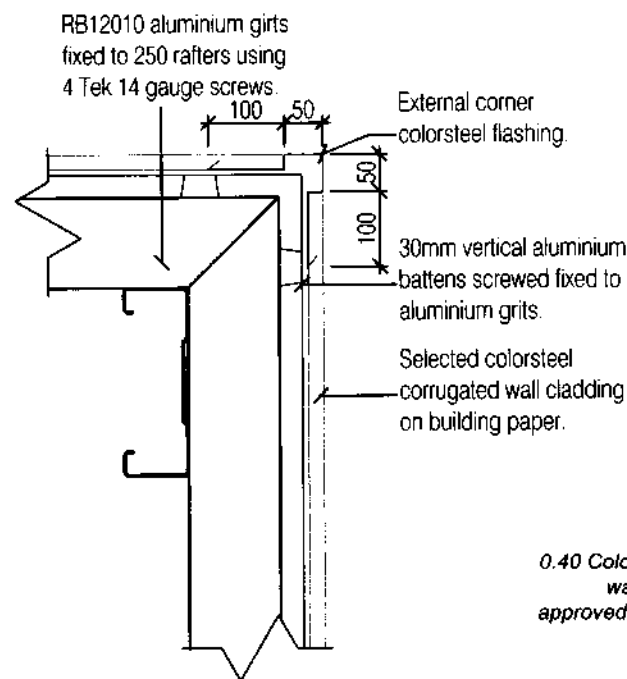
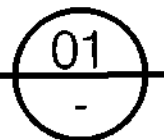
drawn by	SF	project no.	111	revision no.
date	10.08.08			
checked		drawing no.	S12	
scale	as shown			

4



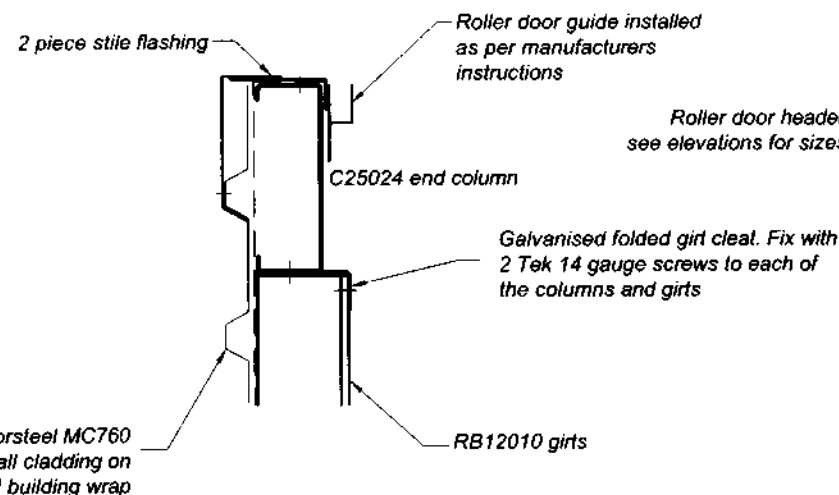
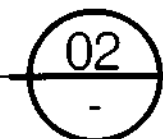
Internal Corner Detail

Scale: 1:10

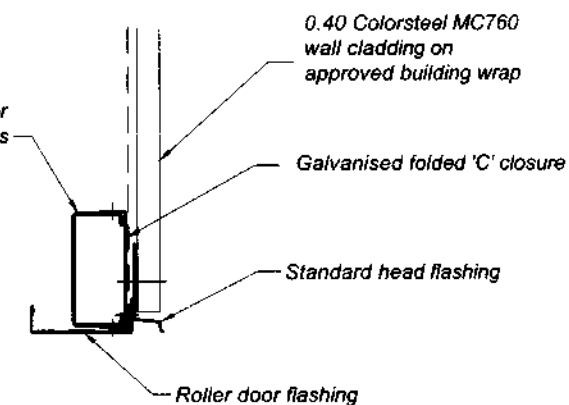


External Corner Detail

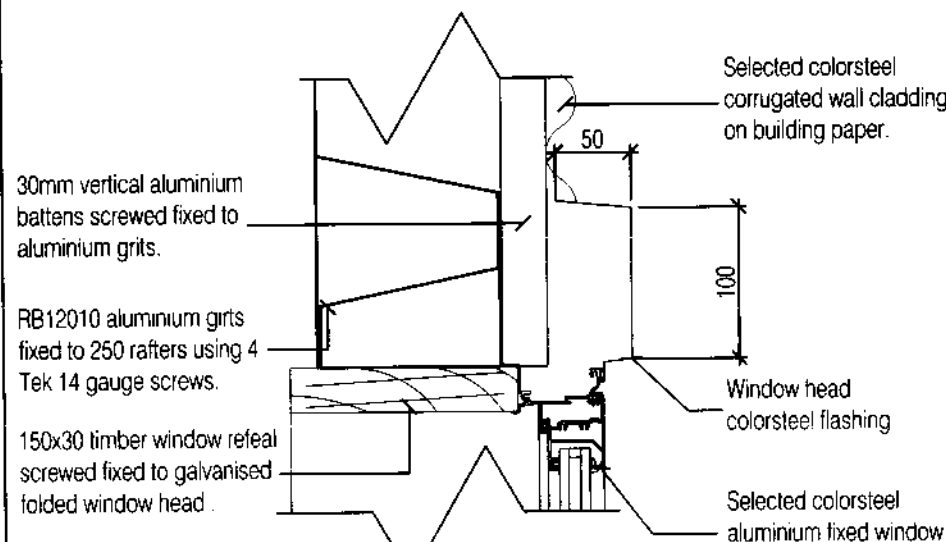
Scale: 1:10



Roller door style detail
scale 1:10

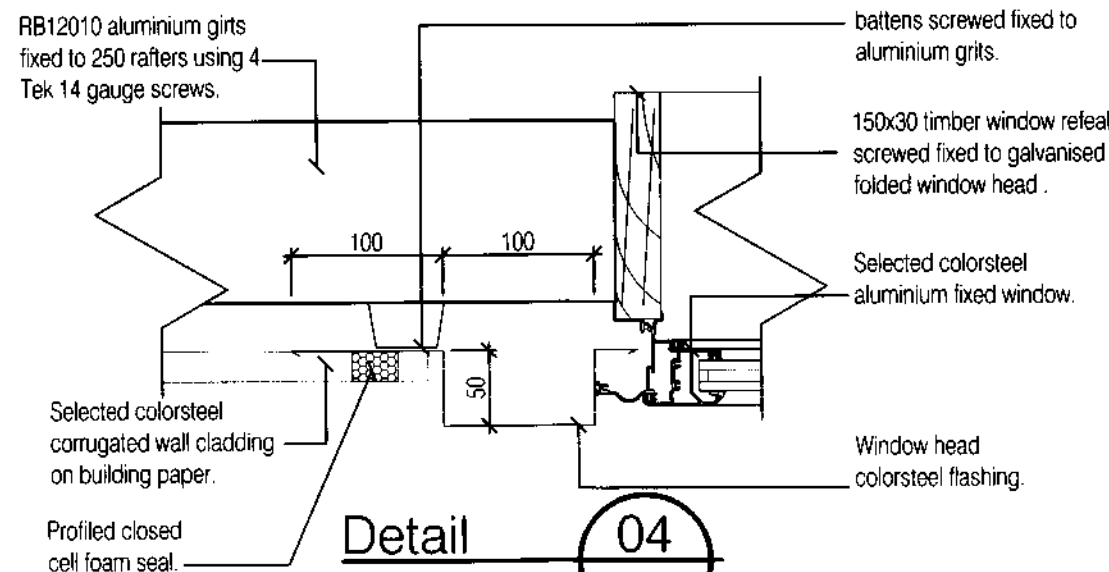
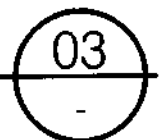


Typical Roller Door Head Detail
scale 1:10



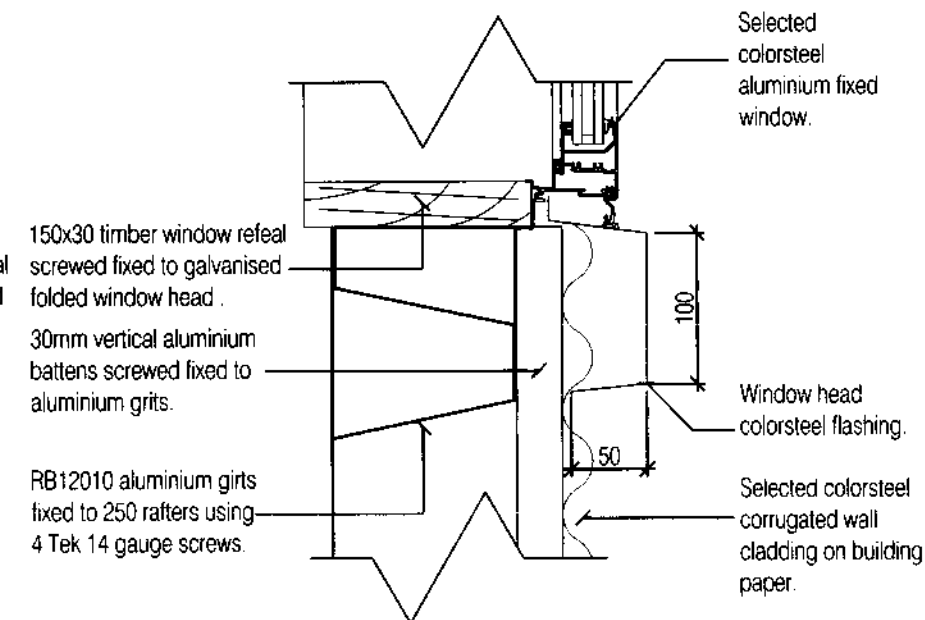
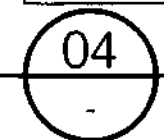
Detail

Scale: 1:5



Detail

Scale: 1:5



Detail

Scale: 1:10



2008 1992

Contractor to confirm all dimensions onsite. Do not scale this drawing

New Building for
A & C Barker - Mosgiel

issue	date	revision
4	04.02.09	Buildings amended for Resource Consent
1	10.08.08	Consent issue

Miscellaneous Details

drawn by	SF	project no.	111	revision no.	4
date	10.08.08				
checked		drawing no.	S13		
scale	as shown				

28 January 2009

A and C Barker Family Trust
Didham Lodge
179 Factory Road
Mosgiel
Dunedin 9024

Dear Alan and Chris

RESOURCE CONSENT APPLICATION: LUC-200-669
179 FACTORY ROAD
MOSGIEL

Your application for land use consent to construct a large accessory building at the above property was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by a Senior Planner – Consents, under delegated authority, on 28 January 2009.

