

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 35 Gebbie Street Mosgiel

Prepared for: Michael John Wing and Joytika Devi Wing  
Prepared on: 24-Mar-2026

### Property Details:

<b>Property ID</b>	5054804
<b>Address</b>	35 Gebbie Street Mosgiel
<b>Parcels</b>	LOT 17 DP 15476
<b>Property ID</b>	5155778
<b>Address</b>	35A Gebbie Street Mosgiel
<b>Parcels</b>	LOT 17 DP 15476

### 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 24-Mar-2026

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

No information.

#### Land Stability Hazards

No information.

#### Coastal Hazards

No information.

#### Seismic Hazards

##### **FAULT**

##### **Titri**

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12094

#### Other Natural Hazards

No information.

### Otago Regional Council Hazard Information

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

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

### Contaminated Site, Hazardous Substances and Dangerous Goods

#### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

#### **WARNING – Change in legislation and management of hazardous substances**

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

### Foul Sewer and Waste Water

#### **Drainage Reticulation Plans**

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

#### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **4<sup>th</sup> October 1993**.

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

### Public Sewer Sheets

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

## Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

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

#### Terms and conditions of supply

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

#### Water pressure

Indicative network water pressure to the property is shown on maps available at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure). Specific detail is available on request.

#### Water reticulation maps

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

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

### Rates Details

#### Rates Assessment Details

<b>Rate Account</b>	2054804
Address	35 Gebbie Street Mosgiel
Valuation Number	28010-02976
<b>Latest Valuation Details</b>	
Capital Value	\$950,000
Land Value	\$275,000
Value of Improvements	\$675,000
Area (Hectares)	0.066HA

Units of Use 2

**Current Rates**

Current Rating Year Starting 01-Jul-2025  
Dunedin City Council Rates \$6,933.58

**Rates Outstanding for Year** \$6,691.20

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

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

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

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

**Building and Drainage Consents**

The following consents are recorded for this property:

Status Key:

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

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

[ABA-2014-1140](#) Building Consent - Install Masport R5000 Freestanding Fire

Lodgement Date 30-Jun-2014  
Decision Granted  
Decision Date 01-Jul-2014  
Current Status **CCC Issued**  
Previous Number  
*(Applications before 2007)*

[ABA-2019-1761](#) Building Consent - Relocate Laundry Tub and Install Shower in Laundry of

Dwelling

Lodgement Date 27-Aug-2019  
Decision Granted  
Decision Date 18-Sep-2019  
Current Status **Consent Lapsed**  
Previous Number  
*(Applications before 2007)*

[ABA-2023-1843](#) Building Consent - Erect Dwelling

Lodgement Date	17-Oct-2023
Decision	Granted
Decision Date	30-Nov-2023
Current Status	<b>CCC Issued</b>
Previous Number	
<i>(Applications before 2007)</i>	

### Building and Drainage Permits

[H-1976-260427](#) AAM19760224

H28386 - Erect Dwelling, No Plan (Thurlow Builders). The permit was lodged on 29-Jul-1976.

[H-1976-260428](#) AAM19760225

3368 - Plumbing and Drainage for New Dwelling, No Plan (Thurlow Builders). The permit was lodged on 03-Aug-1976.

### Building Notices

No Building Notices

### Resource Consents

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

#### [LUC-2023-239](#) - Land Use Consent

Description	to establish an ancillary unit contravening density, gross floor area and height recession planes, and associated earthworks
Lodgement Date	21-Jun-2023
Decision	Granted
Decision Date	21-Jul-2023
Current Status	<b>Monitoring Commenced</b>

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

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

### 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**

- Nil

**Overlay Zones**

- Nil

**Mapped Areas**

- Nil

**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

### Building Compliance

A Seepage Incident has been lodged on this property

**Status:** A Seepage Incident has been lodged on this property, Site Visit Complete, Notice to Fix will be issued on this property, Contact Building Services Compliance Team for further details

- **Date of Investigation:** 20-May-2025

### Drainage

#### Form 5 (building consent) copy

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

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

#### Seepage

A seepage incident has been lodged on this property.

Seepage Incident:406825 – 22.01-2019 - Completed

Seepage Incident:157655 – 13.10.2014 - Completed

Seepage Incident:89646 – 28.08.2010 - Completed

Seepage Incident:72780 – 15.10.2008 - Completed

Seepage Incident:54311 – 28.11.2003 - Completed

Seepage Incident:53505 – 17.10.2001 - Completed

Seepage Incident:52428 – 26.02.2001 - Completed

Seepage Incident:58163 – 27.09.1999 - Completed

Seepage Incident:57636 – 23.08.1998 - Completed

### Foul Sewer and Waste Water

#### Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at [www.dunedin.govt.nz/watercourseinfo](http://www.dunedin.govt.nz/watercourseinfo)

#### Restrictions near Council infrastructure

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

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

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

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

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

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

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

### Minimum Floor Levels

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

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

## Planning

### Resource Consents within 50m of 35 Gebbie Street Mosgiel

#### [5054790 22 Gebbie Street Mosgiel](#)

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

#### [5054791 24 Gebbie Street Mosgiel](#)

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

**[5054793 26 Gebbie Street Mosgiel](#)**

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

[LUC-2013-258](#) Land Use Consent add to dwelling. The outcome was Granted on 17/07/2013.

**[5054794 28 Gebbie Street Mosgiel](#)**

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

**[5054795 30 Gebbie Street Mosgiel](#)**

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

**[5054796 32 Gebbie Street Mosgiel](#)**

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

**[5054800 43 Gebbie Street Mosgiel](#)**

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

**[5054801 41 Gebbie Street Mosgiel](#)**

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

**[5054802 39 Gebbie Street Mosgiel](#)**

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

**[5054803 37 Gebbie Street Mosgiel](#)**

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

**[5054806 33 Gebbie Street Mosgiel](#)**

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

**[5054807 1 Leith Street Mosgiel](#)**

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

**[5054808 2 Leith Street Mosgiel](#)**

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

**[5054809 4 Leith Street Mosgiel](#)**

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

**[5054810 31 Gebbie Street Mosgiel](#)**

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

**[5056837 23 Clyde Street Mosgiel](#)**

[SUB-1974-354030](#) Subdivision Consent Ref: 31/1 subdivision of part Lot 1 DP 5534 being part sections 32, 33 and 53 and irregular block East Taieri Survey District. The outcome was Granted on 11/03/1974.

[RMA-1997-361107](#) Resource Management Act (Historical Data) land use consent to erect a garage. The outcome was Granted on 25/07/1997.

**[5056839 27 Clyde Street Mosgiel](#)**

[RMA-1991-351120](#) Resource Management Act (Historical Data) Subdivision Ownr: DONALDSON & MILLER / App: P.M. Haddon PO Box 235 (Non-Notified - Non Complying).

**[5056840 33 Clyde Street Mosgiel](#)**

[SUB-1982-384418](#) Subdivision Consent Ref: 79/1 subdivision of Lot 67 DP 33 and being Part Section 53R and 33 Irregular Block East Taieri Survey District. The outcome was Granted on 02/03/1982.

**[5056841 31 Clyde Street Mosgiel](#)**

[SUB-1982-384418](#) Subdivision Consent Ref: 79/1 subdivision of Lot 67 DP 33 and being Part Section 53R and 33 Irregular Block East Taieri Survey District. The outcome was Granted on 02/03/1982.

**[5056869 32 Clyde Street Mosgiel](#)**

[LUC-2024-16](#) Land Use Consent the soil disturbance on a HAIL site under the NES-CS; earthworks to establish the dwelling and access breaching setback from network utilities and property boundaries; and contravention of the outdoor living and front yard hard surfacing standards by the proposed dwelling. The outcome was Granted on 02/05/2024.

**[5056871 35 Braeside Mosgiel](#)**

[SUB-1978-354613](#) Subdivision Consent Ref: 33/1 subdivision of Lots 18, 56 and 57 DP 33, being part section 33 irregular block, East Taieri survey district. The outcome was Granted on 03/10/1978.

[LUC-2012-567](#) Land Use Consent establish an addition to a dwelling within the dripline of protected trees. The outcome was Granted on 31/01/2013.

[RMA-2004-368174](#) Resource Management Act (Historical Data) CONSTRUCTION OF SUN ROOM/SIDE YARD & HPA ENCROACHMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/09/2004.

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

### **Accuracy of Boundaries**

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

### **Access to Site**

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

### **Heritage New Zealand Pouhere Taonga Act 2014**

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

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

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

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably

qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

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

### 3 Waters

#### Information Regarding Watercourses

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

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

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

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

### Transport

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

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

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

#### **Private stormwater lateral.**

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

MH Manhole  
PL Plumbing  
PLB Plumbing  
PTE Private  
SIS Sewer in section  
WC Water course  
WT Water table  
SW Stormwater

### General terms

RDMS Records and Document Management System

## Appendices



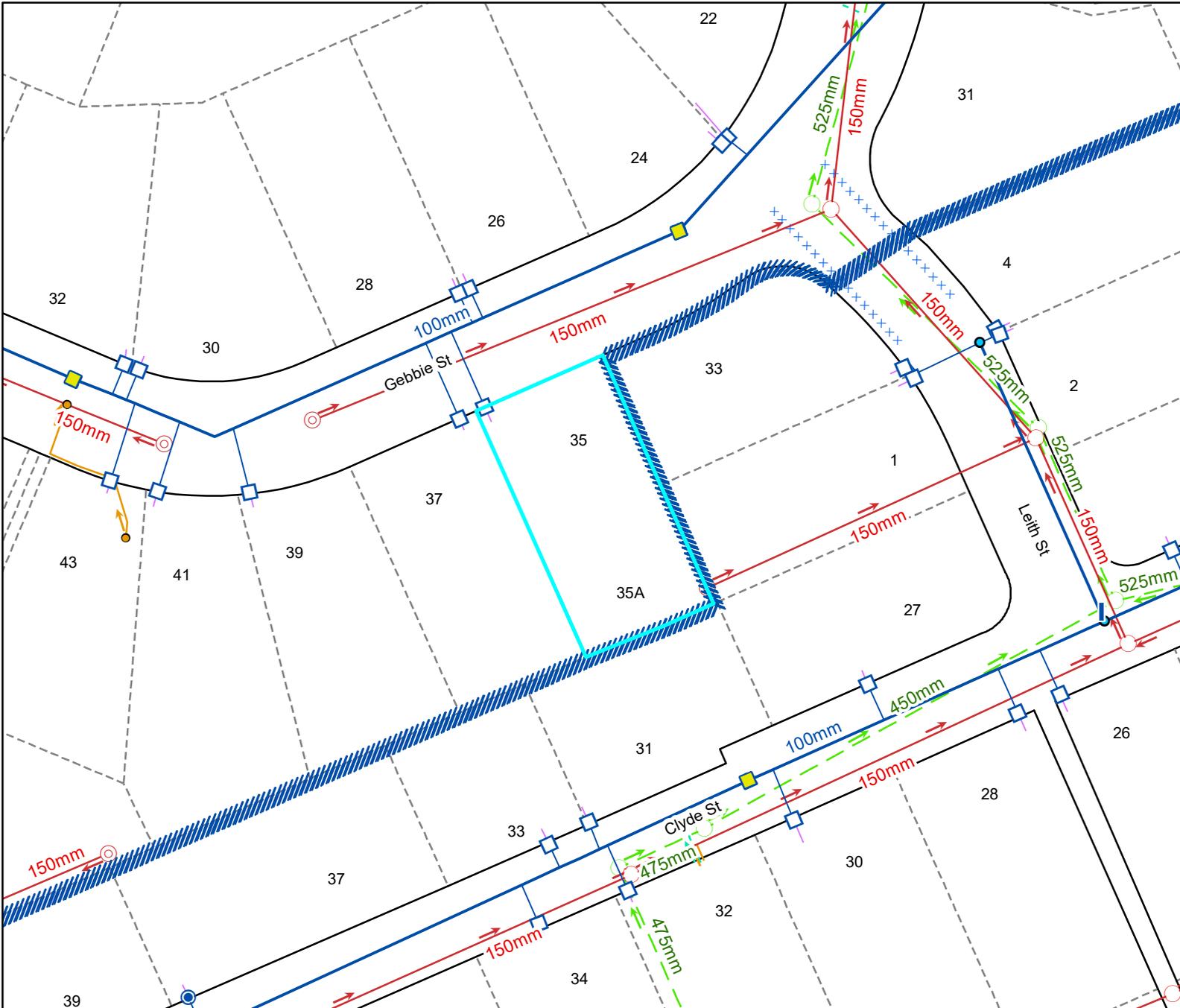
# Photographic Map

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PARCEL LINES CAN VARY FROM  
 LEGAL PARCEL BOUNDARIES  
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 or orthographic standards. Every effort  
 has been made to ensure correctness and  
 timeliness of the information presented.

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### Legend

<b>Water Supply</b>		NR▶	Water Non-Return Valve
□	Manifold Box	⊛	Water Pump Station
⊙	Water Meter	▲	Water Bore
⊙	Toby	■	Water Treatment Plant
⊙	Meter without manifold box	⊙	Water Storage Tank
⊙	Retic Flow Meter	—	Supply Main
⊙	Combination Meter	—	Trunk Main
⊙	Manifold Box With Restrictor	—	Disused
⊙	Water Valve - Zone	—	Reticulation
NR▶	Non Return Valve	—	Scour
◇	Water Valve - Gate	—	Water Service Lateral
◇	Water Valve - Sluice	—	Water Fire Service Lateral
■	Water Hydrant	—	Water Critical Service Lateral
▶	Water Backflow Preventor - RPZ	—	Water Zone Boundary
		—	Water Reservoir
		⊗	Redundant Water Main
<b>NOTE:</b> Private water services have the same symbols as those above, however they are coloured pink.			
<b>Foul Sewerage</b>		⊙	Pump Station
⊙	Standard Manhole	■	Treatment Plant
⊙	Valve Chamber (pressurised)	⊙	Vent
⊙	Boundary Kit	●	Foul Sewer Node
NR▶	Non-Return Valve	—	Foul Drains in Common (public)
⊙	Pump Station Domestic	—	Sewer
⊙	Drop Manhole	—	Trunk Sewer
⊙	Inspection Manhole	—	Vent Line
⊙	Inspection Opening	—	Rising Main
⊙	Lamphole	—	Redundant Foul Sewer Pipe
⊙	Outlet	—	
<b>NOTE:</b> Private foul drains have the same symbols as those above, however they are coloured orange.			
<b>Stormwater</b>		⊙	Roading Bubble-Up Tank
⊙	SW Bubble-up Tank	⊙	Roading Mudtank
⊙	SW Drop Manhole	—	Stormwater Main
⊙	SW Insp Chamber and Grating Inlet	—	Stormwater Trunk Main
⊙	SW Inspection Manhole	—	DCC Open Channel
⊙	SW Inspection Opening	—	Piped WC
⊙	SW Lamphole	—	Open WC
⊙	SW Mudtank Inlet	—	Culvert
⊙	SW Outlet	—	Stormwater Mudtank Pipe
⊙	SW Pipe Inlet	—	Redundant Stormwater Main
⊙	SW Pressure Manhole	⊙	SW Sump
⊙	SW Standard Manhole	⊙	SW Pump Station
⊙	SW Stormwater Node	<b>NOTE:</b> Private stormwater drains have the same symbols as those above, however they are coloured light green.	
<b>General</b>		<b>Cadastral</b>	
—	DCC Water & Waste Structure	—	Parcel
—	Railway Centreline	—	Road/Rail
—		—	Hydro
—		—	Motorway Parcels
—		—	Strata
—		—	Easment (where recorded)



# Council Water & Drainage Services

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

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

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-1140	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
<p>P D Elliott 35 Gebbie Street Kinmont Park Mosgiel 9024</p>		<p><b>Work Type:</b> Alterations/Repairs</p> <p><b>Intended Use/Description of Work:</b> Install Masport R5000 Freestanding Fire</p> <p><b>Intended Life:</b> Indefinite, not less than 50 years.</p>	
<b>PROJECT LOCATION</b>		<p><b>This CCC also applies to the following Amended Consents:</b> N/A</p>	
35 Gebbie Street Mosgiel			
<b>LEGAL DESCRIPTION</b>			
<p><b>Legal Description:</b> LOT 17 DP 15476 <b>Valuation Roll No:</b> 28010-02976 <b>Building Name:</b> N/A</p>			

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: 23 July 2014

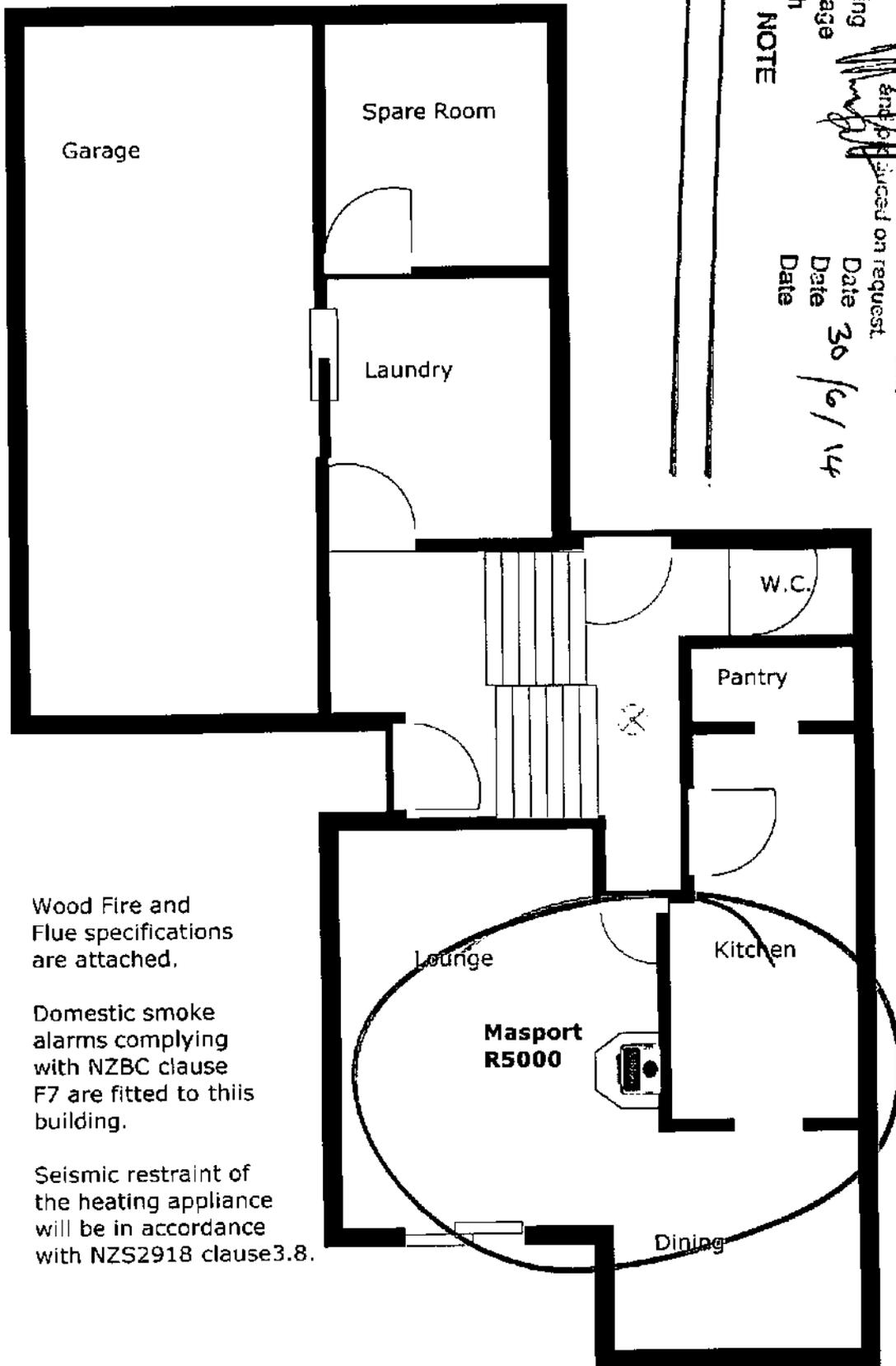
DCC COPY

**DUNEDIN CITY COUNCIL**

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

Building  
Drainage  
Health  
NOTE

Date 30/06/14  
Date  
Date



Wood Fire and Flue specifications are attached.