I advise that the Council has **granted** consent to the application. The decision is outlined below, and the decision certificate is attached to this letter.

DESCRIPTION OF ACTIVITY

The site is a large Residential 1 zoned site located on the corner of Factory Road and Wingatui Road, Mosgiel. The site was not created under the auspices of the Mosgiel East Structure Plan pursuant to Rule 18.5.12 and was formerly used for rural purposes and remains largely rural in character. The land is flat and contains a substantial dwelling and numerous accessory buildings associated with equine activity. Currently there is a large established hedge along the Wingatui Road frontage and internal hedging along the driveway off Factory Road. The site is legally described as Allotment 90-91 Deposited Plan 1494 on CFR OT141/16 and contains 6070m² more or less.

It is proposed to construct an accessory building to replace various stables and sheds on the site which are to be removed once the new building has been built. The accessory building is to allow for the garaging of a house bus, a boat, and various other private motor vehicles. The accessory building will also provide space for a hobby wood turning workshop.

The proposed location for the accessory building would currently comply with the yard provisions of the District Plan. However, the applicant is in negotiations with Council to sell land along the Wingatui Road frontage and on the corner of Factory Road. The land is required by Council to allow for widening of Wingatui Road to allow for the creation of a round about at the intersection of Wingatui Road and Factory Road. The road widening by Council will involve the removal of the hedge along the Wingatui Road frontage. The location of the proposed boundary after the land acquisition will result in the proposed accessory building falling within the required front yard setback on the Wingatui Road frontage. This resource consent therefore is being processed in part to assess the yard breaches created by the proposed notional boundary shown on the concept plan provided with the application.

The proposed boundary will be subject to formal survey as part of the sale and purchase process. Notwithstanding this technicality, the south western corner of the accessory building is proposed to be 4.5m off both the existing and the proposed new boundary to Factory Road, and the proposed north eastern corner of the accessory building will be 6.6m from the existing boundary and will be 1.8m from the proposed notional boundary to Wingatui Road.

The application includes a landscape planting plan which is required in any case to address the landscape provisions of Appendix 8.2 being the Mosgiel East Structure Plan. The landscape plan also includes a 1.2m high wooden fence.

The accessory building is to be constructed in a barn style with a gabled central portion. Windows and a loft door are proposed to the road frontage along the Factory Road and Wingatui Road frontages. There are two vehicle entrances to the subject property. One from Factory Road and one from Wingatui Road. It is proposed to construct the building 4.5m from the front boundary over the existing driveway from Factory Road. The formal entrance to the property will then be the Wingatui Road entrance.

By the time Council has acquired the land it requires it will have been subject to formal survey either for a private purchase by Council – or through a formal designation process under the Public Works Act.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the Dunedin City District Plan. Factory Road is classified as a District Road in the Dunedin City District Plan Roading Hierarchy, and Wingatui Road is classified as a Local Road in the Roading Hierarchy. The site is located under the airport take off and approach fans of designation D274, otherwise the site is not subject to any other designations or requirements other than the rules of the District Plan.

The accessory building is a large structure and will not comply with the proposed notional front yard of 1.8m to the proposed Wingatui Road boundary. As discussed above, this is yet to be formally surveyed, therefore this consent is in part to allow consideration of a yard breach in relation to the requirements of Rule 8.7.2(i)(a) of the District Plan for a notional boundary resulting from a proposed purchase by Council. Rule 8.7.2(i)(a) stipulates a front yard requirement of 4.5m – it is proposed to locate the accessory building 1.8m off the Wingatui Road frontage being a breach of 2.7m of this requirement. Council's discretion is restricted to condition with which this activity fails to comply.

Rule 8.7.4(iv) stipulates that - Residential activity at a density of not less than 500m² of site area per residential unit on a site located in the Mosgiel East Area in Appendix 8.2 but not created pursuant to Rule 18.5.12. These provisions apply to this site and Council's discretion is restricted to the Mosgiel East Structure Plan and Design Assessment Criteria in Appendix 8.2. Accordingly the proposed accessory building requires assessment in relation Appendix 8.2.

In accordance with Rule 8.7.4, the proposal overall is a **restricted discretionary** activity

PLANNING ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity for the reasons outlined below in the section headed 'Effects on the Environment'.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Section 8.13 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by formerly rural land under residential development.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Baseline Considerations

Under sections 94A(a) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right without a resource consent, but excluding development that is fanciful.

In this situation the residential activity and the previous equine activity were lawfully established in a previously rural environment. The existing accessory buildings also enjoy existing use rights. However, the proposed accessory building requires assessment in relation to the Structure Plan requirements of Appendix 8.2 and the front yard breaches arising from the proposed new boundary.

It is considered that this is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

2. Bulk and Location and location of garages in front yards (8.13.3; 8.13.4)

If Council were not acquiring the land and proposing a new front boundary the proposed location of the accessory building would comply with the yard provisions of the District Plan and the hedging along Wingatui Road would provide substantial screening and mitigation. Council's requirement is such that the hedging along Wingatui Road is to be removed to allow for road widening and this results in short term effects which are more than minor.

However, I am satisfied that while the proposed accessory building is large in scale, and the proposed location is close the proposed notional boundary along Wingatui Road, that mitigation measures including windows and a loft door to the street frontages of the building, and the proposed 1.2m high wooden fence along with the proposed planting per the landscape plan, that the effects over time will be no more than minor once the new planting is established.

Consequently, the effects of the bulk and location of the structure will not cause any medium to long term adverse effects on the wider environment surrounding the site.

3. Amenity Values and Character (8.13.5)

The proposal is for an accessory building for a permitted activity in a residential zone and in this respect the effects of the activity on amenity values and the character of the area have largely been anticipated by the zoning of the site.

However, in this case the site is located in the area covered by the Mosgiel East Structure Plan requirements of Appendix 8.2 of the Residential 1 section of the District Plan. As such the amenity and character of the surrounding area has been considered and taken into account sufficiently in the proposed landscape plan such that over time the effects on the amenity values and character of the surrounding area are preserved.

The applicant has sought to locate the accessory building to maximise their own amenity and to provide maximum buffering from noise and visual effects between their dwelling and the proposed road widening and round about. On site amenity will also be improved for the occupants once the older stables and sheds have been removed.

Consequently, it is considered the proposal will add to on site amenity and not detract from the amenity values of the zone in the medium to longer term, and will not affect the character of the area.

4. Design and Appearance (8.13.6)

I am satisfied that the proposed structure will in time be mitigated such that the effects arising from the design and appearance will be no more than minor. The site has been previously used for rural and equine purposes and will be used as such into the foreseeable future. However the site is capable of considerable future subdivision and while this has the potential to be a very built up area I am satisfied that the structure plan requirements will provide certainty into the future in relation to design and appearance issues as they arise with any consequent development. For now the accessory building with the proposed landscaping conditions, will in time fit well into the receiving environment.

The planting specifications and the 1.2m high fence shown on the planting plan submitted with the application were referred to Council's Landscape Architect who has confirmed that the proposed planting plan offers a good mix of low level natives that will in a relatively short time period of two to three years provide a good solution to screening issues. He also considers that the use of the natives chosen for this location is a good choice of plant type. The landscape Architect has also confirmed that the planting specifications included with the application which if followed will result in well established plants and the desired outcome.

Accordingly, it is considered that the design and appearance of the activity will not negatively affect the general scale or character of the area and will not have an adverse effect on the neighbourhood.

5. Transportation (8.13.7)

The application has been discussed with Council's Transportation Operations department. The Transportation Planner is satisfied that the adverse effects of the activity on the transportation network would be no more than minor, subject to compliance with recommended conditions of consent. Advice notes are included in this decision regarding the required standard of formation for the access off Wingatui Road.

It is considered that the removal of the entrance from Factory Road is a significant improvement in terms of safety. The location of the Wingatui Road entrance is approximately 45m from the intersection with Factory Road. This is sufficient distance to meet the distance requirements of Rule 20.5.6(iii) of the District Plan which stipulates the minimum distances required for property entrances from intersections between the various roads levels in the roading hierarchy. In this case the minimum distance required for an intersection between a local road and a district road is 35m.

Overall I am satisfied that the proposal represents an improvement in relation to transportation issues and that any transportation effects arising from the proposal are no more than minor.

6. Cumulative Effects (8.13.13)

The effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

CONSENT DECISION

*That, pursuant to sections 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity being the construction of an accessory building on*

the site at 174 Factory Road, legally described as Allotment 90-91 Deposited Plan 1494 (Computer Freehold Register OT141/16), subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.

REASONS

Effects

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

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 20.2.1 and Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 8.14, for the reasons outlined under the heading 'Effects on the Environment' above.

The proposal is also considered to be consistent with the anticipated environmental results of Appendix 8.2 – The Mosgiel East Structure Plan.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with sections 5(2)(c) – “*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*”, section 7(c) – “*The maintenance and enhancement of amenity values*”, and section 7(f) – “*The maintenance and enhancement of the quality of the environment*”.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Attention: Senior Planner - Enquiries 1st Floor

Yours faithfully

Howard Alchin
Planner

Consent Type: Land Use Consent

Consent Number: LUC-2008-669

That, pursuant to sections 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity being the construction of an accessory building on the site at 174 Factory Road, legally described as Allotment 90-91 Deposited Plan 1494 (Computer Freehold Register OT141/16), subject to the following conditions imposed under section 108 of the Act:

Location of Activity: 179 Factory Road, Mosgiel

Legal Description: Allotment 90-91 Deposited Plan 1494 (Computer Freehold Register OT141/16)

Lapse Date: 28 January 2014, unless the consent has been given effect to before this date.

Conditions:

- 1 *The proposed activity shall be undertaken in general accordance with the site plan, planting plan including the 1.2m high wooden fence, building elevations and the information provided with the resource consent application, received by the Council on 22 December 2008; except where modified by the following condition:*
- 2 *The vehicle entrance from Factory Road is to be disestablished, returned to road reserve with any physical crossing removed, and be fenced off in accordance with the plans submitted with this application..*

Advice Notes:

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 6 The vehicle entrance from Wingatui Road is to be formed to Council's Vehicle Entrance Specifications and the vehicle access from the edge of the seal of Wingatui Road to a minimum distance of 5m inside the property boundary must be hard surfaced, and adequately drained within the site, in order to comply with Rule 20.5.6(iv)(b) of the District Plan.