Domestic smoke alarms complying with NZBC clause F7 are fitted to this building.

Seismic restraint of the heating appliance will be in accordance with NZS2918 clause 3.8.

**35 Gebbie Street**

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

2014

**DCC COPY**  
1140

## Code Compliance Certificate Form 7

Section 95, Building Act 2004

M J Wing and J D Wing  
C/O Ideal Buildings  
15 Marine Parade  
Macandrew Bay  
Dunedin 9014

### The building

**Street address of building:** 35 Gebbie Street Mosgiel

**Legal description of land where building is located:** LOT 17 DP 15476

**Building name:** N/A

**Location of building within site/block number:**

**Level/unit number:**

**Current, lawfully established, use:** Housing

**Number of occupants:** 3

**Year first constructed:** 2024

### The owner

**Name of owner:** M J Wing and J D Wing

**Contact person:** M J Wing and J D Wing

**Mailing address:** C/O Ideal Buildings, 15 Marine Parade, Macandrew Bay, Dunedin 9014

**Street address/registered office:**

**Mobile:** 022 321 6510

**Landline:**

**Email address:** mikenjoyti@windowslive.com

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

### Building work

**Building Consent Number:** ABA-2023-1843 - Erect Dwelling

**This CCC also applies to the following amended consents:** N/A

**Issued by:** Dunedin City Council

### Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent.



**Team Leader Inspections**  
**On behalf of Dunedin City Council**

Date: 29 October 2024

**Building Consent - ABA-2023-1843**

(Section 51, Building Act 2004)

Form 5

**The building**

**Street address of building:** 35 Gebbie Street Mosgiel

**Legal description of land where building is located:** LOT 17 DP 15476

**Building name:** N/A

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

**Level/unit number:** N/A

**Owner**

**Name of owner:** M J Wing and J D Wing

**Contact person:** M J Wing and J D Wing

**Mailing address:** C/O Ideal Buildings, 15 Marine Parade, Macandrew Bay, Dunedin 9014

**Street address/registered office:**

**Mobile:** 022 321 6510

**Landline:**

**Email address:** mikenjoyti@windowslive.com

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

**Building work**

**The following building work is authorised by this building consent:**

Erect Dwelling

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

**This building consent is subject to the following conditions:**

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

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

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

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

Project Consideration PCON-2023-619



Team Leader Processing (Building Consents)

On behalf of Dunedin City Council

Date of issue: 5 December 2023



### 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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

#### Foul Sewerage

	Standard Manhole		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		Road/Rail
			Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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

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## Council Water & Drainage Services

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Scale at A3:  
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DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843

DUNEDIN CITY COUNCIL  
Plans and Specifications approved in accordance  
with the NZ Building Code.  
To be retained on works and produced on request.  
  
Date: 30/11/2023 Building: M McCormack  
  
Date: 14/11/2023 Plumbing: S Bovey

# Proposed Cottage For:

M J Wing,

35 Gebbie Street, Kinmont Park, Mosgiel

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



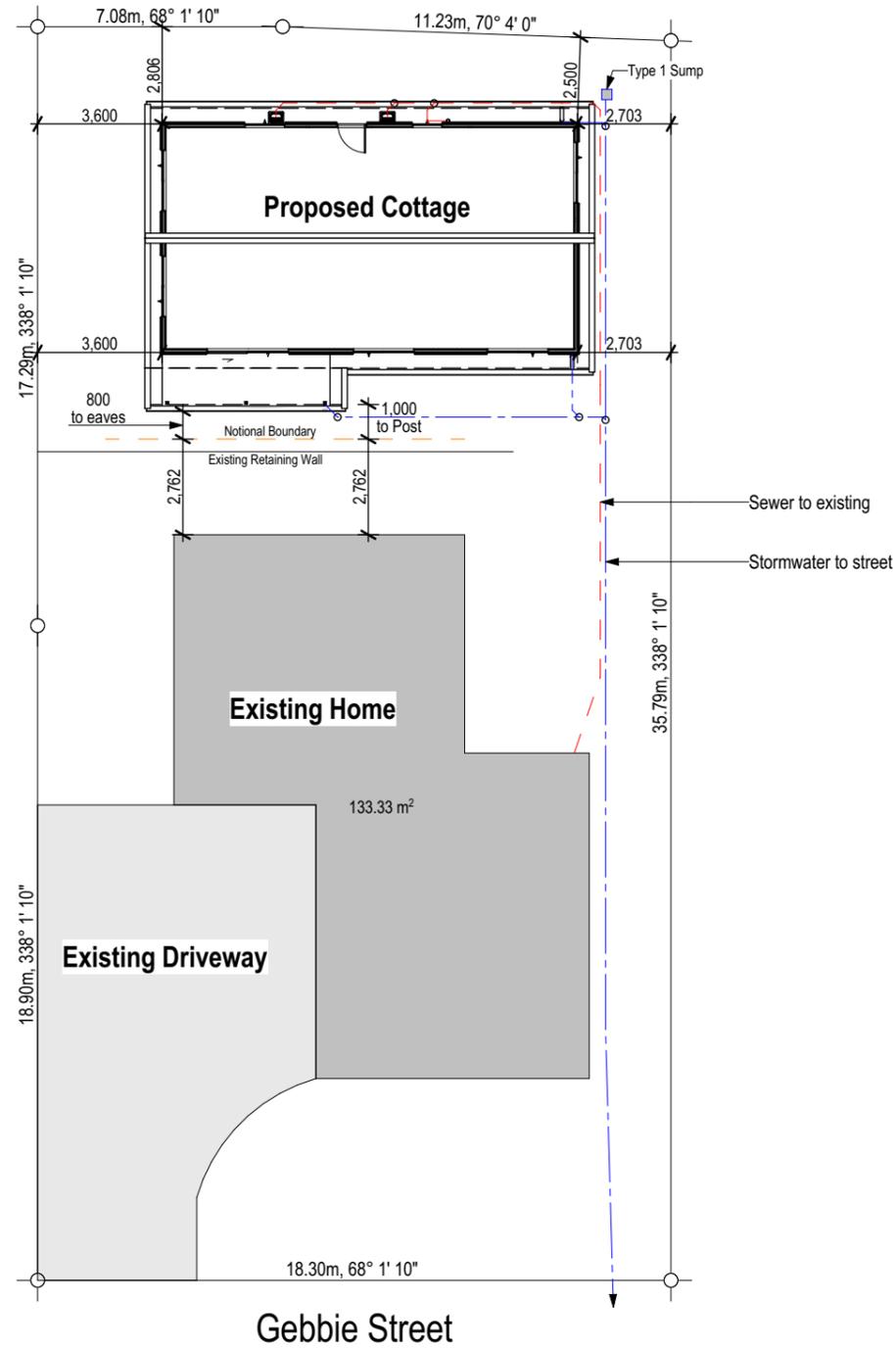
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**DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843**

**Lot 17 DP 15476**

Site area	660m <sup>2</sup>
Proposed Cottage Area	86.48m <sup>2</sup>
Existing Home Area	134m <sup>2</sup> approx
Total Proposed Building Area	220.48m <sup>2</sup>
Proposed Total Site Coverage	33.4%



Proposed Cottage for :  
**M J Wing,**  
**35 Gebbie Street, Kinmont Park, Mosgiel**

Drawing Title :  
**SITE PLAN**

Last Saved by : Kaitlyn.Corpe  
File Location : C:\Working Folder\Full Set\211248\FINAL\211248 Wing Consent AC25.pln

Scale : 1:200 @ A3	Date : 10/10/2023	Sheet : 2
Drawn : Kaitlyn.Corpe	File : 211248	AC25 V5

**DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843**

**Platform Legend**

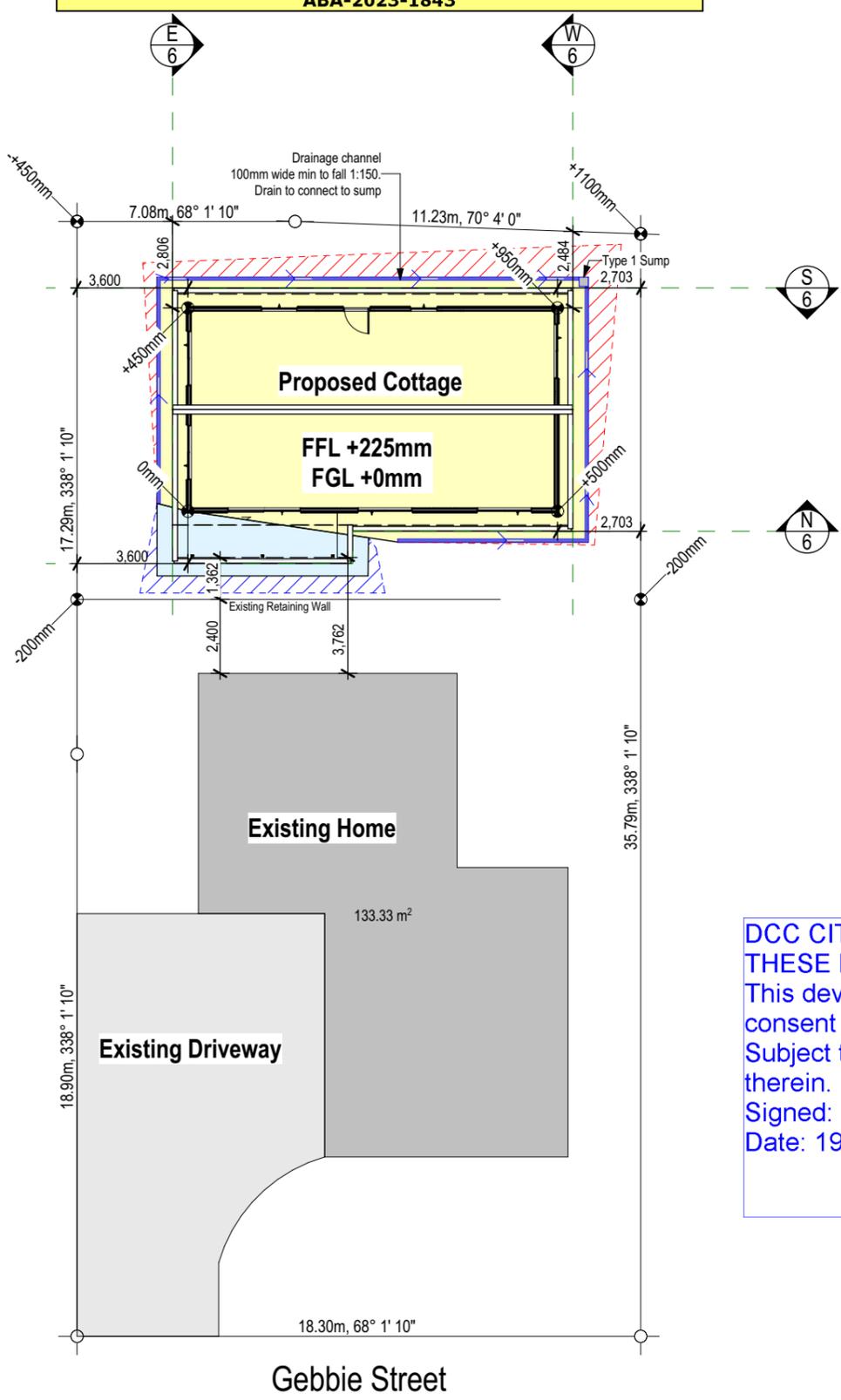
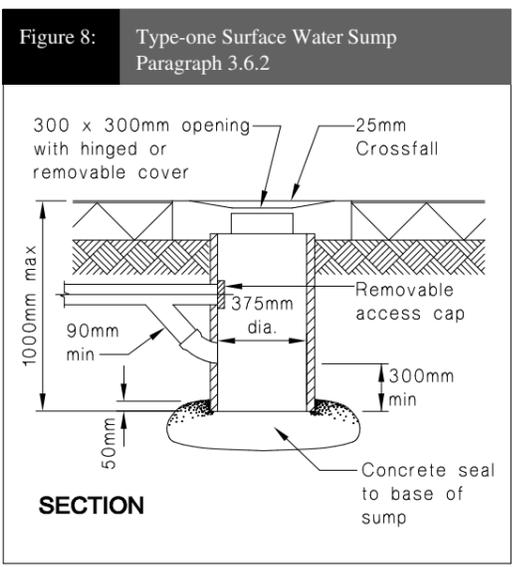
- Cut Area to FGL
- 1:1 Cut Batter Extent
- Fill Area to FGL
- 1:3 Fill Batter Extent

**Cut**  
Cut Area: 135 m<sup>2</sup>  
Cut Volume: 61 m<sup>3</sup>  
Approx Max Height: 1070mm

**Fill**  
Fill Area: 18 m<sup>2</sup>  
Fill Volume: 2 m<sup>3</sup>  
Approx Max Height: 500mm

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

Recession Planes taken along the eaves.  
Dimensions are from the framing to the boundary in line with the eaves



**DCC CITY PLANNING**  
**THESE PLANS ARE APPROVED**  
This development is permitted by resource consent  
Subject to: LUC-2023-239 and conditions therein.  
Signed: meseley  
Date: 19/10/2023

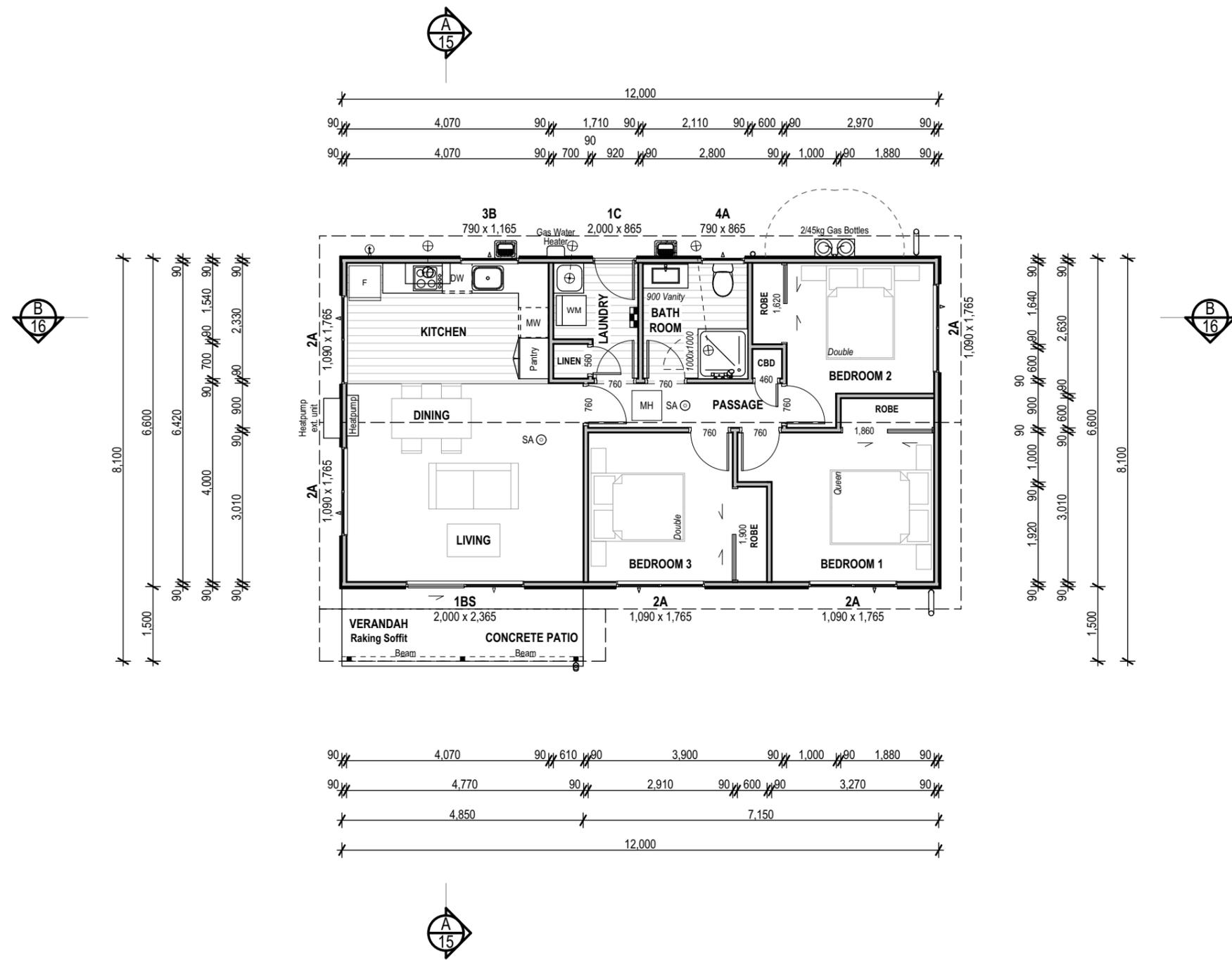


Proposed Cottage for :  
**M J Wing,**  
**35 Gebbie Street, Kinmont Park, Mosgiel**

Drawing Title :  
**SITE LEVELS**

Scale : 1:200 @ A3	Date : 10/10/2023	Sheet : <b>3</b>
Drawn : Kaitlyn.Corpe	File : 211248	AC25 V5

**DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843**



**LEGEND**

- SA ⊙ Smoke Alarm (with hush button)
- ▭ Vinyl Sheet Flooring
- Carpet Flooring
- MH Ceiling Manhole (600x600)
- ⊕ Outside Tap
- ⊞ Tuebels EZMP453 Flush mounted combination Meter Cabinet/Switchboard
- ⊗ ⊗ Extraction Fan

**SITE DATA**

Exposure/ Corrosion Zone:	B
Climate Zone:	5 (H1 Edition 5)
Building Importance:	2
Snow Zone:	N5@ 35m
Snow Load:	0.9kPa
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	1

**Slip Resistance**  
Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1. For other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

**Situations**

Timber Deck	Dry	-Timber Uncoated smooth
	Wet	-Timber Uncoated across profile -Coated & Sand/grit impregnated
Portland Cement	Dry	-Broomed/ Wood Float finish
		-Coated (Paint)
	Wet	-Crushed Aggregate
		-Broomed/Wood Float finish -Coated sand/ grit impregnated -Crushed Aggregate
Asphaltic concrete	Suitable all situations	
Carpet	Tufted or loop pile & Artificial turf, suitable in all situations	
Concrete Pavers	Dry & Wet-Dry	press concrete
		-Interlocking concrete block paving
Anti-slip tapes	Suitable all situations	

**NOTES**

**Lintels**  
All lintels as per framing plan.  
Lintel fixing types stated. For fixing details please refer to sheet 7 & 29.