- 7 This resource consent has been processed on the basis of a notional boundary that is subject to final survey. Should the final boundary vary from the proposed boundary this resource consent may need to be varied.

Issued at Dunedin this 28th day of January 2009

Howard Alchin
Planner

10 November 2016

Morclarke Developments Ltd
C/- Andrew Robinson
Paterson Pitts Partners Ltd
PO Box 5933
Dunedin 9054

Dear Andrew

RESOURCE CONSENT APPLICATION:	SUBDIVISION:	SUB-2016-97
	LAND USE:	LUC-2016-491
	179 FACTORY ROAD	
	MOSGIEL	

Your application for the staged subdivision of 179 Factory Road, Mosgiel, into a total of eight lots, and land use consent for the retention of existing non-residential buildings on new sites with no associated permitted activity, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering Sections 95A to 95G, it was determined that the effects would be no more than minor, there were no affected parties, and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered under delegated authority by a Senior Planner on 10 November 2016.

I advise that the Council has **granted** consent to the applications with conditions. The decision and conditions are shown in the attached certificate.

BACKGROUND TO APPLICATION

The subject site is a corner property at 179 Factory Road, Mosgiel, having frontage to Factory Road, Wingatui Road, and Didham Drive. It is legally described as Allotment 90-91 Deposited Plan 1494, held in Computer Freehold Register OT141/16 (Part Cancelled). The title is for an area of 6070m², but gazette notices have taken 226m² and 605m² as road, leaving approximately 5239m² in the title. The site is a residential property, with a house and a number of sheds and accessory buildings on-site.

Land use consent LUC-2008-669 for the construction of an accessory building on-site was issued on 28 January 2009. The accessory building is a large structure built to replace various stables and sheds on-site. It was constructed to provide garaging for a house bus, boat, and other private motor vehicles, as well as a workshop area. The new building has been constructed at the Factory Road/Wingatui Road corner of the site within the front yard space.

DESCRIPTION OF ACTIVITY

The applicant has applied for subdivision consent for the three stage subdivision of the subject site. Stage 1 will create two lots. Lot 1 will have an area of 3001m², and will have frontage to Didham Drive and Wingatui Road. The applicant has applied to retain the existing sheds and accessory buildings on Lot 1 on a temporary basis. Proposed Lot 2 will be a site of 2238m² with frontage to Factory Road and Wingatui Road. It will contain the existing dwelling and the

large accessory building consented by LUC-2008-669. Access will continue to be to Wingatui Road via the existing vehicle entrance. A secondary vehicle crossing is available onto Factory Road, but does not currently appear to be used on a regular basis.

Stages 2 and 3 are independent of each other, and can be given effect to in any order. Stage 2 will be the subdivision of Lot 1 Stage 1 into six lots. Proposed Lots 1 to 4 will all be front sites, each having an area of 500m². Proposed Lots 5 and 6 will be rear sites sharing reciprocal rights of way to Wingatui Road over their leg-ins. The lots will have nett areas of approximately 447m².

Stage 3 is for the two lots subdivision of Lot 2 Stage 1. Proposed Lot 1 will be a site of 936m² containing the existing dwelling. It will have frontage to Factory Road and will require a new vehicle access to be constructed, probably utilising the existing vehicle crossing to Factory Road. Proposed Lot 2 will be the corner site containing the existing large accessory building which is to be converted to residential use. The lot will have an area of 1302m², and will use the existing Wingatui Road access.

REASONS FOR APPLICATION

Dunedin currently has two district plans: The Dunedin City District Plan and the Proposed Section Generation Dunedin City District Plan (the Proposed Plan). The Proposed Plan was notified on 26 September 2015 and is currently proceeding through the public process of becoming the operative plan. Until the rules of the Proposed Plan become operative, the current District Plan remains the operative plan. Where the rules of the Proposed Plan have been given effect, the provisions of both plans need to be considered.

Section 88A of the Resource Management Act 1991 states that the activity status of an application is determined at the time of lodging the consent. The activity status could, therefore, be determined by the current District Plan or the Proposed Plan, depending on which rules are operative at the time. Nevertheless, even if it is the current District Plan which determines the activity status of the application, the rules of a proposed plan must be considered during the assessment of the application pursuant to section 104(1)(b) of the Act.

The relevant rules of the two district plans for this application are as follows:

Dunedin City District Plan

The subject site is zoned **Residential 1** and is in the **Mosgiel East Structure Plan** in the District Plan. The general area is shown on the Hazards Register as **10106 – Land Stability (land movement)**, **10111 – Seismic (intensified shaking)**, and **11582 – Flood (overland flow path)**.

Rule 18.5.1(iv) allows subdivision in the Residential zones as a restricted discretionary activity where the application complies with Rules 18.5.3 to 18.5.6, and 18.5.9 to 18.5.12, and each site complies with minimum area and frontage requirements of the relevant zone. Lots 5 and 6 will be undersized, and will not have minimum frontage to legal road. Accordingly, the proposal is considered to be **non-complying** subdivision pursuant to Rule 18.5.2.

Rule 8.7.1(vi) lists residential activity at a density of not less than 500m² of site area per residential unit on a site located in the Mosgiel East Area in Appendix 8.2, created pursuant to Rule 18.5.15 (sic), as being a permitted activity, and Rule 8.7.1(iii) lists accessory buildings for permitted activities as being permitted activities in their own right, subject to compliance with the performance criteria of Rule 8.7.2. The proposal is to retain the existing accessory buildings on new site with no associated permitted activity. Accordingly, the retention of the accessory buildings on Lot 1 Stage 1, and on Lot 2 Stage 3, is considered to be a **non-complying** activity pursuant to Rule 8.7.6(iii).

The residential activity of proposed Lot 1 Stage 3 will fail to comply with the following of the performance criteria:

- Rule 8.7.2(i)(a) specifies front yards of 4.5m and side and rear yards of 2.0m. The proposed Stage 3 subdivision will place a new boundary approximately 1.5m from the northeast side wall of the house, therefore breaching the yard space by approximately 0.5m.
- Rule 8.7.2(ii) specifies a height plane angle of 63° measured from existing ground level at the boundary. Because of the position of the new boundary at Stage 3, it is expected that the existing dwelling will exhibit a height plane angle breach by an unspecified amount.

The residential activity of Lot1 Stage 3 is therefore a **restricted discretionary** activity pursuant to Rule 8.7.4(i).

Proposed Second Generation Dunedin City District Plan ("Proposed Plan")

The subject site is zoned **General Residential 1** in the Proposed Plan, and it is in an **infrastructure constraint** area and the **Mosgiel East Structure Plan**. The general area is **Hazard 3 – Flood**.

Subdivision Activity:

Rule 15.3.3.3 specifies that subdivision is a restricted discretionary activity in the Residential zones, subject to compliance with the performance criteria. Rule 15.7.4.1(a) sets the minimum site area as being 500m². The subdivision proposal is compliant with the performance criteria and is considered to be a restricted discretionary activity.

Under the Proposed Plan, activities have both a land use activity and a development activity component.

Land Use Activity:

Rule 15.3.3.3 specifies that residential activity is permitted in the Residential zones, subject to the performance standards. Table 15.5.2.A specifies that minimum site area for a residential unit is 500m² in the General Residential 1 zone, and Rule 15.5.2.b specifies that the calculation of minimum site area excludes access legs provided for rear sites. The residential activity of Lots 5 and 6 will therefore be a non-complying activity pursuant to Rule 15.5.7.

Development Activity:

No new development is proposed as part of this subdivision proposal although it is expected that the new vacant sites will be developed in the future. On the basis of information provided, it is anticipated that the development of Lots 1 to 6 will be permitted activities.

The position of the new boundary between Lots 1 and 2 Stage 3 will introduce setback breaches for the existing house. Rule 15.6.14.1 specifies a 2.0m setback requirement for side and rear boundaries. The house will breach the setback by approximately 0.5m. However, this is an existing house and the set back rule does not strictly apply.

Overall Proposed Plan Status:

Having regard to both the land use and development activity components under the Proposed Plan, the land use proposal for Lots 5 and 6 Stage 2 is considered to be a non-complying activity.

Summary

The application was lodged on 6 October 2016, after the close of submissions on the Proposed Plan. The Residential zone rules are subject to submissions and could change as a result of the subdivision process. Accordingly, the Proposed Plan provisions are not relevant to the activity status of the application as determined at the time of lodgement.

The activity status of the proposed subdivision is therefore determined by the Dunedin City District Plan, and is considered to be a **non-complying** activity. The activity status of the land use activity is also determined by the Dunedin City District Plan, and is considered to be a **non-complying** activity.

At the time of issuing this subdivision and land use decision, none of the relevant Proposed Plan rules have been given effect or made operative. The relevant provisions are subject to submissions and could change as a consequence of the submission process. Accordingly, the Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this subdivision and land use application.

NES Soil Contamination Considerations:

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into effect 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. 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 applicant's agent has had a search of Dunedin City Council records undertaken (HAIL-2016-7) in order to determine whether or not the NES is likely to be relevant, as provided for by Regulation 6 of the NES. The search of Council records shows that the land has predominantly been used for farming and horse training. The workshop component of the new accessory building is primarily for hobby wood-turning. On the basis of the information received, the applicant's agent comments:

'In conclusion, we have reviewed retrievable information from a number of sources and have found no evidence of activities or industries on the site that would potentially have led to contamination of the site.'

Accordingly, it is accepted that the NES is not applicable to this application.

PLANNING ASSESSMENT

Affected Persons

No written approvals have been submitted with the application. No parties are considered to be adversely affected by this proposal for those reasons outlined below in the section headed Effects on the Environment.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in section 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the subject site is located on the urban fringe of Mosgiel. The surrounding land is under-going rapid transition to urban development. The land to the northeast and southeast is zoned Rural Residential, and has low density residential use.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Structure Plan Provisions (18.6.2)

The District Plan directs that Council is to consider the extent to which the subdivision is consistent with the Mosgiel East Structure Plan. The proposed subdivision layout is considered to be in accordance with the Structure Plan.

2. Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))

At Stage 1, the subdivision will create two new lots of 3001m² and 2238m². Both sites will comfortably meet the minimum site size and have adequate frontage to legal road. In both cases, the new lots will be corner sites. Proposed Lot 2 has two formed vehicle crossing points (one onto Wingatui Road which is the subject site's main entrance, and the second, formed but not obviously in regular use, onto Factory Road). All the existing buildings on-site are to be retained in the short term at least, and there will be no new bulk and location breaches created by the proposed boundary in respect of these structures.