**Framing**  
All framing to be H1.2 SG8 treated timber. Refer to framing plan for sizes & centres

**Underlays**  
Roofing Underlay: Thermakraft 215  
Building Wrap: Watergate Plus 295  
(with Danband Plastic Strapping @300mm crs fixed horizontally & taut)

Floor Area (Over Framing) 79.20 m<sup>2</sup>  
Site Coverage Area 86.48 m<sup>2</sup>



Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

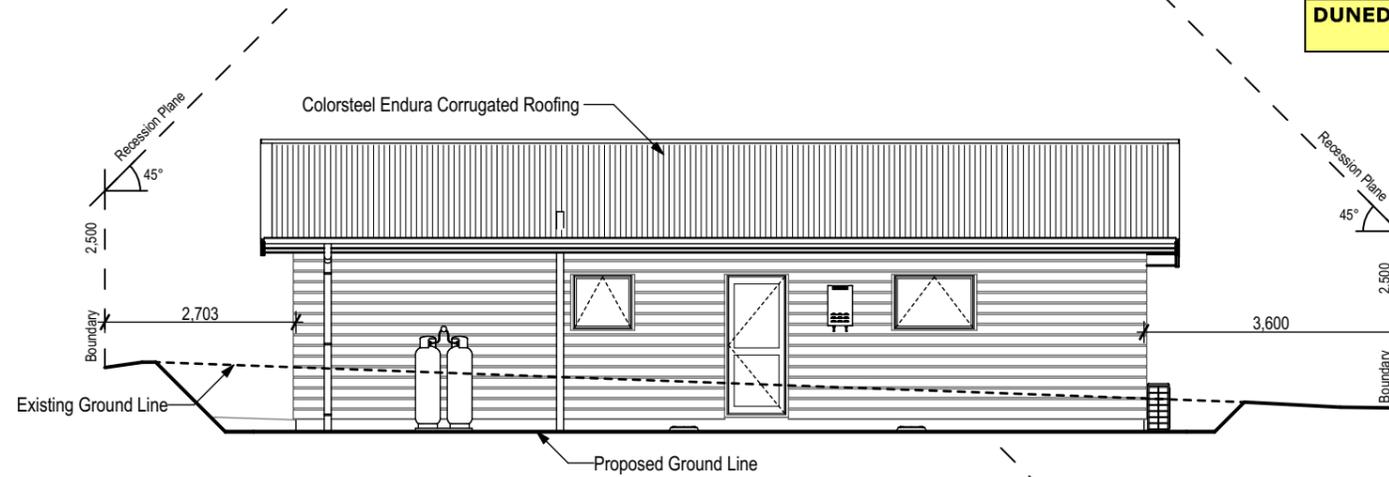
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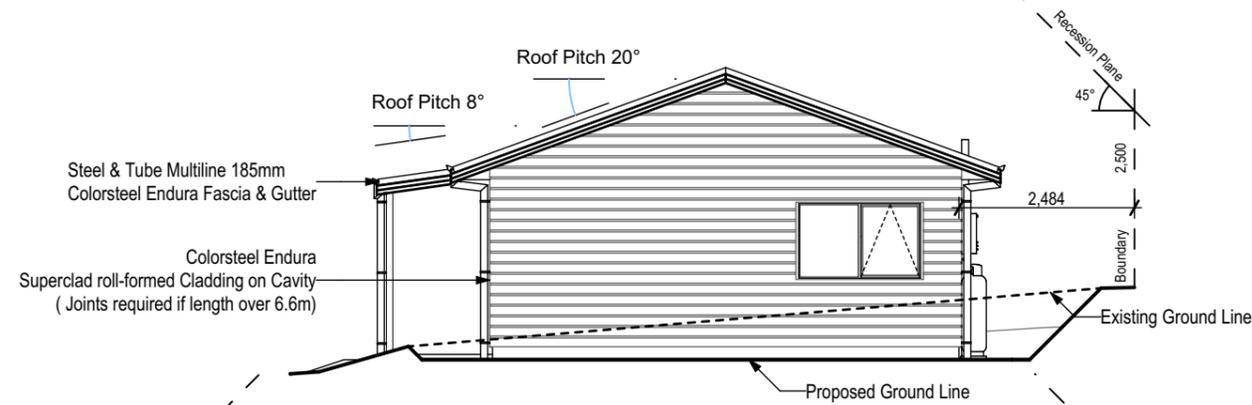
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Kaitlyn.Corpe	211248	

AC25 V5

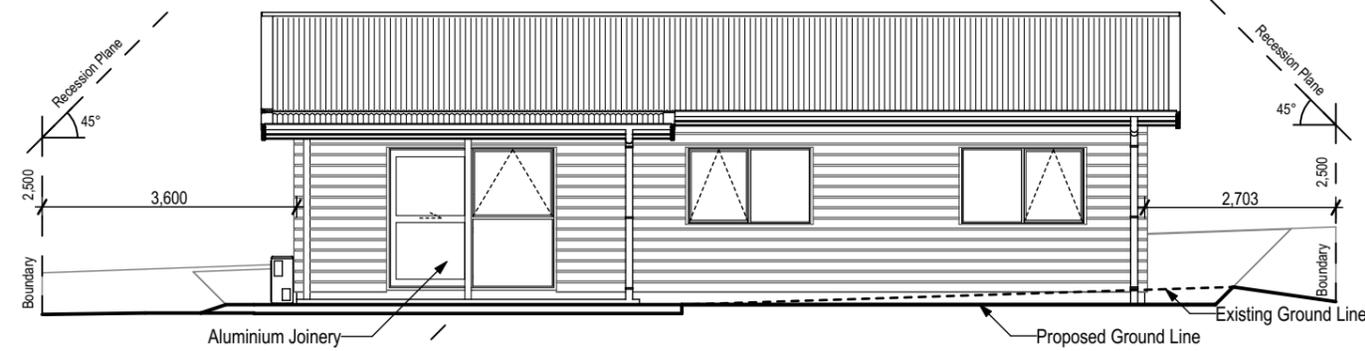
**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>2</b>



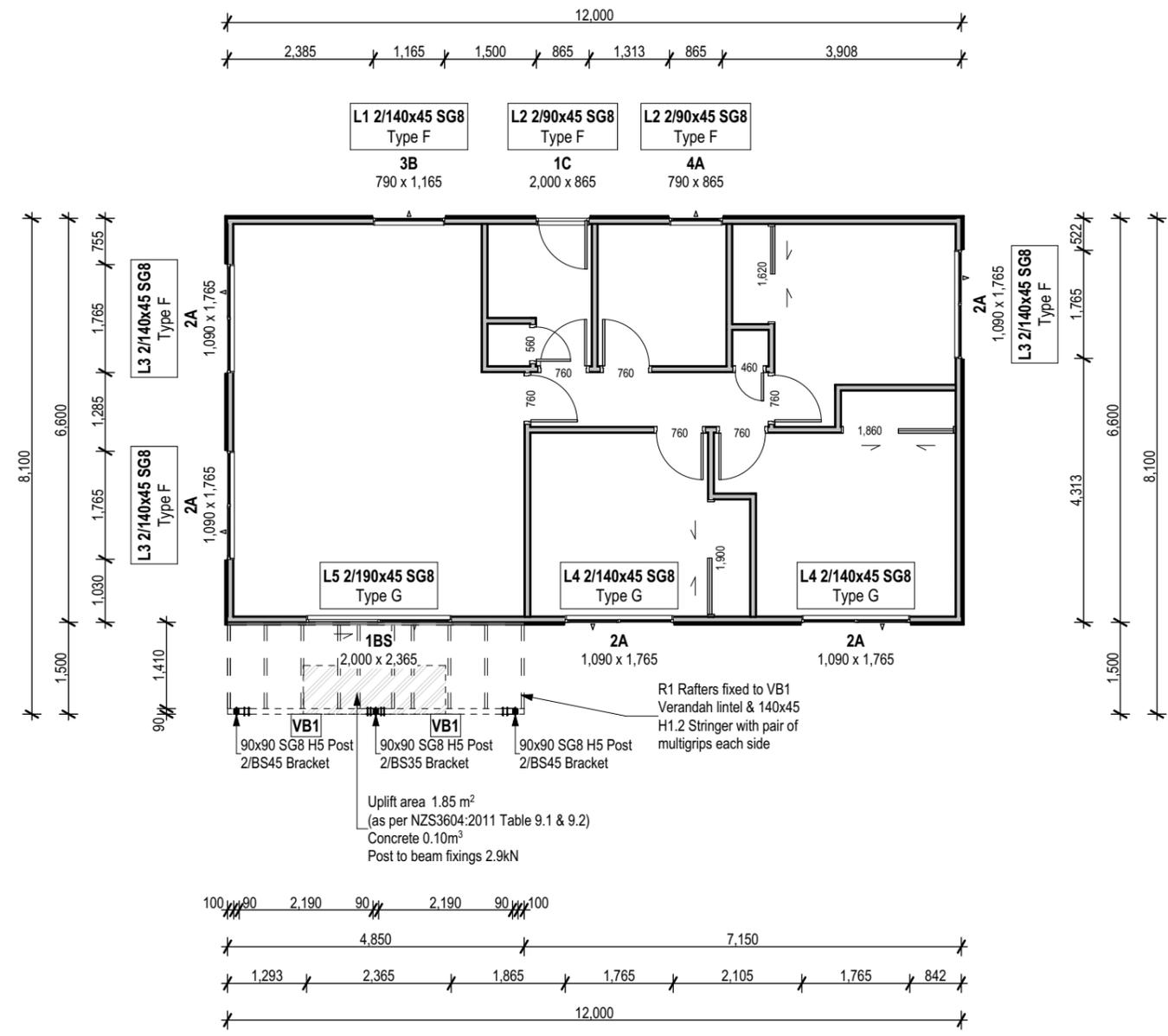
Proposed Cottage for :  
**M J Wing,**  
**35 Gebbie Street, Kinmont Park, Mosgiel**

Drawing Title :  
**ELEVATIONS**

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Date : 10/10/2023  
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File : 211248  
Sheet : **6**

AC25  
V5

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**NOTES**

**Lintels**  
All lintels sized using Design IT. Refer to Supporting Documents for Producer Statement & Design Certificate.  
Lintel fixing types stated. For fixing details please refer to sheet 29.

**Framing**  
All External framing to be 90x45 H1.2 SG8 treated timber studs @ 600crs max. with dwangs @ 800crs max. unless otherwise stated.  
All Internal framing to be 90x45 H1.2 SG8 treated timber studs @ 600crs max. with dwangs @ 800crs max. unless otherwise stated.  
All Internal & External bottom plates are to be fixed with M12 x 140 TruBolt @ 900crs max, fixed with galv 50x50x3mm washers, fix at least 50mm from edge of concrete.  
These fixings shall be within 150mm of each end of the bottom plate

VB1 - 2/140x45 SG8 H1.2 Verandah Beam  
R1 - 90x45 SG8 H1.2 @600crs max Rafters



Proposed Cottage for :  
**M J Wing,**  
**35 Gebbie Street, Kinmont Park, Mosgiel**

Drawing Title :  
**FRAMING PLAN**

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Scale : 1:100 @ A3	Date : 10/10/2023	Sheet : 7
Drawn : Kaitlyn.Corpe	File : 211248	AC25 V5

### Lumberlok Stud to top plate fixing schedule (Alternative to Table 8.18 NZS 3604:2011)

Note:  
All fixings are designed to resist vertical loads only, Dead loads include the roof weight and standard ceiling weight of 0.20kPa  
Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads  
For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m  
All fixings assume top plate thickness of 45mm maximum  
Wall framing arrangements under girder trusses are not covered in this schedule  
All timber selections are as per NZS 3604:2011

### FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres	Light Roof Wind Zone					Heavy Roof Wind Zone							
	300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	B	A	A	B	B	B

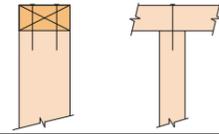
Gable = Fixing type B  
Non-Gable = Fixing Type B  
(refer to table above for stud to top plate fixings)

### FIXING OPTIONS

**FIXING TYPE A**  
0.7kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

(Internal non-loadbearing walls)

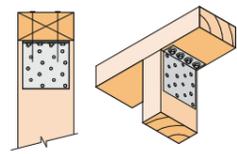


**FIXING TYPE B**  
4.7kN

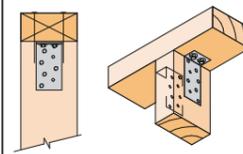
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



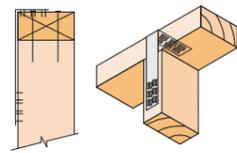
Plus LUMBERLOK 6kN Stud Anchor (CPC80)



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

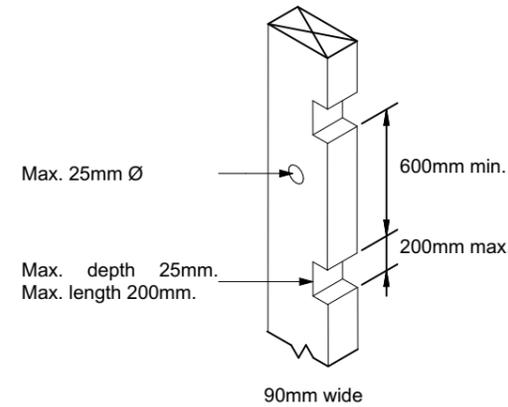


Plus LUMBERLOK Stud Strap (one face only)

### WALL STUD

Hole in the face and notches in the edge of a stud shall:

- Be placed anywhere over the face of the stud except that: In brick veneer cladding, at least 50mm clear of the outside face of the stud supporting the veneer, to prevent damage from the fixings to services.
- Be not more in diameter or depth than: 90mm deep studs: 25mm. This may be increased to 35mm where not more than 3 consecutive studs are drilled or notched.
- Notches in studs to be spaced vertically not less than 600mm apart, irrespective of the edge containing the notch.
- 100mm min. offset between hole and notch.

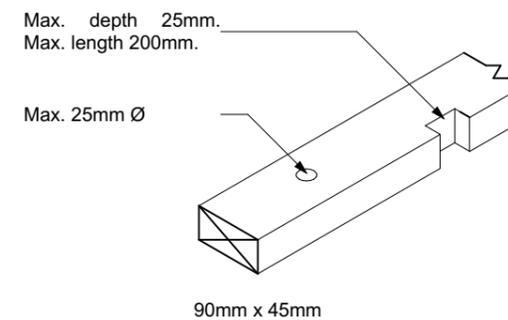


### TOP PLATES:

The sizes of holes or notches shall comply with dimensions as per NZS3604 Section 8.7.5. Where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:

- A 70mm x 45mm member x 600mm long nailed to the exterior side of the plate with 4/75x3.15 nails on each side of the hole or notch.
- A 70mm x 45mm eaves runner connected to all studs and no more than 250mm below the top plate.
- A 70mm x 45mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle.

\*100mm min. offset between hole and notch.



### TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

#### Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing elements as follows:

- Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

#### Top Plates in Line

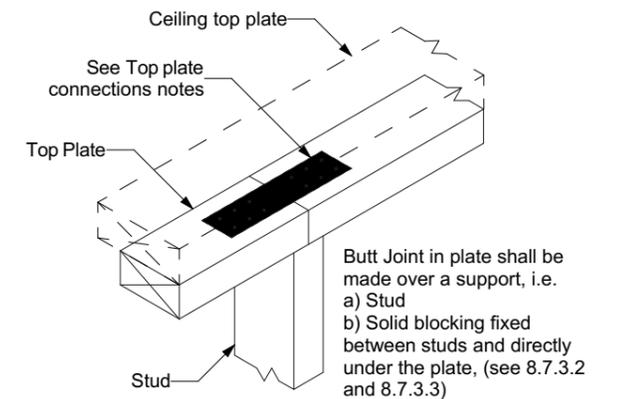
Connection capacity LUMBERLOK Connector

3 kN LUMBERLOK PLATE-LOK OR Tylok 6T5 OR Strap Nail  
6 kN LUMBERLOK PLATE-LOK OR Tylok 6T10

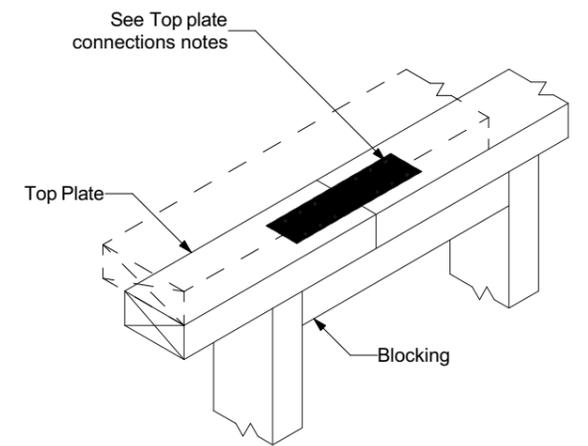
#### Top Plates at Right Angles

Connection capacity LUMBERLOK Connector

6 kN LUMBERLOK PLATE-LOK OR Tylok 6T10  
12 kN 2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)



(A) Butt Joint Over Stud



(B) Butt Joint Over Blocking

Table 9.1 - Post concrete footings to resist uplift (see 9.2.2)

Roof type	Wind zone	Volume of footing concrete (m³) for area of roof supported						
		1 m²	2 m²	4 m²	6 m²	8 m²	10 m²	12 m²
Light	Extra high	0.09	0.16	0.32	0.49	0.61	0.79	1.00
	Very high	0.07	0.13	0.26	0.40	0.50	0.65	0.80
	High	0.05	0.10	0.20	0.30	0.40	0.50	0.60
	Medium	0.03	0.05	0.10	0.15	0.20	0.25	0.30
	Low	0.02	0.03	0.07	0.10	0.15	0.15	0.20

Table 9.2 - Connections to posts and beams to resist uplift (see 9.3)

Roof type	Wind zone	Capacity of post and beam connections (kN) for area of roof supported						
		1 m²	2 m²	4 m²	6 m²	8 m²	10 m²	12 m²
Light	Extra high	2.5	4.9	9.6	14.4	19.2	24.0	28.8
	Very high	2.0	4.0	7.9	11.9	15.8	19.8	23.8
	High	1.5	2.9	5.9	8.8	11.8	14.7	17.7
	Medium	1.0	1.9	3.8	5.8	7.7	9.6	11.5
	Low	0.7	1.3	2.6	3.9	5.2	6.5	7.8



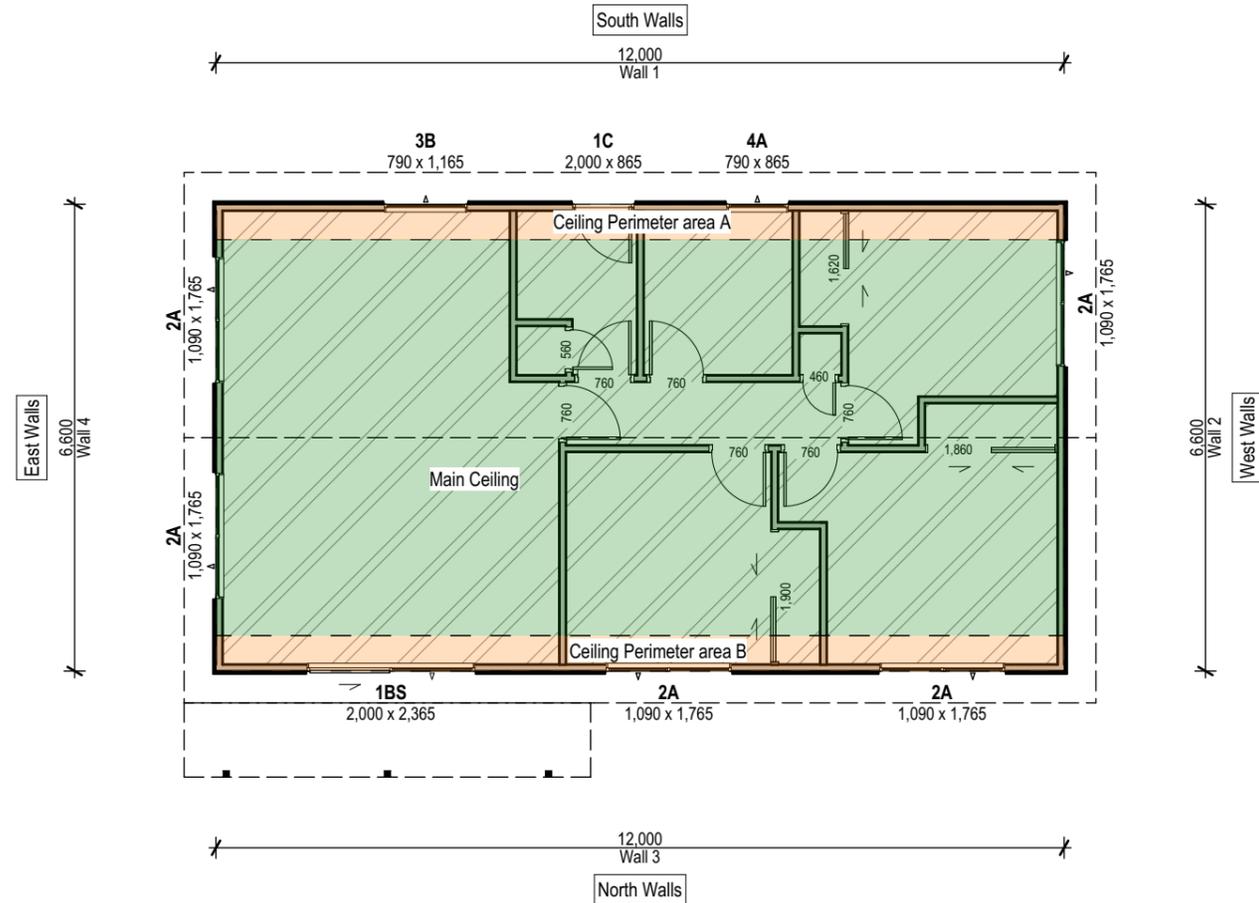
Proposed Cottage for :

M J Wing,  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :

FRAMING DETAILS

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- Main Ceiling: 67.20 m<sup>2</sup>
- Ceiling Perimeter (500mm) area A: 6.00 m<sup>2</sup>
- Ceiling Perimeter (500mm) area B: 6.00 m<sup>2</sup>
- Total Insulated Floor Area:** 79.20 m<sup>2</sup>
- Insulated Floor Perimeter: 37.20m

**H1 COMPLIANCE - Calculation Method**  
(Refer to supporting documents for Design Navigator Calculations)

Ceiling Insulation:	R-7.0
Ceiling Perimeter:	R-3.6
Wall Insulation:	R-2.8
Glazing Specification:	R-0.37 (Low E Double glazing)
Floor Insulation:	R-2.63 100mm S type full

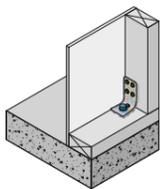
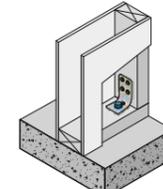


Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**INSULATION PLAN**

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File : 211248

Sheet :  
**9**

Concrete floor	
External walls	Internal walls
	
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

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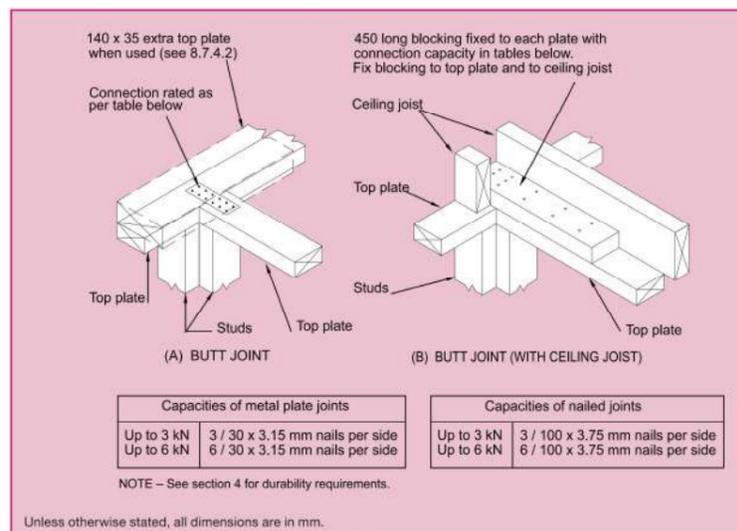
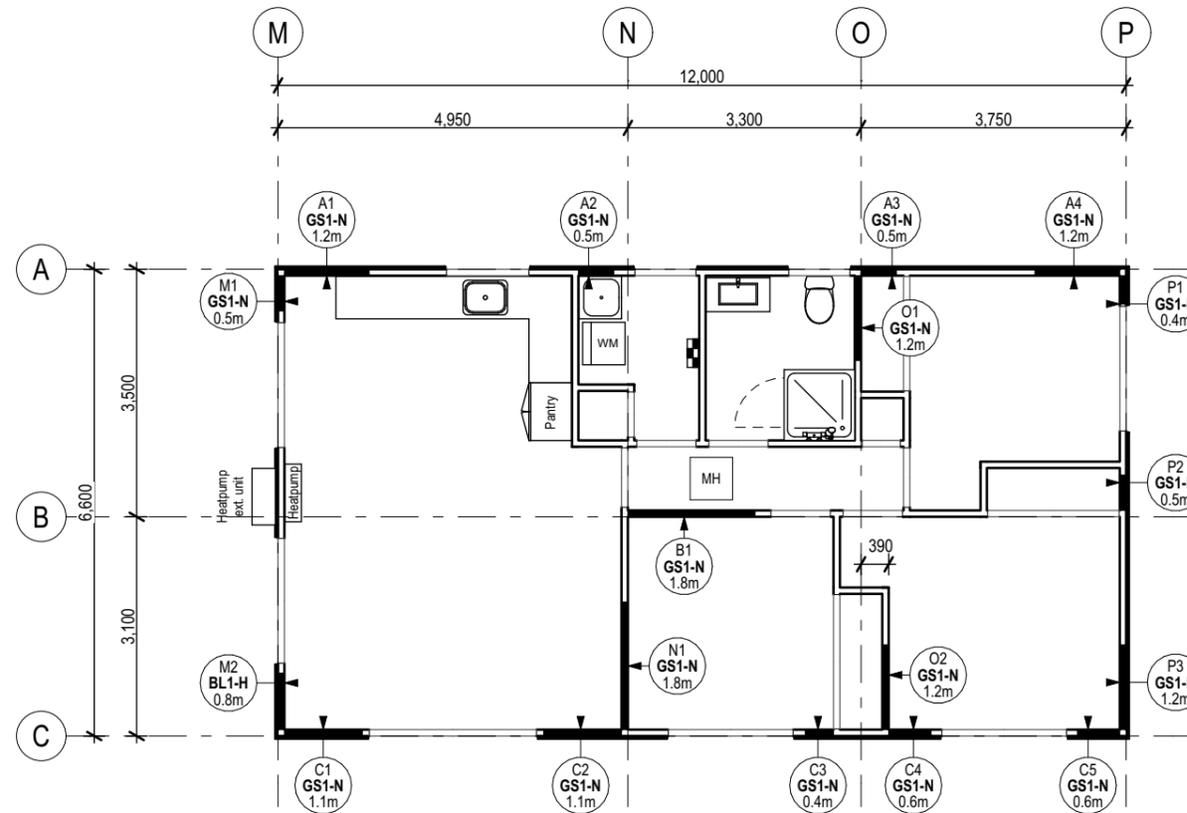


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

**Gib Notes**

Moisture Content of timber framing must be 18% or less at time of lining.  
Gib linings are a finishing product and are not to be walked on. Shoe marks are not acceptable under any circumstances.

**Bracing Elements**

Note: All GIB elements are stated as minimums. Bracing elements **MUST** be **MAXIMUM** length on site. Refer to "Length of GIB EzyBrace Elements" in the supporting documents for fixing locations.

**GS1-N**

10mm GIB Standard Plasterboard to one side fixed Vertical or Horizontal.

**BL1-H**

10mm GIB Braceline to one side fixed Vertical or Horizontal. Panel Hold Down Fixings Required.

**TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011**

**Top Plate Connections**

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing elements as follows:

- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

**Top Plates in Line**

Connection capacity	LUMBERLOK Connector
3 kN	LUMBERLOK PLATE-LOK OR Tylok 6T5 OR Strap Nail
6 kN	LUMBERLOK PLATE-LOK OR Tylok 6T10

**Top Plates at Right Angles**

Connection capacity	LUMBERLOK Connector
6 kN	LUMBERLOK PLATE-LOK OR Tylok 6T10
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

**8.7.3.4**

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it.

Top plate fixings(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6kN capacity;
- b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.



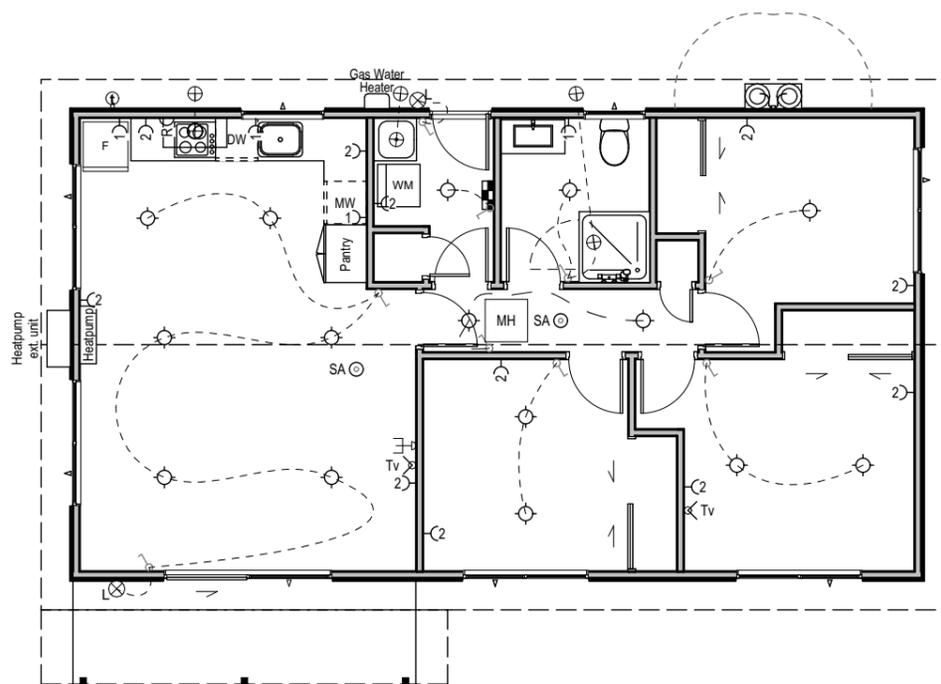
Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

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**BRACING PLAN**

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**LEGEND**

- ⊕ Downlight - CA135 IC rated (abuttled & covered)
- ⊗ Exterior Light
- ⊗ Extractor Fan
- ⌋ Light Switch
- 2- Double Power Point
- 1- Single Power Point
- RC Oven/Range switch
- Tv Tv Point
- ⌋ Data Point
- SA⊕ Smoke Alarm (with hush button)
- ⌋ Switchboard
- ⊕ Outside Tap
- MH Ceiling Man Hole (600x600mm)

**Note:** Electrician to confirm with client on site positioning of all electrical outlets before work commences.

All artificial lighting to comply with NZBC G8

Downlights shall have a minimum rating of CA135 IC Rated (abuttled & covered)

- CA135 - can only be abuttled
- CA135 IC Rated - can be abuttled & covered

Mechanical ventilation 25l per second for bathroom/ensuite and 50l per second for kitchen ducted to exterior, to comply with NZBC G4. All mechanical ventilation ducted to exterior.