Stage 2 will subdivide proposed Lot 1 Stage 1 into six residential lots. Proposed Lots 1 to 4 will be front sites with areas of 500m². As such, these sites will all meet the minimum site size and frontage requirements. Proposed Lots 5 and 6 each will be rear sites of approximately 500m², but only 448m² once the leg-in is excluded from the site area. While the proposal will therefore create two undersized rear lots, the overall density of development will be in accordance with the zone expectations, and adequate legal and physical access will be provided to the rear lots. Accordingly, the undersized Lots 5 and 6 are acceptable.

While the relevant Proposed Plan rules are not in effect or operative, it is worth considering the situation under the Proposed Plan rules as notified on 26 September 2015. Proposed Lots 5 and 6 will meet the minimum lot size as specified by Rule 15.7.5(a). There is no requirement to exclude the leg-in from the site size calculation. However, the minimum site size for density calculations does exclude the leg-in, leading to a situation where the future residential activity of Lots 5 and 6 are considered to be non-complying activities. Land use consent will be required to build on these two lots if the Proposed Plan rules (as notified) are in effect or operative. This could have implications for the future development of Lots 5 and 6, but this cannot be addressed as part of this consent as Council cannot give consent for activities which do not currently breach a Plan rule.

Stage 3 will subdivide proposed Lot 2 Stage 1 into two lots, placing the existing house and large accessory building onto separate titles. The accessory building is to be converted to residential use which might occur after subdivision. The new lots, at 936m² and 1302m², are both larger than minimum lot size and have adequate frontage.

Proposed Lots 1 and 2 Stage 3 have established land uses. The proposed subdivision will create six currently undeveloped sites at Stage 2 which are of practicable size and shape to accommodate a residential dwelling. There are no known geotechnical issues affecting this land which are expected to compromise the building potential of the new sites. However, there could be consenting requirements for Lots 5 and 6 if the Proposed Plan rules are in effect or operative at the time of building. Overall, there is no expectation that the proposed subdivision will create any lot having physical limitations rendering it unsuitable for future use.

2. Easements (18.6.1(i))

There are no existing easements registered on the title of the subject site.

There is a private covenant on the title which has the subject site as the dominant tenement. Accordingly, there is no encumbrance on the subject site itself, but the land of CFRs OT267/212 and OT392/152 must comply with a height restriction. This private covenant will carry down onto all the new lots unless cancelled, and will give all the new property owners dominant rights over the servient tenements. If the covenant is more appropriately restricted to the applicant, being the signatory of the private covenant, then it will need to be cancelled in respect of those lots being sold. This is not a Council matter, and will not be subject of a condition of consent.

No new easements are shown on the application plan for Stage 1. At Stage 2, reciprocal rights of way will be created over the leg-in strips of Lots 5 and 6 to provide both these rear lots with adequate legal and physical access. The combined width of the rights of way will be 3.5m which is acceptable. There are no new easements shown for Stage 3.

3. Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The Consents and Compliance Officer, Water and Waste Services Business Unit, has considered the application. She advises that a review of the Council's GIS records shows 150mm and 200mm diameter water pipes and a 225mm diameter wastewater pipe in Factory Road. The 150mm diameter water pipe continues around the corner and along Wingatui Road. There is also a 150mm diameter water supply pipe and 150mm diameter wastewater pipe in Didham Drive.

Density Assessment

The Residential 1 rules in the Dunedin District Plan allows for a minimum site size of 500m² per residential unit. Two lots in this development are below the allowable lot size. This is a very sensitive wastewater catchment, and the network experiences issues during rainfall. In large rainfall events the wastewater treatment plant cannot treat all the inflow, and excess flow is spilt to the Silver Stream.

The Water and Waste Services Business Unit carefully checks wastewater catchment networks to ensure development does not exacerbate known issues. Any additional development that is beyond the allowable has the potential to exacerbate known wastewater surcharge and flooding issues in the catchment downstream.

There is no stormwater infrastructure available in close vicinity to this development.

Furthermore, the Mosgiel Community Board has concerns about frequent surface flooding which occurs in a number of Mosgiel areas when it rains. This presents problems in locations where the road surface levels have been raised over the years and are now above the level of property foundations. Rainwater then flows overland across property boundaries.

In conclusion, the Water and Waste Services Business Unit does not support the granting of this consent.

Any exceedance in density rules counteracts Water and Waste Services' usual forward planning for capacity and creates a precedent which could have cumulative effect on capacity of the three water's systems. Water and Waste Services use the District Plan zoning as guidance for future planning of the network. Proposals such as this that have a higher density than that permitted in the zone consume capacity that has been already been assigned and planned for in the zone at the permitted density. At some point capacity will be fully utilised and areas in the zone at or below the permitted density may not be able to be supplied without additional or upgraded infrastructure.

The water network can accept the proposed development. The Mosgiel stormwater and wastewater network has significant issues, for this reason there is no capacity for additional 'undersized / over dense' connections. Therefore Water and Waste Services does not support this development proposal.

While the Water and Waste Services Business Unit has valid concerns, the proposed development overall meets the permitted density of development for this zone. Ten units can be constructed on this land without subdivision as a permitted activity, and it is only the placement of the boundaries between the units which results in a non-complying subdivision application. The undersized lots (Lots 5 and 6) do not increase

the overall density of development, and have few implications, if any, for potential further development of the larger lots. The only site large enough to be subdivided again or be developed with a second residential unit is proposed Lot 2 Stage 3; this will lead to an overall total of nine residential units for the subject site, still within the density expectations of the District Plan.

For the above reasons, I consider that the proposed development can proceed without significant implications for Council's infrastructure. The Water and Waste Services Business Unit noted that, should the proposal be accepted, the following will apply:

Water Supply:

It is required that each lot be serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. All new water service connections to the proposed development must be in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.

At Stage 1, a new water connection will be required for proposed Lot 1. Proposed Lot 2 already has two existing 20mm connections to the water supply pipe on Factory Road with meters installed (#06M269012 and #06M269015).

The new water connection installed as part of Stage 1 can serve one of the six new lots created by Stage 2. Five new individual water connections will be required to service the other lots.

At Stage 3, both the existing metered water connections can be retained to service the existing dwelling and the existing accessory building on new Lots 1 and 2.

Fire-fighting Requirements:

All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies. There is a Fire Hydrant (WFH05725) 55.0m from the development entrance. Based on SNZ PAS 4509:2008, a W3(25L/s) zone requires a fire hydrant within 135m of each dwelling, and a second hydrant within 270m. The new lots will be compliant with these fire-fighting requirements.

Stormwater Services:

The District Plan sets the site coverage for the Residential 1 zone at 40%. Due to the under-sized lots for Stage 2, a Storm Water Management Plan (SWMP) is required by the Water and Waste Services Business Unit.

The SWMP must ensure proposed development will not exacerbate any current capacity or surcharge issues within the area. The SWMP is to include:

- Storm water calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow;
- Calculations of total site imperviousness from buildings and hard surfacing;
- The current issues with the Mosgiel flood levels shall be addressed clearly, thus the proposed building floor levels shall be designed accordingly.
- Detail stormwater management systems proposed for the development to accommodate for any excess runoff from extra impervious surfaces including details of the proposed soakage pits.

The SWMP must be submitted and accepted by the Asset Planning Engineer, Water and Waste Services Business Unit, prior to any construction commencing.

Waste Water Services:

No changes to wastewater servicing is required at Stage 1.

At Stage 2, the developer proposes extending the 150mm diameter wastewater pipe in Didham Drive to service proposed Lots 1 to 6. An easement in gross in favour of Dunedin City Council will be required over the newly constructed pipe where it falls within private property.

It is noted that proposed Lots 1, 3, 4, 5, and 6 will have Council-owned infrastructure within their boundaries. Any buildings constructed on these lots must be at least 1.5m from the proposed pipe, as specified in Section 5.5 of the Dunedin Code of Subdivision and Development 2010 unless otherwise approved by the Water and Waste Services Business Unit. Any fences built within the 1.5m clearance area will need to have removable sections for ease of access to the services.

The applicant must provide detailed engineering plans and associated calculations of how Stage 2 is to be serviced for wastewater to the Asset Planning Engineer, Water and Waste Services Business Unit, for approval prior to any works commencing on site.

The engineering plans and associated calculations submitted to the Water and Waste Services Business Unit must meet the requirements of the Construction Plan Check List and the Dunedin Code of Subdivision and Development 2010. All work associated with installing the Council-owned infrastructure shall be undertaken in accordance with the approved engineering plans.

It is noted that the Asset Planning Engineer and Quality Inspector requires at least 48 hours' notice of any required inspections and/or test sign offs. The developer's engineer must also be on-site for these inspections.

Once construction is complete, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services Business Unit, for approval. The as-built plans shall be accompanied by a complete quality assurance report of the installed wastewater infrastructure to be vested in Council. While the newly installed and approved infrastructure is within the 12 month maintenance period, the Asset Planning Engineer must be notified of another inspection about two months prior to the end of the maintenance period when the infrastructure is handed over to Council. This will allow any remedial work to be done prior to the 12 month maintenance period finishing.

At Stage 3, the existing wastewater drain which services the existing dwelling and the existing shed will need to be split into two independent services.

Private Drainage:

At Stage 1, proposed Lot 1 has existing sheds but no drainage records for these sheds can be found. A wastewater lateral is to be installed to the Council services in Didham Drive, and stormwater shall discharge to an approved soak pit. The existing buildings on Lot 2 are served with a wastewater lateral to the Council wastewater pipe in Factory Road. Stormwater discharges to soakage pits.

At Stage 2, proposed Lots 1 to 6 will each require wastewater laterals to the proposed Council wastewater pipe. Stormwater for each lot is to discharge to approved soakage pits as installed in accordance with the MWH-Moreclarke developments stormwater management design.

At Stage 3, proposed Lot 1 has an existing dwelling which is serviced with wastewater drainage to the Council-owned wastewater pipe in Factory Road. The connection from the building of Lot 2 must be sealed off from the house drain. A private drain in

common will not be accepted, and a new drain for Lot 2 must be installed to the Council-owned drain in Factory Road. An easement will be required for this drain. Stormwater is to drain to an approved soakage pit.

Easements:

All rights shall be reserved for any easements or easements in gross which may be required by this subdivision. An easement in gross in favour of the Dunedin City Council is required over the proposed Council-owned wastewater pipe to be located within proposed Lots 1, 3, 4, 5 and 6 of Stage 2. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.

Summary:

The Water and Waste Services Business Unit has no issues with the proposed subdivision, subject to conditions consistent with the above comments.

4. Hazards (18.6.1(t))

Council's Consulting Engineer, MWH, has considered the application in relation to the Hazards Register, street files and available aerial photography. He advises that the general area is subject to the following hazards:

- Inactive flood-water dominant alluvial fans;
- The site is recorded on the GNS Assessment of Liquefaction hazards in Dunedin City, dated May 2014, as within Domain A. The ground is predominantly underlain by rock or firm sediments. There is little or no likelihood of damaging liquefaction occurring. This is not considered to be a risk.
- Subject to amplified movement during a significant seismic event (a building control design issue);
- Within Area 21 of the ORC Flood Mapping.

Regarding the flooding (overland flow path) risk, the Otago Regional Council's report on Lower Taieri hazards (September 2006) identifies the property as being within zone I where, *"Existing protection is provided to a 100 year (1% AEP) flood level, and floors are to be set 200mm above flood level."* This 200mm flood level relates to local ponding, and any future dwellings should be set 200mm above any known local ponding areas. The Consulting Engineer notes that this report has recently been revised and updated by the Otago Regional Council Report on Natural Hazards on the Taieri Plains, Otago, Engineering and Hazards Committee, July 2012. Figure 4.10 of this report places the property within Area 21 – Wingatui, with the flood hazard characteristics defined for this area as follows:

'Parts of this area are exposed to flood hazard from the Owhiro Stream and, to a lesser degree, the Silver Stream, and the hill catchments to the east. The Silver Stream is very incised at this location. The area lies within the East Taieri Drainage Scheme which provides land drainage to a rural standard (ORC, 2012c).'

The area is included within the mapped extent of flooding associated with the February 1868 Flood event.

The site is flat and a continuation of existing residential development on Didham Drive. The Consulting Engineer is not anticipating significant earthworks as part of the development.

The Consulting Engineer does not consider the noted hazard as being significant or relevant, apart from the potential for flooding. There are no general potential

instabilities of concern, and the proposal is not expected to create or exacerbate instabilities on this or adjacent properties.

MWH recommends that the following advice be added to the consent decision:

At the time of the subdivision, the developer must, for each potential lot/title:

- *Confirm a minimum floor level to ensure that any development meets Building Act requirements to avoid potential inundation (including flooding, overland flow, storm surge, tidal effects, and ponding) on the land on which the building work is to be carried out or adjacent landowners property.*
- *This proposed level must therefore address the potential for egress of water from the property via secondary flow paths, ensure that construction is not proposed in low-lying areas and that the path of storm water is not displaced from ephemeral flow paths into neighbouring properties.*
- *The site lies on deep alluvial soils that may result in amplified movement during a significant seismic event – this is a design load case issue that will be dealt with at building consent stage*

I note that it is difficult to determine such floor levels with confidence, and believe that appropriate levels should be set at the time of building consent application for the new dwellings on this land. I also note that the Proposed Plan has nominated for this land a minimum floor level of 0.5m to 0.9m above the existing ground level based on more recent information. This is not a District Plan requirement at this stage although it may become so as the Proposed Plan becomes operative. The above recommendations are therefore addressed in the decision as advice notices, and the floor level will be set by Building Control at the time of building consent.

5. Transportation (18.6.1(c))

The Transportation Planner, Transportation, has considered the application. Factory Road is a District Road, and Wingatui Road and Didham Drive are Local Roads, in the Dunedin City roading hierarchy.

The Transportation Planner advises that there are no physical changes to the site anticipated at Stage 1, including the existing access arrangements. This is acceptable.

At Stage 2, Lots 1 to 4 will all have frontage to Wingatui Road and/or Didham Drive. Vehicle access to these lots can be determined at the time of their development in the future.

Lots 5 and 6 will share reciprocal rights of way to Wingatui Road. The vehicle access over Rights of Way A and B shall comprise a combined minimum formed width of 3.0m, and shall be adequately drained and hard surfaced for its duration.

At Stage 3, Lot 1 will rely on an existing crossing place to Factory Road for access. The vehicle access will need to meet the District Plan requirements. Specifically, the vehicle access shall be a minimum 3.0m formed width, be hard surfaced from the edge of the carriageway of Factory Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

The existing vehicle crossing for Lot 2 is considered to be acceptable. However, should there be further development on Lot 2, it may require reconsideration of vehicle access requirements.

The parking and manoeuvring provision for the new lots will be assessed at the time of building consent or resource consent application. It is not apparent however, whether the on-site parking and manoeuvring provided for the existing dwelling on Lot 1 Stage

3 will comply with the on-site parking and manoeuvring requirements of the District Plan. The following consent conditions are recommended:

- *On-site parking shall be provided for the dwelling within Lot 1, Stage 3, in compliance with Rule 8.7.2(vii)(a). The parking area, and associated access and manoeuvring areas, shall comprise an appropriate all-weather surface.*
- *Sufficient manoeuvring space shall be provided for the parking area to prevent vehicles reversing directly onto or off Factory Road. The area shall be sufficiently sized so that an 85th percentile design motor car is only required to make one reversing movement when manoeuvring.*

Overall, Transport considers that the proposed subdivision will have effects which are no more than minor on the safety and functionality of the transport network, subject to conditions consistent with the above matters.

6. Earthworks (17.7.5(ii))

This consent does not address any earthworks for this subdivision associated with the development of the new lots, or the formation of any new accesses to the individual lots, manoeuvring areas, or retaining walls (should any be required). Should future earthworks within the new lots breach the performance standards of Section 17 of the District Plan, further consent will be required. Land use consent will also be required for any structures, such as retaining walls supporting fill or surcharge, near to boundaries.

7. Bulk and Location (8.13.3)

At Stage 3, the subdivision of Lot 2 Stage 1 will place a new boundary between the existing house and the large accessory building, creating bulk and location breaches for the house. The new boundary will be 1.5m from the northeast wall of the house, therefore creating a side yard breach of 0.5m. There is likely to be an associated breach of the height plane angle although this is not discussed in the application and the extent of the breach, should it occur, is not specified.

The house is an existing structure and the effects of the breach or breaches will be confined to the two new lots. The relationship of the house and accessory building is already well established, and the proposed subdivision will merely introduce a legal boundary between the two structures. Any person purchasing either new lot will be aware of the proximity of the buildings to the new boundary, and will presumably not buy the property if the bulk and location breaches are unacceptable. The position of the new boundary does not create any potential issues for fire rating of the house. Accordingly, Council has no issues with the proposal.

8. Amenity Values

The proposed subdivision will create residential sites in a residential zone, and in this regard, the effects of the proposal are largely anticipated by the zoning of the site. One means by which the District Plan maintains the amenity values of an area is through the density provisions of the various zones. In this case, the subdivision proposal will result in eight new lots on a subject site of approximately 5239m². There is sufficient land in the site for ten residential units, so the proposed subdivision does not breach the density over and above that anticipated by the District Plan, and does not increase the potential density of development beyond that permitted by the Plan even though proposed Lots 5 and 6 will be undersized.

Proposed Lots 1 to 6 Stage 2 will be vacant sites at the time of subdivision. These will be suitable for residential development, and it is expected that the new houses will be similar to those being built elsewhere within the Mosgiel East Structure Plan area. The

new development is expected to maintain the amenity values and character of the surrounding area.

The structures for Lots 1 and 2 Stage 3 are existing buildings which are not anticipated to change except that the large accessory building will be converted to residential use. The residential activity is expected for this zone, and the bulk and location of the building is already established. The proposed subdivision at Stage 3 is also expected to maintain the amenity values of the area.

CONSENT DECISION

SUB-2016-97

*That pursuant to section 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Act, and the provisions of the Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots, subject to the conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land use LUC-2016-491

*That pursuant to section 34A(1) and 104B and after having regard to Part II and sections 104 and 104D of the Resource Management Act 1991, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97, at 179 Factory Road, Mosgiel, subject to one condition imposed under section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

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

Objectives and Policies

Dunedin City District Plan

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application.

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** seeks to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision Section)** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 18.2.7 and Policy 18.3.7 (Subdivision Section)** seek to ensure that subdividers provide the necessary infrastructure to and within subdivisions to avoid,

remedy or mitigate all adverse effects and ensuring the future potential of the infrastructure is sustained.

- **Objective 20.2.2 and Policy 20.3.2 (Transportation Section)** seek to ensure that land use activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

Proposed Plan

The objectives and policies of the Proposed Plan must be considered alongside the objectives and policies of the current district plan. The proposal is considered to be consistent with the following Proposed Plan objectives and policies:

- **Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.4 and 6.2.3.9 (Transportation Section)**, which seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**, which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policy 15.2.4.2 (Residential Zones)**, which seek to ensure that subdivision activities and development maintain or enhance the amenity of the streetscape and reflect the current of intended future character of the neighbourhood.
- **Objective 15.2.5 and Policy 15.2.5.3 (Residential Zones)**, which seek to ensure earthworks necessary for approved land use and development are enabled, while avoiding or adequately mitigating any adverse effects on visual amenity, stability of the land, or surrounding properties.
- **Policy 11.2.1.13 (Hazards)** which seeks to only allow subdivision where the risk from natural hazards, including any future development, will be avoided or no more than low.

As the Proposed Plan is not far through the submission and decision-making process, the objectives and policies of the Dunedin City District Plan have been given more consideration than those of the Proposed Plan.

Section 104D

Section 104D of the Resource Management Act requires that a resource consent for a non-complying activity must not be granted unless the proposal can meet one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or the application is for an activity which will not be contrary to the objectives and policies of either the relevant plan or the relevant proposed plan. In my opinion, the proposed subdivision of the subject site and the retention of existing accessory buildings on the new lots with no associated permitted activity will have effects which are no more than minor and are not contrary to the objectives and policies of the District Plan. Therefore Council can exercise its discretion under Section 104D to grant consent subject to the recommended conditions.