**NZBC F7**

Clause 3.2.2

Smoke alarms shall be manufactured to at least on of : AS 3786, ISO 12239 or BS EN 14604

Clause 3.2.3

The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds



Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**ELECTRICAL PLAN**

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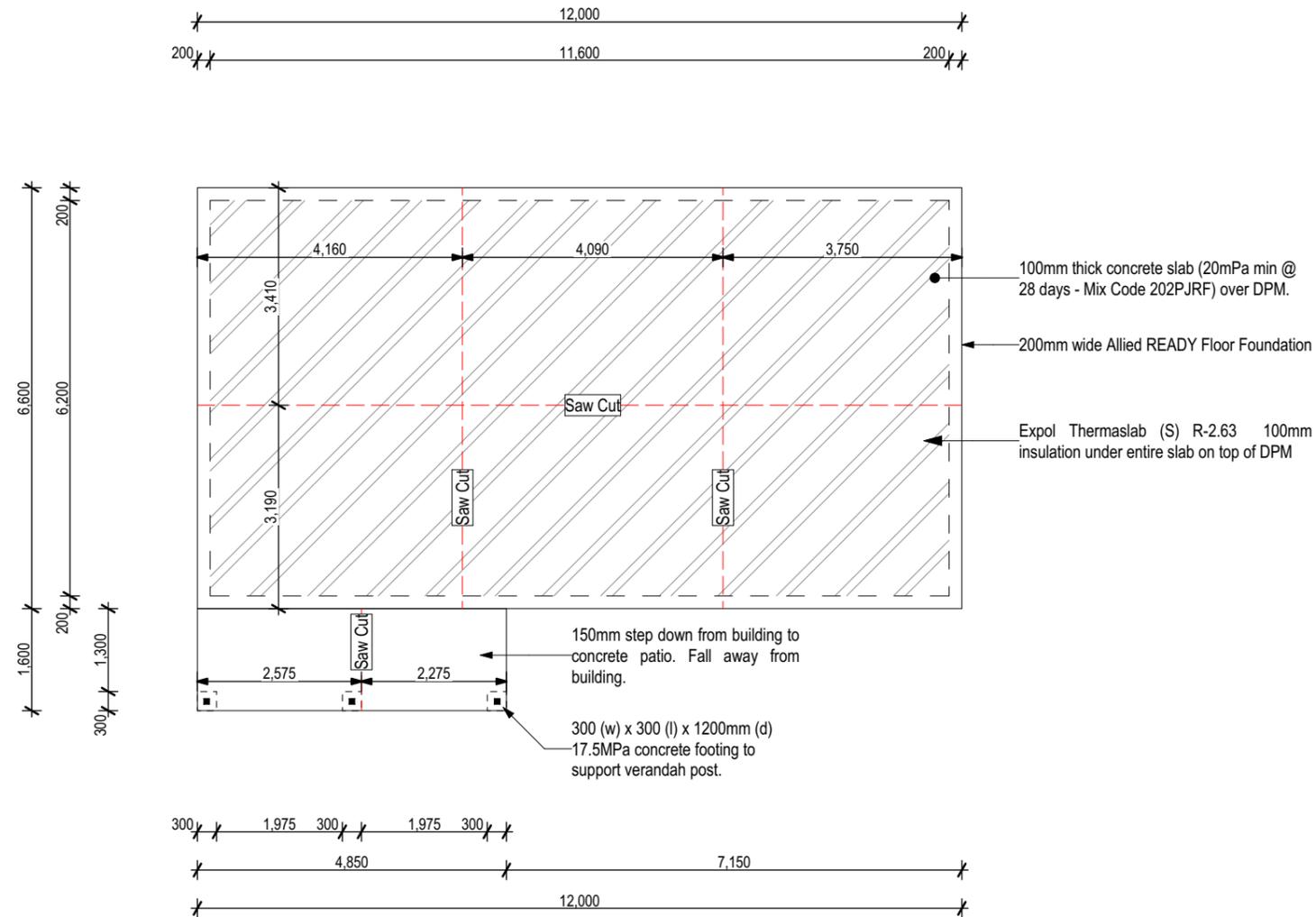
**Allied READY Floor Foundation Design**  
(Refer to supporting documents for Brochure)

**Foundation Notes:**

- Foundation to be constructed as per the Allied READY Floor Brochure
- Allow 28 days curing time for concrete to reach 20MPa compressive strength.
- Dimension to be confirmed on site

**Saw Cuts:**

Shrinkage control joints.  
Saw cuts to be 25mm deep & cut within 24 hours in summer & 48 hours in winter. Space saw cuts at max 6m centres with a max ratio of length/width of 2:1.



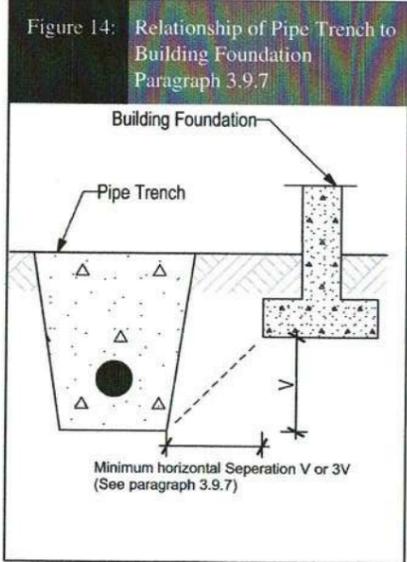
Proposed Cottage for :  
**M J Wing,**  
**35 Gebbie Street, Kinmont Park, Mosgiel**

Drawing Title :  
**FOUNDATION PLAN**

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Proximity of trench to building

For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.



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**PLUMBING LEGEND**

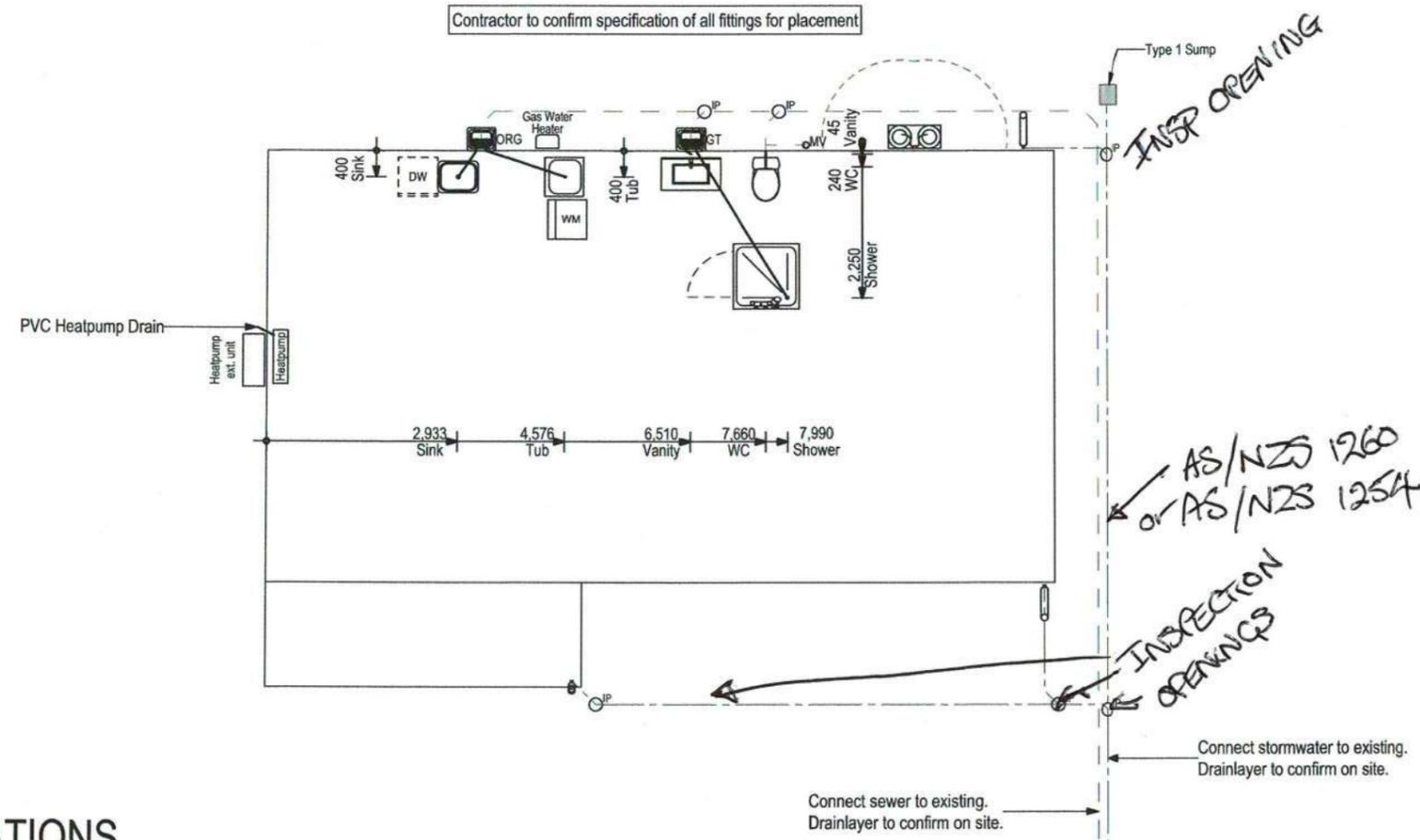
GT	Gully Trap
ORG	Relief Gully
MV	80Ø Main Vent
DP	80Ø Downpipe
IP	Inspection Port
AAV	Air Admittance Valve
---	100Ø Sewer (Fall 1:60 min)
- - -	100Ø Storm water (Fall 1:120 min)

Fixture	Pipe Size	Fall
Sink	50Ø	1:40
Tub	50Ø	1:30
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60

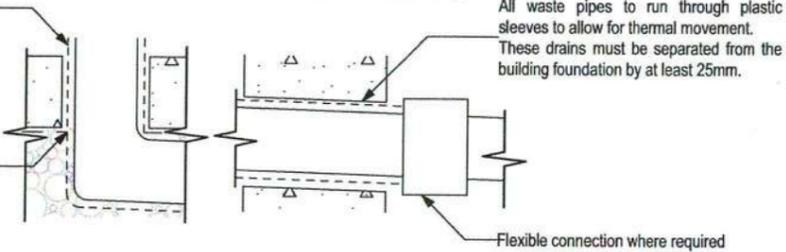
**Notes:**  
All waste pipes to run through plastic sleeves to allow for thermal movement.

All Drainage & Plumbing to comply with NZBC G13/AS1, G13/AS2 & E1



All waste pipes to run through plastic sleeves to allow for thermal movement. (Drains must be separated 25mm min from foundation)

**PIPE PENETRATIONS**



All waste pipes to run through plastic sleeves to allow for thermal movement. These drains must be separated from the building foundation by at least 25mm.

Inspection opening required when proposed drain connects to existing drain



Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**DRAINAGE PLAN**

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**ROOF DRAINAGE CALCULATION**

Wind Zone: High  
Roof Pitch: 20°  
Roof pitch adjustment: 1.1  
**Largest Roof Area: 48.37m<sup>2</sup>**  
Roof freely exposed to wind: 1.1  
Rainfall Intensity (range): 40-50

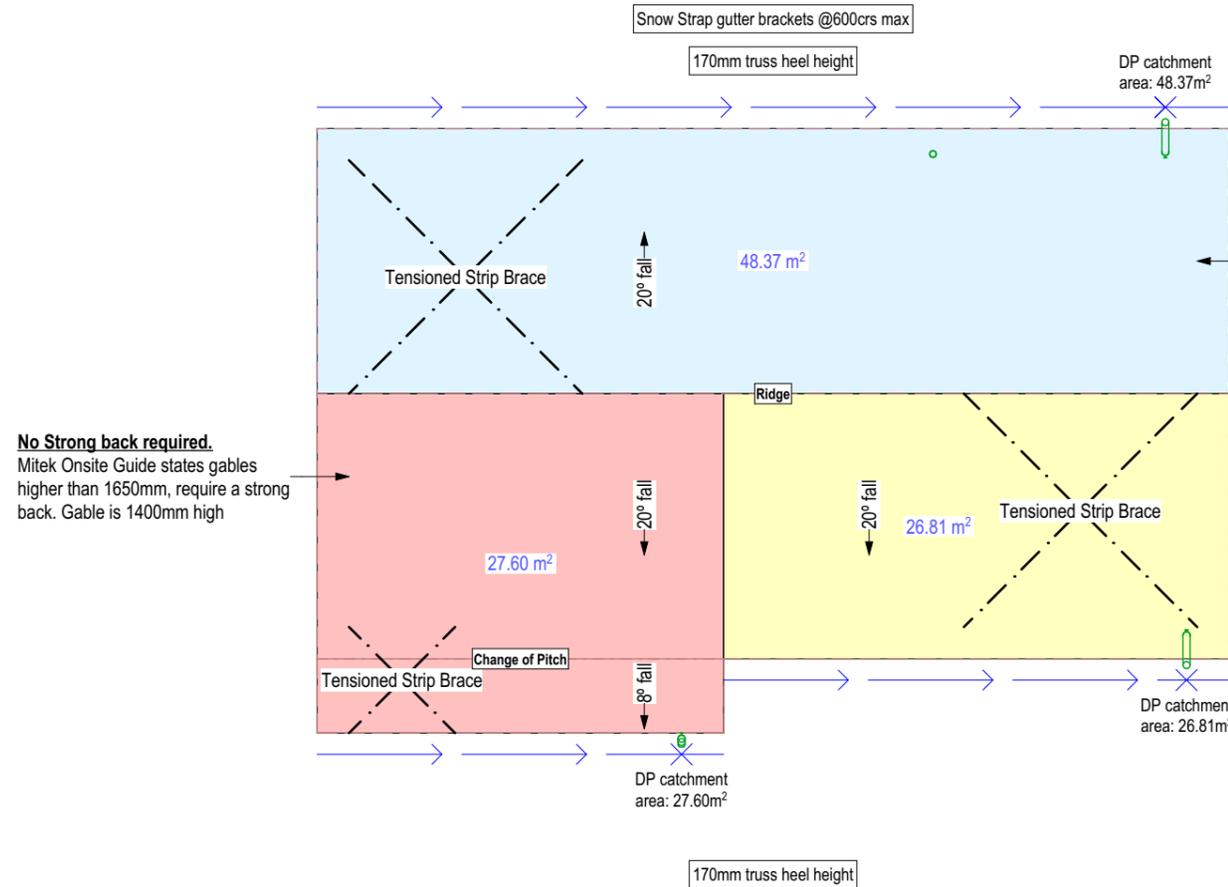
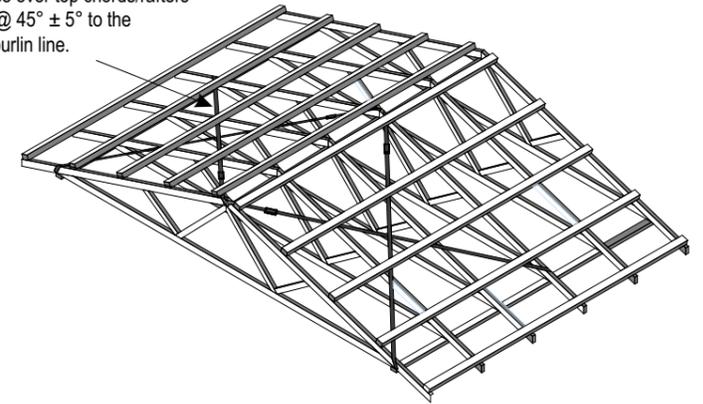
48.37 x 1.1 x 1.1 x 0.5 = 30m<sup>2</sup>

External Gutter: 100mm<sup>2</sup>  
30x100mm<sup>2</sup> = **3000mm<sup>2</sup>**  
Cross Sectional area of gutter: 6850mm<sup>2</sup>  
3000/6850 = **1 Downpipes (min) required**

Vertical Downpipe: 50mm<sup>2</sup>  
30x50mm<sup>2</sup> = **1500mm<sup>2</sup>**  
80mm Round Downpipe: 5027mm<sup>2</sup>  
1 x 5027 = **5027 (>1500)**

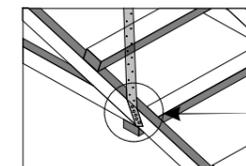
**ROOF PLANE BRACE**

A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.

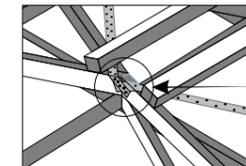


**No Strong back required.**  
Mitek Onsite Guide states gables higher than 1650mm, require a strong back. Gable is 1400mm high

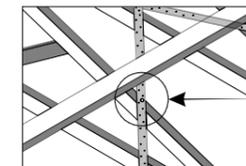
**No Strong back required.**  
Mitek Onsite Guide states gables higher than 1650mm, require a strong back. Gable is 1400mm high



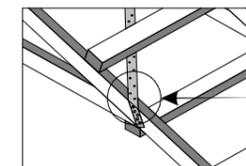
When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.



5 x 30mm x 3.15 dia. nails each end



1 x 30mm x 3.15 dia. nail at crossing (after tensioning)



5 x 30mm x 3.15 dia. nails each end



Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**ROOF DRAINAGE PLAN**

Scale : 1:100 @ A3  
Date : 10/10/2023  
Drawn : Kaitlyn.Corpe  
File : 211248

Sheet :  
**14**

**DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843**

**Corrugate Roof Sheet Properties and Fixings**

(Cladding tek fixing position for corrugate roof cladding)



Roof cladding for **Ridge & Gutter** fixing pattern - Hit 1, Miss 1, hit 1, miss 1..

Roof cladding for **Intermediate Purlins** fixing pattern - Hit 1, Miss 1, hit 1, miss 2... as per E2, Table 11

Colorsteel roofing over roof underlay on 70x45 SG8 Purlins @900crs max (600 end span) over 90x45 Trusses @ 900crs

10mm Gib Board fixed to Rondo Steel Ceiling Battens @ 450crs (Direct fixed to bottom chord of truss). Main Ceiling insulated with R7.0 Batts, Ceiling Perimeter (500mm) insulated with R3.6

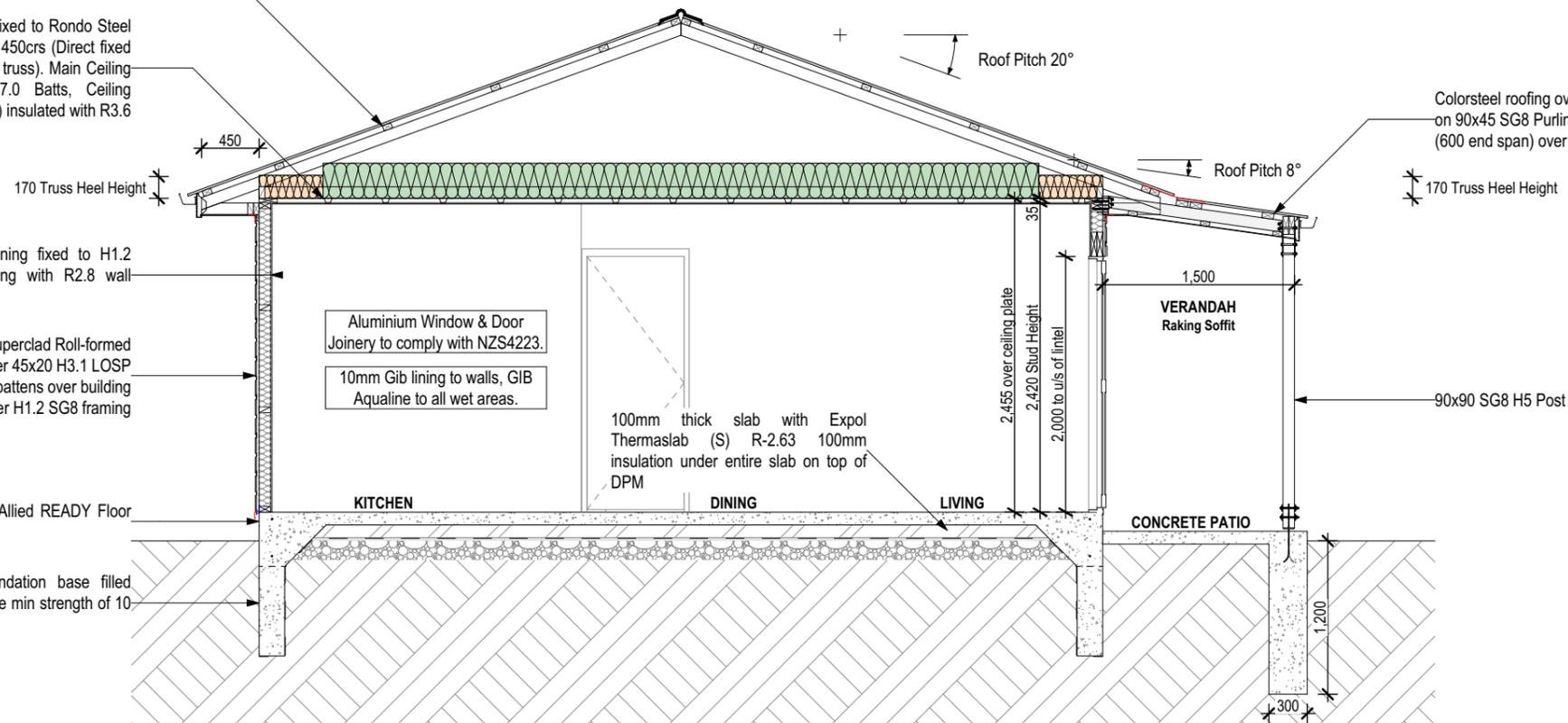
10mm Gib wall lining fixed to H1.2 SG8 timber framing with R2.8 wall insulation batts.