Other Matters

Case law has suggested that in order to grant consent to a non-complying activity, the application needs to be a 'true exception' otherwise, in terms of precedent effects, the integrity of the Plan could be undermined. In this instance, the subdivision proposal is non-complying because Lots 5 and 6 Stage 2 are undersized and have insufficient frontage. The District Plan anticipates some flexibility in the sizes of lots provided the overall density of

development is in accordance with the expectations for the zone. There is sufficient land within proposed Lot 1 Stage 1 for six residential units without subdivision, and the undersized Lots 5 and 6 are a result of the configuration of the new lots as a consequence of obtaining access to the rear properties. The insufficient frontage for Lots 5 and 6 is considered to be a technicality as reciprocal rights of way will provide compliant legal and physical access.

The land use proposal is a non-complying activity because the subdivision will separate existing accessory buildings from the present residential activity on-site. The Stage 1 subdivision does not involve any new development, and there will be no obvious physical change to the use of the land as a result of the subdivision. As such, the temporary retention of the well-established accessory buildings on a new site is not considered to undermine the integrity of the District Plan. At Stage 3, the large accessory building at the corner of Wingatui and Factory Roads is, likewise, not expected to challenge the integrity of the Plan as this is an existing structure and land use. The Stage 3 proposal is to convert the building to residential use, in which case the accessory building will no longer be a non-complying structure for the zone although there will be no actual physical change to the building or site.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered consistent with section 5(2)(c); "Avoiding, remedying, or mitigating any adverse effects of activities on the environment", section 7(c) "The maintenance and enhancement of amenity values" and section 7(f) "The maintenance and enhancement of the quality of the environment."

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin 9058

Attn: Senior Planner- Enquiries Plaza, Ground Floor.

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Subdivision & Land Use

Consent Number: SUB-2016-97 & LUC-2016-491

Location of Activity: 179 Factory Road, Mosgiel

Legal Description: Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled)

Lapse Date: SUB-2016-97: 10 November 2021, unless the consent has been given effect to before this date.
LUC-2016-491: Three years from the signing of the section 223 certificate of SUB-2016-97. For clarity, the giving effect of the land use consent in respect of Stage 1 does not give effect to the consent in respect of Stage 3.

CONSENT DECISION

SUB-2016-97

*That pursuant to section 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Act, and the provisions of the Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the staged subdivision of Allotment 90-91 DP 1494 (CFR OT141/16 Part Cancelled) at 179 Factory Road, Mosgiel, into a total of eight residential lots, subject to the conditions imposed under sections 108 and 220 of the Act, as follows:*

Stage 1: Subdivision of the subject site into Lots 1 and 2:

1. *The proposal shall be given effect to generally in accordance with the plan prepared by Paterson Pitts Group, entitled, 'Proposed Subdivision of Pt Secs 90 & 91 Blk VI East Taieri SD, Stage 1,' and the accompanying information submitted as part of SUB-2016-97 received at Council on 12 October 2016, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then those easements shall be granted or reserved and included in a Memorandum of Easements.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *An "application for Water Supply - New Service" shall be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection to Lot 1t. Details of how Lot 1 is to be serviced for water shall accompany the application.*
 - b) *Upon approval by Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*

Stages 2 and 3 can be given effect to in either order.

Stage 2: Subdivision of Lot 1 Stage 1 into Lots 1 to 6:

4. *The proposal shall be given effect to generally in accordance with the plan prepared by Paterson Pitts Group, entitled, 'Proposed Subdivision of Lot 1 Stage 1,' and the accompanying information submitted as part of SUB-2016-97 received at Council on 12 October 2016, except where modified by the following:*
5. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then those easements shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *Easements in gross in favour of the Dunedin City Council shall be created as required over any servicing infrastructure within private property which is to be vested with the Council. The easement/s in gross shall be made in accordance with the relevant section/s of the Dunedin Code of Subdivision and Development 2010.*
 - c) *That reciprocal Rights of Way A and B shall be duly created or reserved over Lots 5 and 6, and shall be shown on the survey plan in a Memorandum of Easements. The rights of way shall have a combined legal width of at least 3.5m.*
6. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *An "application for Water Supply - New Service" shall be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection to each un-serviced residential lot. Details of how each lot is to be serviced for water shall accompany the application.*
 - b) *Upon approval by Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*
 - c) *The applicant shall provide detailed engineering design (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services Business Unit, for approval prior to any works commencing on site. The engineering plans and associated calculations shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.*
 - d) *All work associated with installing Council owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
 - e) *On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services Business Unit, for approval. The as-built plans shall be accompanied by a quality assurance report of the installed infrastructure to be vested in Council.*

- f) *That a Stormwater Management Plan for the subdivision shall be provided to Water and Waste Services for approval prior to construction commencing. The SWMP must outline how stormwater from each lot of the subdivision will be managed to ensure post-development flows do not exceed pre-development flows, and identify and address any downstream effects of the stormwater generated by the development, including any mitigation required.*
- g) *That the stormwater management of the new development shall be undertaken in accordance with the approved Stormwater Management Plan.*
- h) *Foul drain laterals to the new foul sewer shall be installed for each new residential lot.*
- i) *A consent notice shall be prepared for Lots 1 to 6 for the following on-going condition:*

'This lot shall be served for stormwater drainage by an on-site stormwater disposal system. Stormwater drainage shall be implemented in accordance with either the 'Stormwater Design and Management Assessment Report' by AD & Partners Consulting Engineers Ltd, or the 'Proposed Subdivision Stormwater Management' report dated 2008, prepared for Morclarke Developments Ltd by MWH New Zealand Ltd. These documents are available for viewing at Council. It is the property owner's duty to maintain this system as the Dunedin City Council will not take responsibility for any problems with flooding or seepage that may occur due to this stormwater disposal system discharging to the ground.'
- j) *That Rights of Way A and B shall be formed to a minimum width of 3.0m, and be hard surfaced and adequately drained for its duration.*
- k) *That electricity and telecommunications shall be supplied to the net area of each allotment. These shall be installed underground from any existing reticulation.*

Stage 3: Subdivision of Lot 2 Stage 1 into Lots 1 and 2:

- 7. *The proposal shall be given effect to generally in accordance with the plan prepared by Paterson Pitts Group, entitled, 'Proposed Subdivision of Lot 2 Stage 1,' and the accompanying information submitted as part of SUB-2016-97 received at Council on 12 October 2016, except where modified by the following:*
- 8. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then those easements shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *That an easement for the drainage of wastewater over Lot 2 in favour of Lot 1 shall be duly created or reserved, and shall be shown on the survey plan in a Memorandum of Easements.*
- 9. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*

- a) *That the existing private wastewater lateral servicing both the dwelling and the existing accessory building/new residence shall be cut and plugged so as to disconnect the accessory building.*
- b) *That a new wastewater lateral from the accessory building/new residence shall be installed to the Council-owned wastewater pipe in Factory Road.*
- c) *That on-site parking for at least two vehicles shall be formed on Lot 1. The parking area, and associated access and manoeuvring areas, shall comprise an appropriate all-weather surface. Sufficient manoeuvring space shall be provided for the parking area to prevent vehicles reversing directly onto or off Factory Road. The area shall be sufficiently sized so that an 85th percentile design motor car is only required to make one reversing movement when manoeuvring.*
- d) *The access to the parking area on Lot 1 shall be formed to a minimum width of 3.0m, be hard surfaced from the edge of the Factory Road carriageway to a distance at least 5.0m inside the property boundary, and be adequately drained.*

Land use LUC-2016-491

*That pursuant to section 34A(1) and 104B and after having regard to Part II and sections 104 and 104D of the Resource Management Act 1991, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the retention of accessory buildings on new Lot 1 Stage 1, and new Lot 2 Stage 3, and for bulk and location breaches of the existing house on new Lot 1 Stage 3 of SUB-2016-97, at 179 Factory Road, Mosgiel, subject to one condition imposed under section 108 of the Act, as follows:*

- 1. *The proposal shall be given effect to generally in accordance with the plans prepared by Paterson Pitts Group, entitled, 'Proposed Subdivision of Pt Secs 90 & 91 Blk VI East Taieri SD, Stage 1,' and 'Proposed Subdivision of Lot 2 Stage 1,' the accompanying information submitted as part of LUC-2016-491 received at Council on 12 October 2016.*

Advice Notes:

- 1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
- 2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for any construction work as part of the subdivision.
- 5. The consent holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

6. The following documentation is recommended as best practice guidelines for managing erosion and sediment –laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 'Erosion and Sediment Control Guidelines for the Canterbury Region' Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites."
7. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service. Any new development must be within 135m of a fire hydrant, otherwise the proposal will be non-compliant with fire-fighting requirements.
8. The installation and connection of a new water service to the existing public water reticulation system or the upgrading of an existing water service connection will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Water and Waste Services Business Unit or an approved AWSCI, as per the Dunedin City Council Water Bylaw 2011. A quote for the required work must be obtained from an approved water supply connection installer (AWSCI). The list of AWSCI's, application form and the full process can be found here <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
9. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
10. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process. Separate stormwater and foul sewage drains are required for the new lots.
11. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
12. It is advised that in the event of any new development of the new lots, Transportation will review the provisions for access and parking at the time of any building consent or resource consent application.
13. It is advised that any vehicle access from a road carriageway to the property boundary is over road reserve and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
14. This consent does not address any earthworks for this subdivision associated with the development of the new lots, or the associated formation of any new access, manoeuvring areas, or retaining walls within the lots. Should earthworks on-site

breach the performance standards of Section 17 of the District Plan, further consent will be required. Land use consent will also be required for any structures, such as retaining walls supporting fill or surcharge, near to boundaries.

15. There is a potential for this land to flood given its low-lying nature. The Council has not set a minimum floor level for new development on the new lots as part of this resource consent, but it is advised that there might be a minimum floor level requirement at the time of building consent application. The applicant should be prepared to build at a level some distance above ground level. Building Control Services will determine an appropriate level.
16. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays			
	1800		

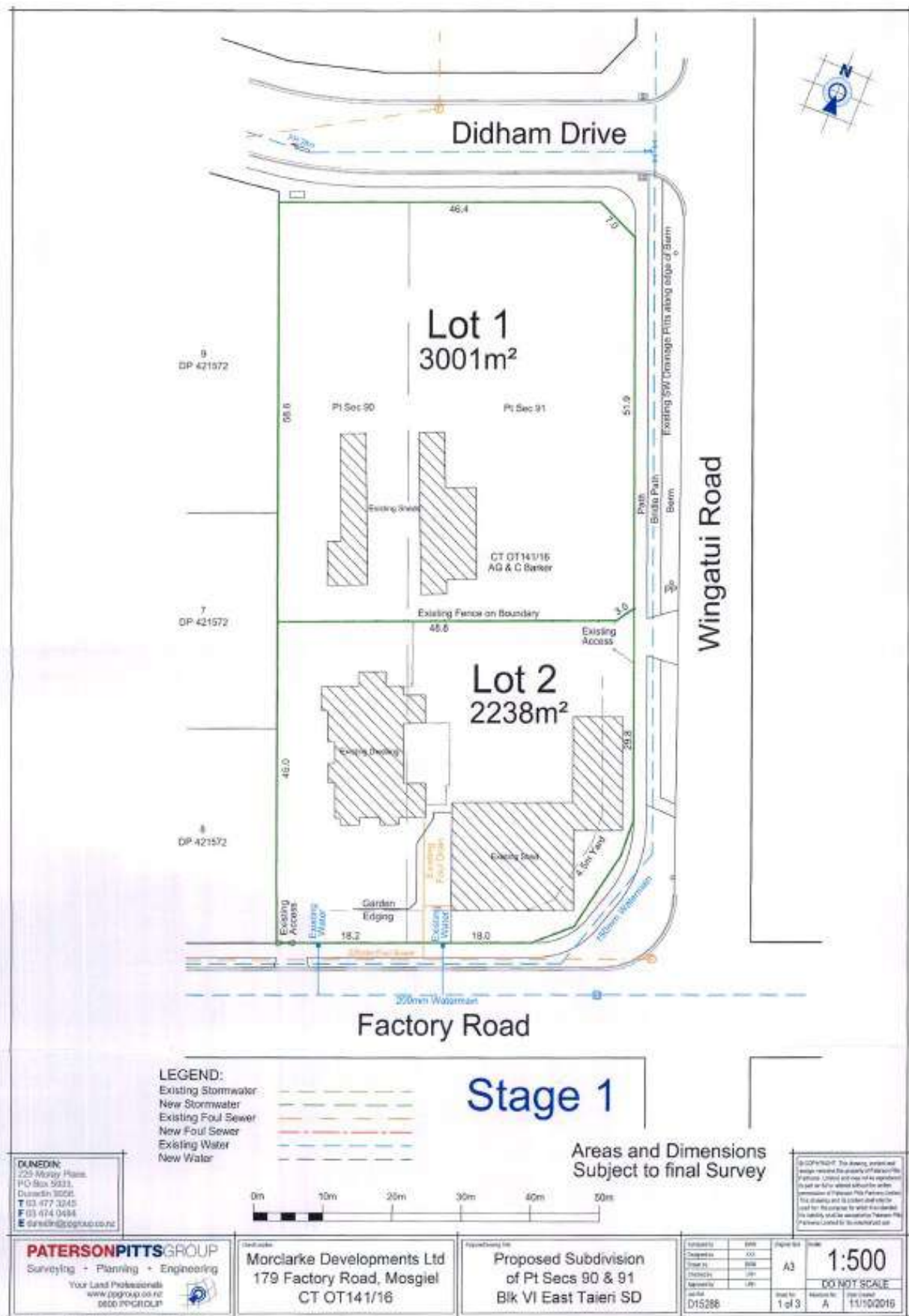
Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise. Please Note: the lower noise limits on Sundays and Public Holidays may mean that no construction work can occur on these days.

17. The private stormwater system for each lot will need to be installed at the time of building consent for the future development. The design and installation of the private stormwater system will be subject to approval by Building Services.
18. It is advised that under the present rules of the Proposed Plan as notified on 26 September 2015, the construction of dwellings on Lots 5 and 6 Stage 2 will be non-complying activities. The relevant rule is not yet in effect or operative, so the Council is unable to issue consent for residential activity on these lots as part of this consent decision, and such an activity is permitted under the current operative District Plan. However, unless the proposed rules are modified during the hearing and/or appeal processes, it will be necessary to obtain resource consent to establish residential activity on Lots 5 and 6 Stage 2 unless they are developed before the proposed rule is given effect or becomes operative.

Issued at Dunedin this 10 November 2016.

Lianne Darby
Planner

COPY OF PLANS: Not to scale.





18 April 2016

Paterson Pitts Partners Ltd
PO Box 5933
Moray Place
Dunedin

Dear Andrew,

HAIL-2016-7 – 179 Factory Road Mosgiel

Please find enclosed the results of the Hazardous Activities and Industries List (HAIL) Property Search lodged on 4 February 2016. This HAIL property search details the information which is documented on Council records for the site at 179 Factory Road, Mosgiel. Please note the attached documentation only includes information that is available on the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of this site.

No evidence has been found in Council records that the site has ever been used for a HAIL activity.

It is recommended that further investigation of the historic land use be undertaken through other means including consulting with any former land owners and checking with the Otago Regional Council. This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Yours sincerely



Phil Marshall
Senior Planner

Phil Marshall

From: Chris Scott
Sent: Wednesday, 10 February 2016 03:08 p.m.
To: Phil Marshall
Cc: Resource Consents Front Counter; Information Solutions - Archives
Subject: RE: HAIL-2016-7, 179 Factory Road Mosgiel, HAIL application lodged
Attachments: 179 Factory 1947.jpg; 179 Factory 1963.jpg; 179 Factory 1976.jpg; 179 Factory 1990.jpg; 179 Factory 2000.jpg; 179 Factory 1996.jpg; 179 Factory 1982.jpg

Hi Phil,

I have examined the available archival records relating to this property, and have found no evidence of HAIL activity taking place there. The house on the property appears to have been there since at least 1914, and the address used for farming and subsequently horse-training.

The available aerial photos are attached; if you require anything further, please let me know.

Regards,

Chris Scott
Archivist, Information Solutions
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3694

Email: <mailto:chris.scott@dcc.govt.nz>; <http://www.dunedin.govt.nz> P Please consider the environment before printing this e-mail

-----Original Message-----

From: Lorna Jackson
Sent: Wednesday, 10 February 2016 10:43 a.m.
To: Information Solutions - Archives
Subject: HAIL-2016-7, 179 Factory Road Mosgiel, HAIL application lodged