Colorsteel Superclad Roll-formed cladding over 45x20 H3.1 LOSP treated cavity battens over building wrap over H1.2 SG8 framing

200mm min wide Allied READY Floor foundation.

200mm wide foundation base filled with Mass Concrete min strength of 10 MPa @28 days

**Note: Trusses to Manufacturer's Design**



**NOTE: If metal ceiling battens on clips are used, bottom chord bracing is required at 1800mm centres.**



Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**CROSS SECTION AA**

Last Saved by : Kaitlyn.Corpe  
File Location : C:\Working Folder\Full Set\211248\FINAL\211248 Wing Consent AC25.pn  
Scale : 1:50 @ A3  
Date : 10/10/2023  
Drawn : Kaitlyn.Corpe  
File : 211248  
Sheet : **15**  
AC25 V5

**DUNEDIN CITY COUNCIL - Approved Building Consent Document  
ABA-2023-1843**

**Corrugate Roof Sheet Properties and Fixings**

(Cladding tek fixing position for corrugate roof cladding)



Roof cladding for **Ridge & Gutter** fixing pattern - Hit 1, Miss 1, hit 1, miss 1..

Roof cladding for **Intermediate Purlins** fixing pattern - Hit 1, Miss 1, hit 1, miss 2... as per E2, Table 11

Colorsteel roofing over roof underlay on 70x45 SG8 Purlins @900crs max (600 end span) over 90x45 Trusses @ 900crs

10mm Gib Board fixed to Rondo Steel Ceiling Battens @ 450crs (Direct fixed to bottom chord of truss). Main Ceiling insulated with R7.0 Batts, Ceiling Perimeter (500mm) insulated with R3.6

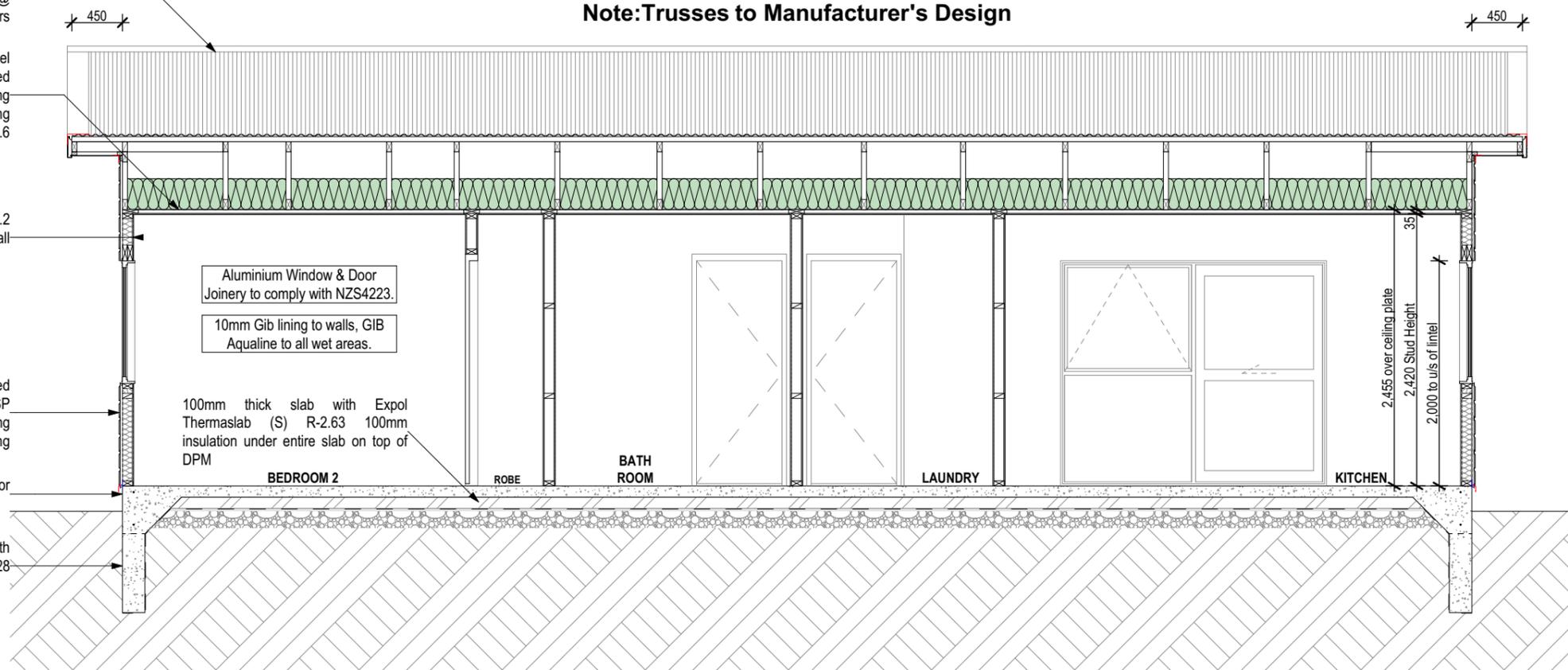
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200mm min wide Allied READY Floor foundation.

200mm wide foundation base filled with Mass Concrete min strength of 10 MPa @28 days

**Note: Trusses to Manufacturer's Design**



**NOTE: If metal ceiling battens on clips are used, bottom chord bracing is required at 1800mm centres.**



Proposed Cottage for :

M J Wing,  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :

CROSS SECTION BB

Last Saved by : Kaitlyn.Corpe  
File Location : C:\Working Folder\Full Set\211248\FINAL\211248 Wing Consent AC25.pn

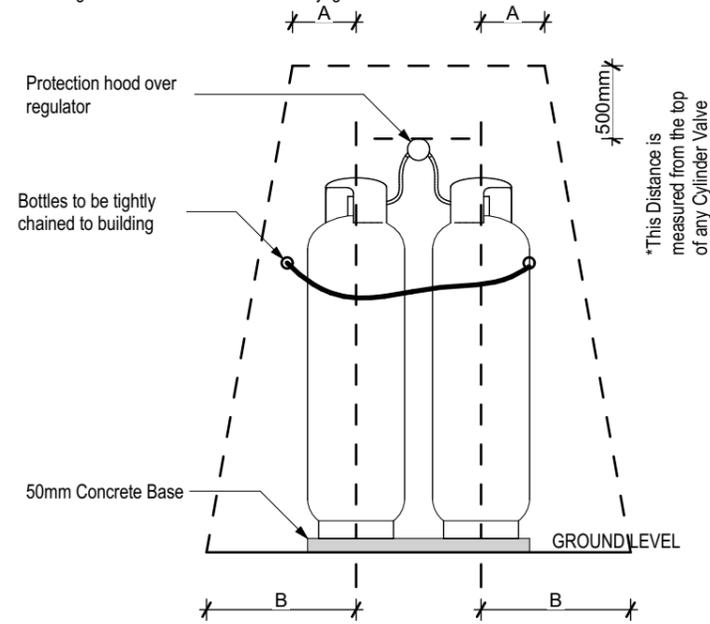
Scale : 1:50 @ A3  
Date : 10/10/2023  
Drawn : Kaitlyn.Corpe  
File : 211248

Sheet : 16

AC25  
V5

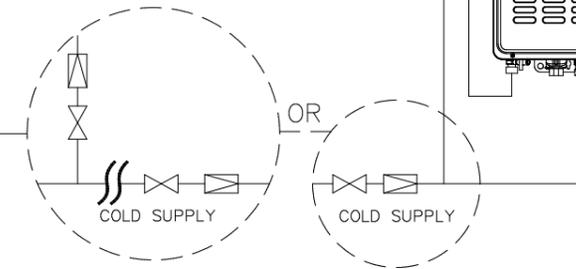
**G4 CLEARANCES AROUND CYLINDERS**

Cylinders should be installed with clearances complying with Figure G2 & Figure G3 & at least 1m from readily ignitable material.



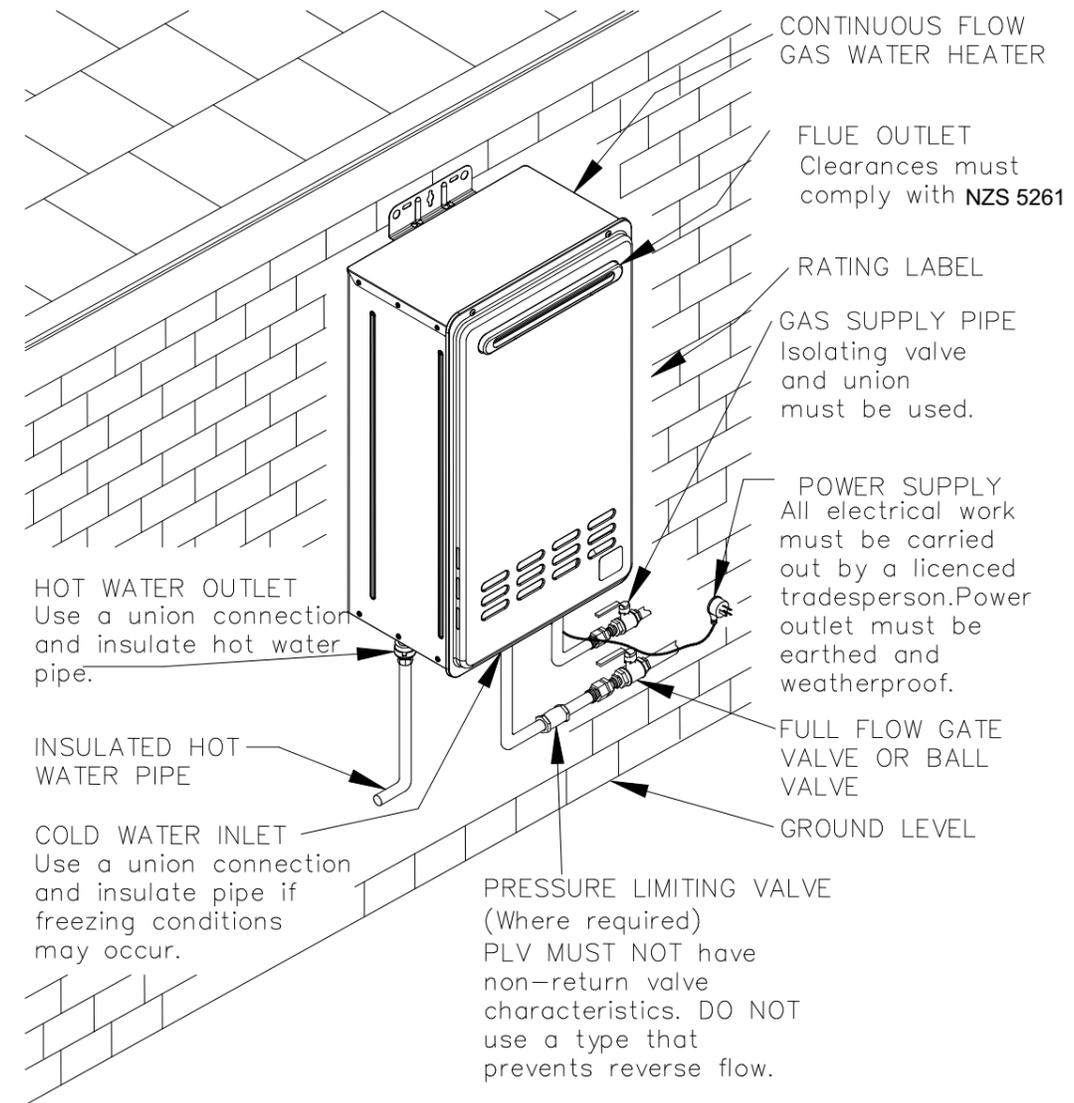
NOTE: NON RETURN VALVES (NRV) REQUIRED ON COLD AND HOT SUPPLY LINES TO A TEMPERATURE LIMITING DEVICE (TLD) IF NOT INCORPORATED IN TLD.

NOTE: PRESSURE LIMITING DEVICE (PLV) REQUIRED TO TLD IF PLV INSTALLED AT WATER HEATER



Two Temperature Zones Using a Temperature Limiting Device

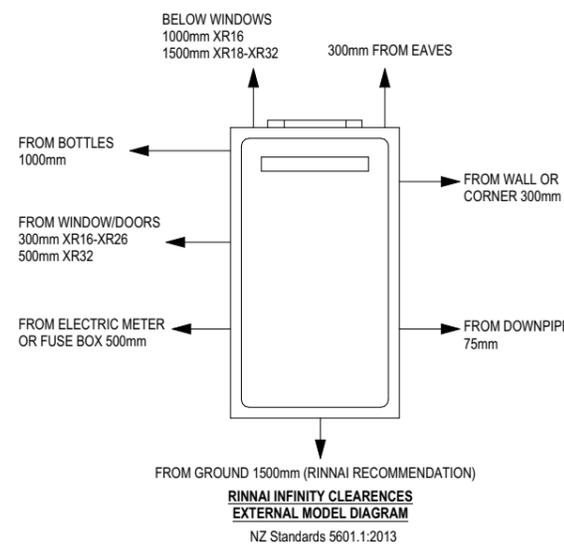
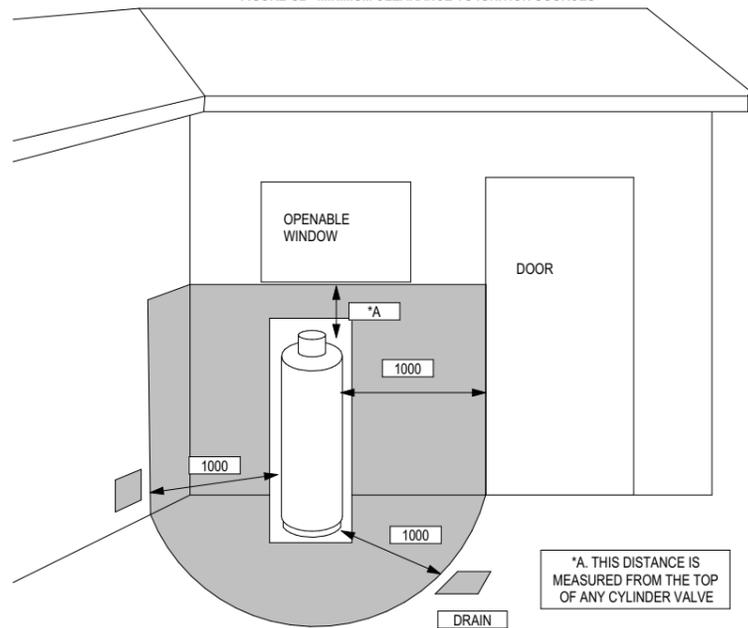
**TYPICAL INSTALLATION  
ELECTRONIC CONTINUOUS FLOW GAS WATER HEATER  
EXTERNAL MODELS 874 SERIES**