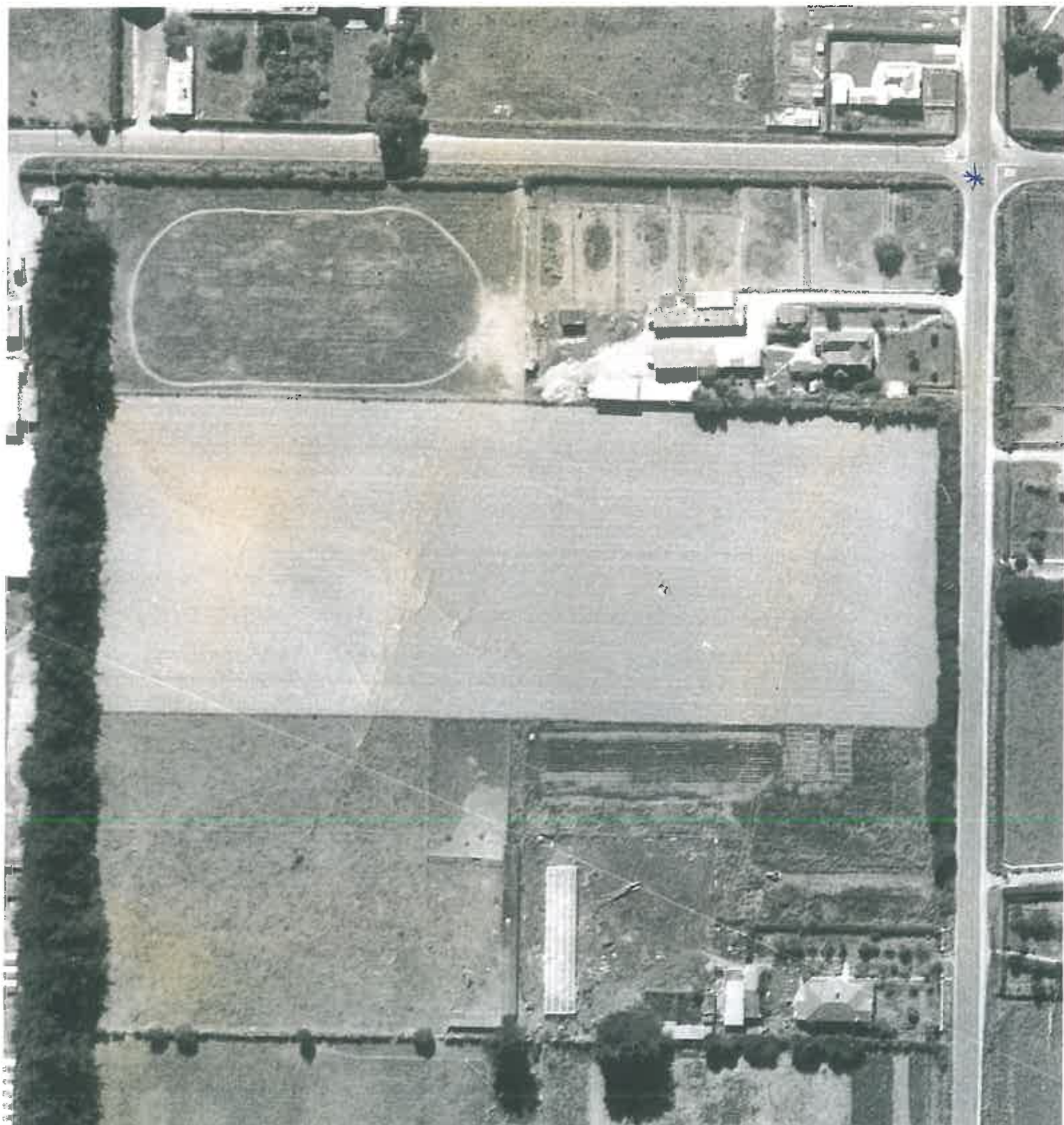
Please do the archival search

Additional Info:
Attachment links to HAIL-2016-7, 179 Factory Road Mosgiel

DATE 1947



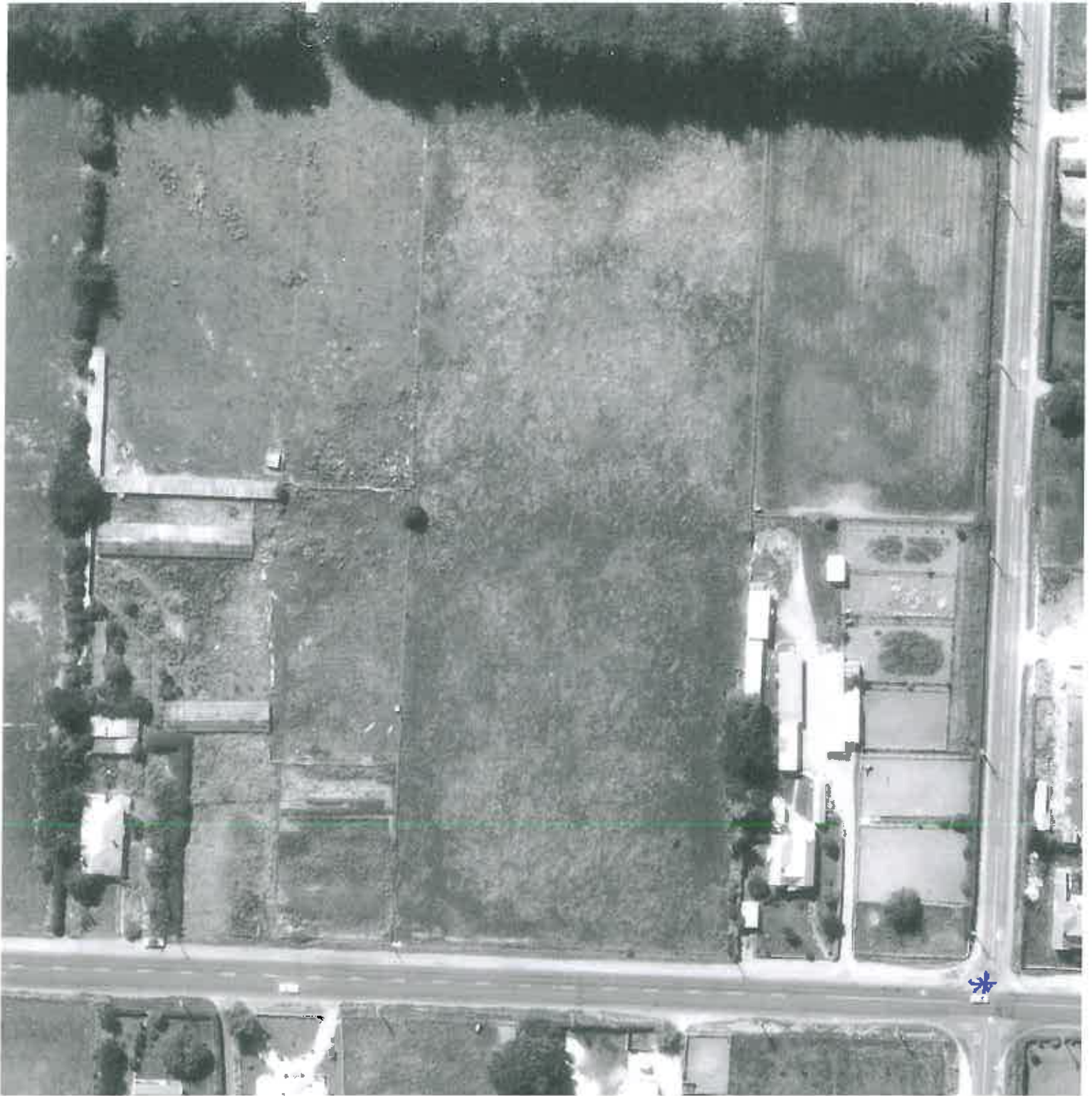
DATE
1963.



DATE
1976



7



DATE 1982

DATE 1990.



↗







DATE 1996







DATE 2000.

Building and Planning Consents for 179 Factory Road, Mosgiel.

Building Application	EDMS	OK	Status	Description	Lodge Date
PIM-2008-2012		✓	PIM Issued	Erect Garage/Workshop, Toilet , Handbasin and Shower	05/09/2008
ABA-2008-1992		✓	CCC Issued	Erect Garage/Workshop, Toilet , Handbasin and Shower	05/09/2008
ABA-2006-312328 GEMS ID ABA61558		✓	CCC Issued	(DWX) METRO RAD HEATER/WETBACK	06/06/2006
ABA-2005-310136 GEMS ID ABA53563		✓	CCC Issued	ADD TO BRM/ENSUITE/WARDROBE	27/10/2005
ABA-1999-347879 GEMS ID ABA992529		✓	Withdrawn	ADD TO DWG/ENSUITE	14/09/1999
ABA-1995-333368 GEMS ID ABA954850		✓	CCC Issued	ABA954850 (DWX) 4850 - Erect boundary fence (Barker)	16/10/1995
ABA-1995-329819 GEMS ID ABA950293		✓	Archived	ABA950293 (DWX) 293 - Erect garage and workshop (Barker)	30/01/1995
H-1991-231826 GEMS ID AAD19912843		✓	Historical Record	AAD19912843 L8684 - Plumbing and drainage alterations, plan (Barker)	27/02/1991
H-1990-107710 GEMS ID AAB19901804		✓	Historical Record	AAB19901804 (DWX) 505 - Addition to dwelling, kitchen and bathroom (Barker)	23/10/1990
H-1988-286959 GEMS ID AAS19880243		✓	Historical Record	AAS19880243 G043697 - Erect implement shed, plan (Barker)	16/05/1988
H-1969-274115 GEMS ID AAS19690050		✓	Historical Record	AAS19690050 1699 - Plumbing and drainage alterations, plan (Didham)	11/03/1969
H-1949-34556 GEMS ID AAB19495106		✓	Historical Record	AAB19495106 (DWX) 1598 - ERECT IMPLEMENT SHED (DIDHAM)	22/12/1949
H-1949-251966 GEMS ID AAM19490160		✓	Historical Record	AAM19490160 (DWX) 166 - Erect garage (Didham)	09/02/1949
H-1947-30657 GEMS ID AAB19472150		✓	Historical Record	AAB19472150 (DWX) 1134 - ERECT LOOSE BOXES (DIDHAM)	19/02/1947

H-1946-29061 GEMS ID AAB19461479			Historical Record	AAB19461479 (DWX) 1036 - ERECT HORSE BOXES (DIDHAM)	08/05/1946
H-1946-29047 GEMS ID AAB19461464			Historical Record	AAB19461464 (DWX) 1023 - ERECT ARMY HUTS AS HORSE BOXES (DIDHAM)	10/04/1946

					
Planning Application	EDMS	OK	Status	Description	Lodge Date
HAIL-2016-7 GEMS ID			HAIL request lodged	179 Factory Road	04/02/2016
LUC-2008-669 GEMS ID			Completed	construct a garage, storage, domestic workshop to replace old existing building	22/12/2008
RMA-1995-357344 GEMS ID RMA95457			Consent Issued	ER WORKSHOP AND GARAGE Ownr:A G BARKER / App: A G BARKER DIDHAM LODGE 271 FACT	28/02/1995

RESOURCE CONSENTS WITHIN 50 METRES OF 179 FACTORY ROAD MOSGIEL

5048802 179 Factory Road Mosgiel

[LUC-2008-669](#) Land Use Consent construct a garage, storage, domestic workshop to replace old existing building. The outcome was Granted on 29/01/2009.

[RMA-1995-357344](#) Resource Management Act (Historical Data) ER WORKSHOP AND GARAGE Ownr:A G BARKER / App: A G BARKER DIDHAM LODGE 271 FACT (Non-Notified - Non Complying). The outcome was Granted on 22/03/1995.

5068831 148 Wingatui Road Mosgiel

[RMA-1999-363535](#) Resource Management Act (Historical Data) ESTABLISH ELECTION SIGNS ON PRIVATE PROPERTY(LABOUR PAR TY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/11/1999.

[RMA-1996-360069](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/09/1996.

[RMA-1991-351174](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:A.L. MCLEAN / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). There has been no outcome yet.

5114892 R Wingatui Road Mosgiel

[SUB-2008-24/B](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 14/04/2011.

[SUB-2008-24](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 23/04/2008.

COC-2008-16 Certificate of Compliance New telecommunications cabinet (situated just inside the pedestrian walkway running between Wingatui Road and Showgate Crescent). The outcome was Granted on 26/09/2008.

SUB-2008-24/A Subdivision Consent s127 variation of conditions. The outcome was s127 Upheld on 16/09/2008.

SUB-2008-24 Subdivision Consent Subdivision. The outcome was Granted on 23/04/2008.

RMA-1982-354203 Resource Management Act (Historical Data) CONTINUE TO DISPLAY THE "LUCKY SON LODGE / App: TA BROWN (Notified - Non Complying). The outcome was Declined on 28/06/1982.

RMA-1990-350841 Resource Management Act (Historical Data) Certificate 312 Ownr:DCC (Non-Notified - Non Complying). There has been no outcome yet.

5115250 2 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115251 167 Wingatui Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115255 4 Didham Drive Mosgiel

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

LUC-2008-266 Land Use Consent breach of the front yard of Lot 26 and the breach of site coverage on Lots 19, 20, 21, 23, 24 and 28. The outcome was Granted on 09/07/2008.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115256 6 Didham Drive Mosgiel

LUC-2014-44 Land Use Consent breach of 40% site coverage. The outcome was Granted on 26/02/2014.

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115261 171A Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

SUB-2008-66/A Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

SUB-2008-66 Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

5115262 171 Factory Road Mosgiel

LUC-2009-315 Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115263](#) 173 Factory Road Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115264](#) 173A Factory Road Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115265](#) 175A Factory Road Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115266](#) 175 Factory Road Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115269](#) 14 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115272](#) 20 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115275](#) 5 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115276](#) 3 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115277](#) 7 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115278](#) 9 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115279](#) 11 Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115284](#) R Didham Drive Mosgiel

[LUC-2009-315](#) Land Use Consent construct residential units. The outcome was Granted on 10/08/2009.

[SUB-2008-66/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 05/03/2009.

[SUB-2008-66](#) Subdivision Consent 33-lot subdivision creating 32 residential allotments. The outcome was Granted on 09/07/2008.

[5115848](#) 176 Factory Road Mosgiel

[SUB-2009-76](#) Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 08/10/2009.

[RMA-1993-357945](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:G J HENDRY/JOHN TURN / App: D. Johnston PO Box 3 (Non-Notified - Non Complying). The outcome was Granted on 17/11/1993.

[RMA-1993-355792](#) Resource Management Act (Historical Data) SUBDIVIDE EXISTING CERT OF TITLE Ownr:JOHN TURNBULL / App: J TURNBULL JOHNSTON WHITNEY (Notified - Non Complying). The outcome was Granted on 17/11/1993.

[RMA-1992-351332](#) Resource Management Act (Historical Data) Certificate 226 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.