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

A - EXCHANGE CYLINDER - 500mm  
B - EXCHANGE CYLINDER - 1500mm

FIGURE G2 - MINIMUM CLEARANCE TO IGNITION SOURCES



RINNAI INFINITY CLEARANCES  
EXTERNAL MODEL DIAGRAM  
NZ Standards 5601.1:2013

CLEARANCES AROUND GAS  
WATER HEATER  
scale N.T.S

SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

A - EXCHANGE CYLINDER - 150 mm

CLEARANCES AROUND GAS BOTTLES  
scale N.T.S

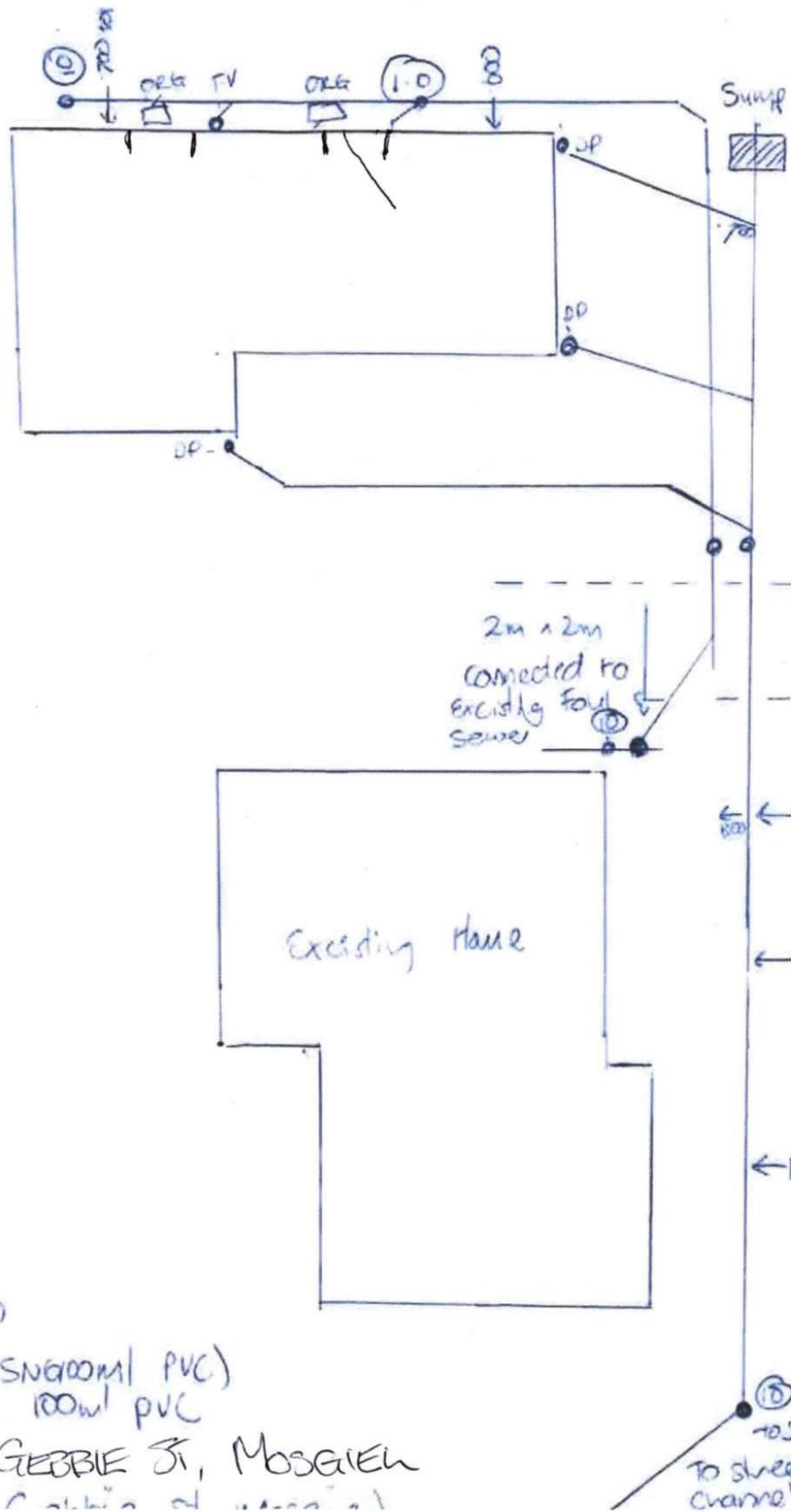


Proposed Cottage for :  
**M J Wing,**  
35 Gebbie Street, Kinmont Park, Mosgiel

Drawing Title :  
**GAS DETAILS**

Scale : 1:5, 1:1 @ A3	Date : 10/10/2023	Sheet : 17
Drawn : Kaitlyn.Corpe	File : 211248	AC25 V5

Melbom



Drain channel not installed at owners request

Malcolm Porter  
16/9/24

### Drainage plan

( Storm water 50mm/100mm PVC)  
Foul sewer 100mm PVC

35 GERRIE ST, MOSGIELE  
NSW 2156

As Built Plan  
Received by: KP  
Date: 16-9-24  
ABA No: 2023-1843




# Investigation: Building Compliance

## Customer Copy

Investigation reference	INV241024461
BIC Number	788436
Investigation Date	2024-10-15T12:09:05.6935929+13:00
Site Address	35 Gebbie Street Mosgiel
Inspector	Cory Barnes

## INVESTIGATION DETAILS

Property ID	5054804
Property Address	35 Gebbie Street Mosgiel

## SITE INVESTIGATION NOTES

Followup Investigation	No
Identification of Issue	<ul style="list-style-type: none"><li>Retaining wall</li></ul>
Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	Yes
Comments	37 Gebbie Street.
Is the owner home	Yes
Notify Owner	No
Investigation Findings	No retaining structure to protect neighbors retaining walls. Clay banks being eroded putting clay into stormwater sump. The building consent required the land to be battered back at 1:1 but this would not have made the issue any better than what was noted onsite. Neighbors retaining wall not currently failing or showing signs of stress. Advice letter to be issued to property owner and placed on the property file.

## DOCUMENTATION RECEIVED ONSITE - N/A

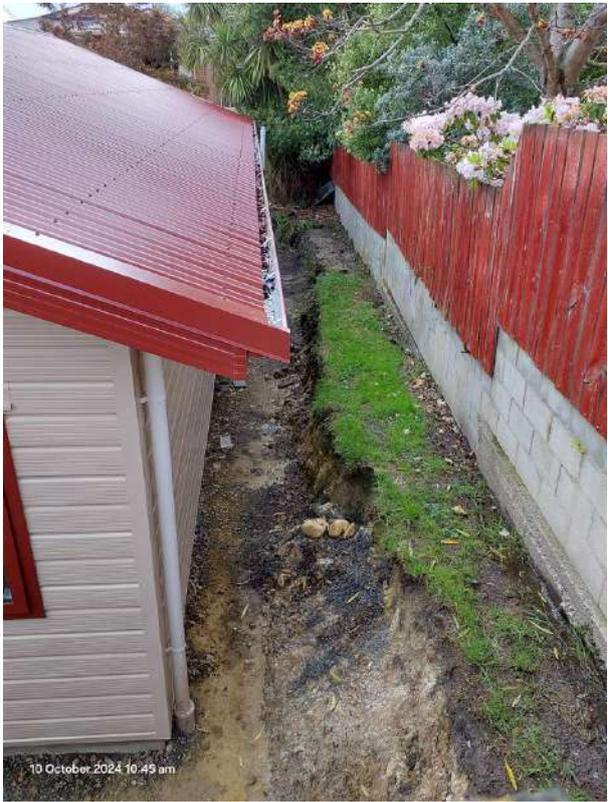
## ON SITE DISCUSSIONS

On site Discussions Yes

Discussed with site contact Spoke to the owners of 35 Gebbie Street to notify DCC if any movement to retaining wall.

Photos

Photos



Photos



**Photos**



**Photos**



**INSPECTOR DETAILS**

**Investigation Date**  
**Compliance Officer**

10/10/2024  
Cory Barnes

**INVESTIGATION OUTCOME**

**Outcome of Investigation**

Investigation Complete - No Further Action



# Investigation: Drainage / Seepage

## Customer Copy

Investigation reference	INV250538999
SEEP Number	823505
Investigation Date	2025-05-20T12:28:56.1410356+12:00
Source Property Address	35 Gebbie Street Mosgiel
Inspector	Shayne Rolfe

## INVESTIGATION DETAILS

### Affected Properties

Property ID	5054744
Property Address	31 Clyde Street Mosgiel

## SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none"><li>Blocked piped watercourse</li></ul>
Method of Confirmation	<ul style="list-style-type: none"><li>Visual observation</li></ul>

### Source Property

Property ID	5054804
Property Address	35 Gebbie Street Mosgiel

Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	There has been an ongoing investigation following new construction at this property Water is flowing from a damaged water course and a notice to fix has been issued <b>Refer to added note for resolution</b>

DOCUMENTATION RECEIVED ONSITE - N/A

## ON SITE DISCUSSIONS

## INSPECTOR DETAILS

Investigation Date

20/05/2025

Compliance Officer

Shayne Rolfe

## INVESTIGATION OUTCOME

Outcome of Investigation

**Investigation Complete - After a follow up investigation it was unclear if the drain was blocked on the Clyde st. property, The owners of both properties agreed to work to a solution and further investigate the drain. and will contact the Council if a resolution cannot be found.**

**Council have not issued an NTF. which remains on hold until owners confirm the location of the defective drain.**

# Investigation: Drainage / Seepage

## Customer Copy

<b>Investigation reference</b>	INV251205866
<b>SEEP Number</b>	856252
<b>Investigation Date</b>	2025-12-11T09:44:45.0207275+13:00
<b>Inspector</b>	Shayne Rolfe

## INVESTIGATION DETAILS

### Affected Properties

<b>Property ID</b>	5054804
<b>Property Address</b>	35 Gebbie Street Mosgiel

## SITE INVESTIGATION NOTES

<b>Followup Investigation</b>	No
<b>Investigation Type</b>	Town Supply / Stormwater
<b>Identification of Issue</b>	<ul style="list-style-type: none"><li>• Other</li></ul>
<b>Method of Confirmation</b>	<ul style="list-style-type: none"><li>• Other</li></ul>
<b>Source Property</b>	
<b>Is Property for Sale</b>	No
<b>Engage Third Party</b>	No
<b>Is Owner Home</b>	No
<b>Visit Neighbouring Properties</b>	No
<b>Notify Owner</b>	No
<b>Investigation Findings</b>	7th of December spoke with property owner over the phone and explained it is owners responsibility to maintain the existing water course on the property Property owner forwarded email and requested council compensate them having included email in report

## DOCUMENTATION RECEIVED ONSITE - N/A

## ON SITE DISCUSSIONS

<b>On site Discussions</b>	No
----------------------------	----

# INSPECTOR DETAILS

**Investigation Date**  
**Compliance Officer**

03/12/2025  
Shayne Rolfe

# INVESTIGATION OUTCOME

**Outcome of Investigation**  
**Investigation Complete**  
**Resolved Comments**

Investigation Complete  
Resolved  
Owner to replace watercourse drainage on property

21 July 2023

Mike Wing  
c/- Malcolm Porter, Ideal Buildings  
PO Box 5933,  
Dunedin

Via email: [idealdunedin@gmail.com](mailto:idealdunedin@gmail.com)

Dear Malcolm,

**RESOURCE CONSENT APPLICATION:**

**LUC-2023-239**  
**35 Gebbie Street, Kinmont Park,**  
**Dunedin, 9024**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 21 July 2023.

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

**The consent certificates outline the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.**

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

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

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

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

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

Development contributions are payable for this resource consent. A development contribution notice will be sent in due course outlining how the development contribution has been calculated and when payment is required.

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

Yours faithfully,

A handwritten signature in black ink that reads "Allie". The signature is written in a cursive style with a large, stylized 'A'.

Allie Mulholland  
**Consultant Planner**

## **APPLICATION LUC-2023-239: 35 GEBBIE STREET, KINMONT PARK**

Department: Resource Consents

---

### **DESCRIPTION OF ACTIVITY**

#### **Site and Surrounding Environment**

The site is located at 35 Gebbie Street, Kinmont Park which is legally described as Lot 17 DP 15476. The site is held in Record of Title OT6B/861 and has a total site area of 660m<sup>2</sup>. There is a fencing provision (463001) registered against the Record of Title.

Located on site is an existing two storey dwelling with four habitable rooms. There is existing mature vegetation within the site and there is an existing vehicle access to Gebbie Street.

The Land Information New Zealand (LINZ) database indicates a gentle slope from the south-western portion of the site toward the north-eastern side of the site (Topo, 1:50k). The site visit undertaken on 03 July 2023 confirms the site noticeably slopes down toward these boundaries.

The site is surrounded by established residential properties. Kinmont Park and State Highway 1 are within close proximity of the site.

#### **Proposal**

The applicant proposes to establish a three-bedroom family cottage at the rear of the property behind the existing two-story dwelling. The cottage is ancillary to the main residential dwelling and will provide accommodation for family members.

The family cottage will be 79.2m<sup>2</sup> and will be setback at minimum 2.5m from all internal boundaries. The applicant confirms that the deck to the cottage is rather a concrete patio facing north which has 1.5m x 5m dimensions with an area of 7.5m<sup>2</sup>.

The outdoor living space for the cottage is located to the east of the cottage with dimensions exceeding 3m and a total area of 93m<sup>2</sup>. The outdoor living space will be concrete.

The total impermeable area for the site resulting from the proposal will be 207m<sup>2</sup> (31.4%). The total site coverage for the overall site, including the existing built form will be 195.2m<sup>2</sup> (29.6%).

The application notes that the family cottage will connect to the existing dwelling for water, wastewater, electricity, and telecommunications. Stormwater will discharge to the kerb and channel within Gebbie Street.

The total volume of earthworks to establish the family cottage will be 45m<sup>3</sup>. The maximum cut depth for earthworks will be 0.9m, this is to allow for a flat platform to be constructed of which the cottage can be erected. Earthworks will be setback 1.5m from the internal boundaries. No changes are proposed to the existing retaining wall.

### **REASONS FOR APPLICATION**

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

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the provisions of both district plans in force at the time of the decision that must be had regard to when assessing the application.

### **Operative District Plan**

The site is zoned General Residential 1 in the Operative District Plan (Planning Map 42). In this case, the provisions of the Operative District Plan are treated as inoperative under Section 86F of the Resource Management Act 1991 as there are no active appeals to any of the relevant provisions of the Proposed 2GP.

### **Proposed 2GP**

The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP rules had immediate legal effect from this date. Some rules became fully operative following the close of submissions, where no submissions were received. Additional rules came into legal effect upon the release of decisions. Those additional rules become fully operative if no appeals are lodged or once any appeals have been resolved.

Variation 2 to the Proposed 2GP was notified on 4 February 2021 and the revised rules came into effect when decisions were released on 31 May 2022. The only appeal to Variation 2 is against provisions regarding demolition of buildings built before 1940 in specified residential zones. As the application does not relate to the demolition of a pre-1940 building, the relevant rules of the Variation 2 version of the Proposed 2GP are considered to be operative.

The subject site is zoned General Residential 1 and is not subject to any overlays. The site creates non-compliances with the following rules.

#### Land Use

The proposal falls under the definition of Standard Residential Activities and Ancillary Residential Unit. Under the Proposed 2GP, activities have both a land use activity and a development activity component as well as a City-Wide Activities component. On this basis, Land Use consent is required under the following District Plan rules:

#### *Land Use Activity*

- **Non-complying Rule 15.5.2.4** – Standard residential activity that contravenes performance standard 15.5.2.1a (Density – Habitable Rooms) is a non-complying activity where not supported by exemptions 15.5.2.4.a-c and X-Y.

#### *Comment:*

Performance Standard 15.5.2.1a requires a maximum of one habitable room per 100m<sup>2</sup> per site. Together the proposed cottage and existing dwelling have seven habitable rooms and the site size is 660m<sup>2</sup>. The proposal does not comply with this standard by 40m<sup>2</sup> and is a non-complying activity under Rule 15.5.2.4.

- **Restricted Discretionary Activity 15.5.14b** – Ancillary residential units that exceed the maximum gross floor area of 60m<sup>2</sup> but have a gross floor area less than 80m<sup>2</sup> are restricted discretionary activities.

#### *Comment:*

The proposed cottage has a gross floor area of 79.2m<sup>2</sup>. Therefore, is a restricted discretionary activity under Rule 15.5.14.b.

### *Development Activities*

- **Restricted Discretionary Rule 15.6.6.1b** – Activities that contravene performance standard 15.6.6.1a (Height in Relation to Boundary) are restricted discretionary activities.

*Comment:*

Performance standard 15.6.6.1a requires new buildings to be within a 45-degree angle recession plane on rear and side boundaries. The proposed cottage breaches the western recession plane. Therefore, the proposed activity is a restricted discretionary activity under Rule 15.6.6.1b.

### *City Wide Activities*

- Restricted Discretionary Rule 8A.5.4.2 – Activities that contravene performance standard 8A.5.4.1 (Earthwork Setbacks) are restricted discretionary Activities.

*Comment:*

The applicant confirms the depth of cut is 0.9m toward the rear boundary and will be setback 1.5m from internal boundaries. Based on this and that the works are not supported by the retaining wall, the earthworks does not comply with the setback requirement in standard 8A.5.4.1a(ii) by 0.2m but I acknowledge that there may be some minor variation in the and the contravention could be greater in some places.

The proposed earthworks are a restricted discretionary activity under Rule 8A.5.4.2.

Overall, the proposal will be assessed as a **non-complying activity** therefore, Council's discretion is not controlled or restricted.

### **National Environmental Standards**

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.

It is considered, more likely than not, that no activities have been undertaken on the site that appear on the HAIL. As such, the National Environmental Standard is not applicable to the subdivision.

There are no other National Environmental Standards relevant to this application.

### **Overall Status**

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

In this case, there is more than one rule involved, and the effects are linked. As a result, having regard to the most restrictive activity classification, the proposal is considered to be a **non-complying activity**.

## WRITTEN APPROVALS AND EFFECTS ASSESSMENT

### Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity. This is because the environmental effects of the proposal are internalised within the site boundaries or are limited to effects on parties that are less than minor. An assessment on the effects on neighbouring properties is included below.

### Effects on the Environment

#### Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect.

The permitted baseline of relevance in this case relates to possible residential land use and I note that in this case the District Plan would permit a similar sized sleepout on the site with a similar number of bedrooms that complies with all relevant performance standards.

It is considered that the above is an appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

#### Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site and adjacent land, the existing and reasonably foreseeable receiving environment comprises primarily of low to medium density residential development. It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

#### Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition.

#### 1. Residential Character and Amenity

The number of habitable rooms within the site exceed the District Plan requirement by one room. If the site was 700m<sup>2</sup> in size then the then number of habitable rooms within the site would comply, given the site is 660m<sup>2</sup>, the site does not meet this requirement by 40m<sup>2</sup>. The non-compliance is considered to be largely technical in nature as the fourth bedroom in the existing residential dwelling is used as a utility room, but technically qualifies as a 'habitable room' under the 2GP.

The cottage is located to the rear of the site behind the existing two-storey dwelling. Therefore, once established it will be difficult to notice the cottage from the street. The placement of the cottage in

the rear yard complies with all the setbacks, therefore, it is highly unlikely the cottage will compromise the privacy of neighbouring properties.

The cottage has been designed to include a gable roof, typical aluminium windows, and cladding material which is consistent with the design of the existing dwelling. The cottage will therefore be consistent with the character of the existing dwelling and surrounding residential environment.

The cottage will be surrounded by lawn with a concrete patio facing northeast. The outdoor living area size and location comply with the District Plan requirements ensuring a good level of residential amenity is achieved.

Overall, given that the limited nature of the density breach and the other matters outlined above, the proposed cottage will be consistent with the character of the neighbourhood and will have less than minor effects on residential amenity.

2. Effects on Neighbouring Properties

The western recession plane protrudes through the roof pitch of the proposed cottage. However, the extent of the breach is minimal, would be relatively unnoticeable, and is highly unlikely to have an adverse impact on the neighbour's sunlight opportunities despite being adjacent to their outdoor living area. Amending the cottage design to a hipped roof would create a compliant residential unit in regard to recession planes, however, this is unnecessary given the minimal nature of the breach.

Overall, the adverse effects on neighbouring properties related to sunlight and shading will be less than minor.

3. Infrastructure

The applicant states that all services will connect to the existing dwelling.

Council's Three Waters department have provided feedback on the proposal and confirmed that each residential unit will instead be required to be serviced from an individual point of supply for water. Therefore, the existing water connection to the existing dwelling shall be retained and a new connection for the cottage will need to be established. An application for water supply will need to be applied for by the applicant and all services will need to be laid 600mm into the site. There are fire hydrants within close proximity of the site to provide for firefighting services.

Council's Seepage Control and Three Waters department recommend a private wastewater and stormwater connection is established for each residential building. However, the advice also states both residential buildings may share a common drain.

On the basis of the above it is evident the cottage and existing dwelling have the ability to be fully serviced and therefore, the adverse effects will be less than minor.

It's worth noting Council's Three Waters department recommend a consent notice be registered against the record of title preventing further subdivision. As this is a land use consent and that the District Plan sets provisions to restrict subdivision, this recommendation is not adopted. With the exception of this condition, Three Waters recommends a series of conditions and advice notes in regard to servicing which are adopted and will be imposed.

4. Transportation

The applicant proposes no changes to the existing access, parking, and manoeuvring onsite. Council's Transport department confirm this application is acceptable with no conditions or advice notes required.

The increase vehicle movements as a result of the ancillary unit are anticipated by the District Plan. Given the straight nature and low classification of Gebbie Street, this is unlikely to have an impact on the transport network.

Overall, the traffic effects will be less than minor.

#### 5. Earthworks

Earthworks are required to create a flat platform of which the proposed cottage will be erected. The cut depth for earthworks is 0.9m and will be setback 1.5m from the internal boundaries toward the rear of the site. As the setback is calculated using the cut depth, the proposed earthworks will exceed the setback by 0.2m but the contravention could be greater in some places. Please note the cottage will be setback 2.5m from boundaries once erected.

Earthworks will be temporary in duration and are well within the permitted volume for earthworks anticipated in the District Plan. The degree of the setback breach is minor therefore, is highly unlikely to adversely affect land stability. I have recommended a condition that will ensure that the works are no closer than 1 meter from external boundaries.

Enabling earthworks to occur within the setback will not set a precedent in the area as earthworks are anticipated in the residential zone and the minor breach will be unnoticeable to by-passers and surrounding properties during works.

All earthworks will be contained within the site and ground levels will not be elevated by the proposed earthworks.

Stantec's Civil/Geotechnical engineer undertook a review of the application and advised that the earthworks are relatively minor, and he has provided a series of advice notes and consent conditions which are adopted.

In addition to the advice notes and consent conditions recommended by Stantec, to ensure earthworks are undertaken with best practice, specific erosion and sediment control measures and New Zealand noise standards shall be adhered to. Therefore, consent conditions will be imposed in this regard to manage earthworks.

On the basis of the above, earthworks effects will be less than minor.

#### 6. Cultural Values

The proposal does not impact on cultural values as there are no heritage items onsite and the site is not an archaeological site or subject to a statutory acknowledgement. As a precaution an accidental discovery advice note is included.

### **NOTIFICATION ASSESSMENT**

#### **Public Notification**

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

#### Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.

- The application does not involve the exchange of recreation reserve land.

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

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

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

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

Step 4: Public notification in special circumstances

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

**Limited Notification**

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

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

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

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

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

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

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

Step 4: Further notification in special circumstances

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

**Notification Summary**

On the basis of the above, the proposed activity will proceed on a non-notified basis.

## **SUBSTANTIVE DECISION ASSESSMENT**

### **Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are less than minor.

### **Offsetting or Compensation Measures**

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

### **Objectives and Policies**

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives, and policies of the Operative District Plan and Proposed 2GP were taken into account when assessing the application.

#### Operative District Plan

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

##### ***Sustainability***

- **Objectives 4.2.1 and 4.2.2 and policies 4.3.1, 4.3.2, 4.3.3, 4.3.5, and 4.3.7**  
The seek to enhance the amenity values of Dunedin and ensure the level of infrastructural services provided is appropriate for the density while also promoting the redevelopment of sites in existing urban areas where there is under-utilisation or urban service infrastructure.

##### Comment:

The proposed cottage fits well within the character of the residential area and not put additional demand on infrastructure beyond what is anticipated by Council. The proposal is consistent with the objectives and policies in Chapter 4 of the Operative District Plan.

##### ***Residential***

- **Objectives 8.2.1, and 8.2.4 and policies 8.3.1, 8.3.4, and 8.3.5**  
These seek to ensure the residential amenity is retained and encourages new residential development is in areas where water supply is available.

##### Comment:

Council's Three Waters department has raised no concerns regarding water availability and the ancillary unit is designed similar to the existing dwelling. The proposed cottage is consistent with the objectives and policies in Chapter 8 of the Operative District Plan.

#### Proposed 2GP

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

##### ***Public Health and Safety***

- **Objectives 9.2.2 and policies 9.2.2.1, 9.2.2.4, 9.2.2.8 and 9.2.2.9**  
These seek to ensure land use activities maintain or enhance people's health and safety by ensures activities avoid adverse effects from noise and light while ensuring new residential buildings allow a visual connection between buildings and public spaces for passive surveillance as well as access to water supply for firefighting purposes.

Comment:

The proposed cottage is located to the rear of the site behind the existing two storey dwelling. The addition of the cottage will not alter the visual connection between the site and the street and will be fully serviced. The proposed cottage is consistent with the outcomes sought in Chapter 9.

**Residential Zone**

- **Objective 15.2.2 and Policy 15.2.2.1**  
These seek to ensure that residential activities, development, provide high quality on-site amenity for residents.
- **Objective 15.2.3 and Policy 15.2.3.1**  
These seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policy 15.2.4.2, Policy 15.2.4.4 and Policy 15.2.4.6**  
These seek to ensure that developments maintain or enhance the amenity of the streetscape and reflect the current of intended future character of the neighbourhood and includes fences to be of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood.

Comment:

The proposed cottage will have little impact on the streetscape given the placement within the site and that the design is similar to that of the existing dwelling. The proposal is consistent with the relevant outcomes sought in the objectives and policies in Chapter 15.

Objectives and Policies Assessment

An assessment against the objectives and policies under the Operative District Plan (2006) has been undertaken. However, as no relevant objectives and policies are under appeal more weight is given to the Proposed 2GP.

The proposed subdivision and land use are in accordance with the outcomes sought in the above objectives and policies as discussed in the AEE section of this report.

**Other Matters**

Section 104(1)(c) of the Resource Management Act 1991 requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application.

The matters of precedent and plan integrity are considered relevant in this instance. These issues have been addressed by the Environment Court (starting with *Russell v Dunedin City Council C092/03*), case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where a plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the district plan and/or the proposed district plan.

In this case, the proposal is non-complying because the proposal fails to comply with the residential density requirements. The site is 660m<sup>2</sup> and therefore only permits six habitable rooms when providing for an ancillary unit and the proposal will result in seven habitable rooms. The non-compliance is considered to be minor in nature given that the site is only 40m<sup>2</sup> from meeting the density requirements. It is also noted that the non-compliance is largely technical in nature as the fourth bedroom in the existing residential dwelling is used as a utility room, but technically qualifies as a 'habitable room' under the 2GP. Overall, any precedent set could not be considered undesirable, and approval of the application will not undermine the integrity of the either the Operative District Plan or the Proposed 2GP.

The proposal is consistent with the objectives and policies, and it is considered that approval of the proposal will not undermine the integrity of the Proposed 2GP as the activity will produce only localised and minor effects, if any, and will not set an undesirable precedent as the addition of the cottage is hidden from the street view, therefore, relatively unnoticeable.

### **Section 104D**

In accordance with Section 104D, Council may grant resource consent for a non-complying activity only if it is satisfied that the adverse effects of the activity on the environment will be minor or the activity is not contrary to the objectives and policies.

The adverse effects resulting from the application will be less than minor and can achieve the outcomes sought in the relevant objectives and policies. Therefore, Council is satisfied that the activity meets the requirements under Section 104D and can grant consent.

### **Part 2**

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

## **RECOMMENDATION**

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

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



Allie Mulholland  
**Consultant Planner**

Date: 21 July 2023

## **DECISION**

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

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

*Pursuant to Part 2 and sections 34A(1), 104, 104B and 104D of the Resource Management Act 1991, and the provisions of the Operative Dunedin City District Plan 2006 and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **Non-complying Activity** being the establishment of an ancillary unit contravening density, gross floor area and height recession planes, and*

*associated earthworks 35 Gebbie Street, Kinmont Park, legally described as Lot 17 DP 15476 (Record of Title: OT6B/861) subject to conditions imposed under sections 108 of the Act, as shown on the attached certificates.*



---

John Sule  
**Senior Planner**

Date: 21 July 2023

**Consent Type:** Land Use Consent

**Consent Number:** LUC-2023-239

**Purpose:** To establish an ancillary unit contravening density, gross floor area and height recession planes, and associated earthworks.

**Location of Activity:** 35 Gebbie Street, Kinmont Park

**Legal Description:** Lot 17 DP 15476 (Record of Title OT6B/861).

**Lapse Date:** 21 July 2028

## **Conditions:**

### General

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 26 June 2023, and further information received on 12 July 2023 except where modified by the following conditions.*

### Infrastructure

2. *Each unit shall have a separate service connection installed. The existing water connection can be retained for the existing unit, if suitable. An "Application for Water Supply" shall be submitted to the Dunedin City Council for approval to establish a water connection to the ancillary unit. Details of how this unit is to be serviced for water shall accompany the "Application for Water Supply". The water supply pipe from the newly installed water connection shall be laid at least 600mm into the site.*
3. *The new ancillary unit shall either have an independent stormwater connection or a drain in common with the existing dwelling.*
4. *The new ancillary unit shall either have an independent wastewater connection or a drain in common with the existing dwelling.*

### Earthworks

5. *Any earthworks to establish the proposed cottage that are not supported by a retaining wall are to be setback a minimum of 1m from the external boundaries.*
6. *Slopes must not be cut steeper than 1:1 (45°) or two metres high without specific engineering design and certification.*
7. *Any modification to the site must not increase any adverse stormwater effects on neighbouring lots as a result of the work.*

8. *The consent holder must adopt practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off to prevent it from entering the Council stormwater network or neighbouring properties during any stages of site disturbance associated with this development.*
9. *All construction sediment and dust is to be contained within the extents of the site. This includes tracking of mud and debris onto legal roads or existing car parks.*
10. *The undertaking of earthworks and any associated construction noise shall be managed in accordance with the New Zealand Standard for Construction Noise (NZS6803:1999).*

#### **Advice Notes:**

##### Ancillary Unit

1. This consent authorises an ancillary unit that is ancillary to the residential existing activity at 35 Gebbie Street. While the proposed ancillary unit is self-contained there should be no expectation that a subdivision would be approved for the site in the future as the site cannot meet the minimum site size standards for a 2 Lot subdivision or density requirements for two detached independent units.

##### Water Supply

2. Detail of the water supply application process can be found at: <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
3. All aspects relating to the availability of water for firefighting 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 Fire and Emergency New Zealand.

##### Erosion and Sediment Control

3. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
  - The Erosion & Sediment control Toolbox for Canterbury found on the ECan website link CRC Erosion & Sediment Control Toolbox <http://esc Canterbury.co.nz>
  - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

##### Earthworks

4. Temporary stability may be a concern on this project and remains the responsibility of the developer.
5. It is recommended no earthworks are undertaken until building consent has been granted.
6. Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.
7. It is recommended all temporary slopes shall be inspected and signed off by a suitably qualified individual.
8. It is recommended any retaining walls over 1.5m, or supporting a surcharge/slope, or neighbouring land, including terracing, require design, specification, and supervision by an appropriately qualified person.

9. Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures.
10. Where the long-term stability of other land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties.
11. Slopes must not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification.
12. As-built records of the final extent and thickness of any un-engineered fill must be recorded.

General

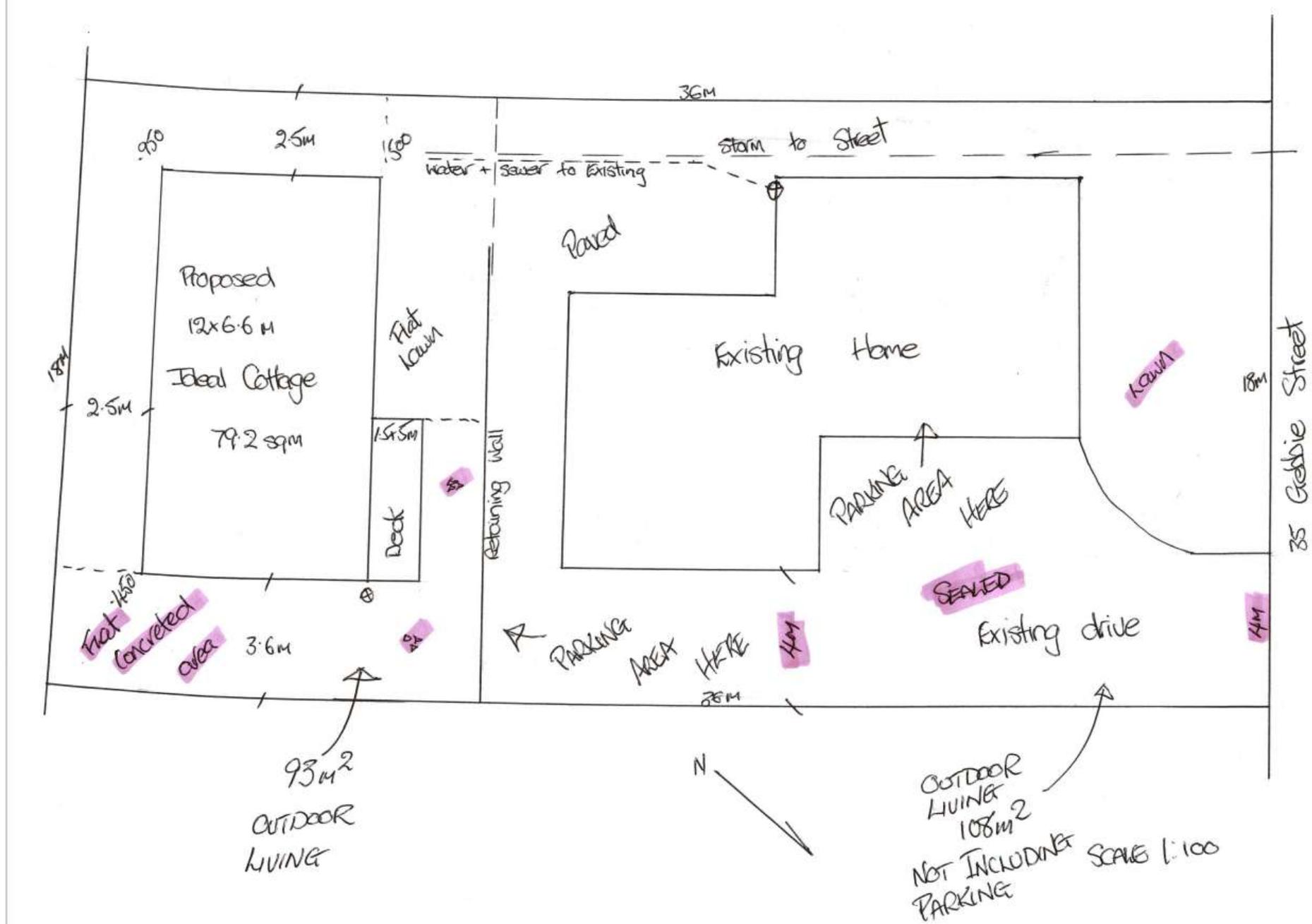
13. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
14. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior 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.
15. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
16. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.
17. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.

Issued at Dunedin City Council on 21 July 2023



Allie Mulholland  
**Consultant Planner**

Appendix One: Approved Plan(s) - LUC-2023-239 (not to scale)

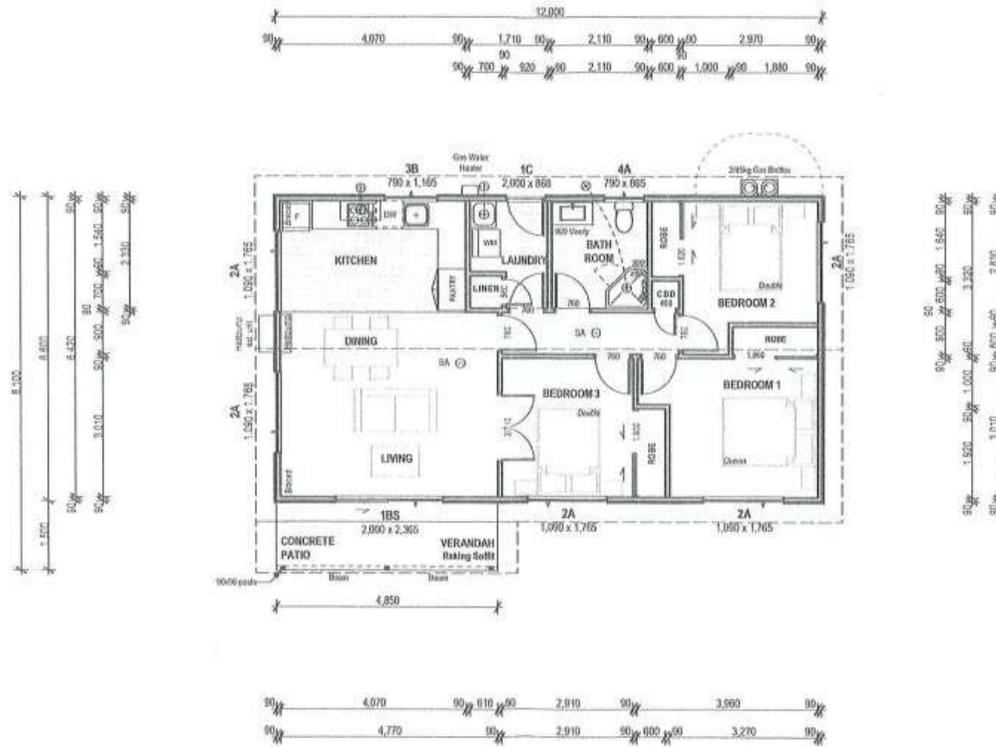


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DRAWINGS ARE NOT TO BE SCALED FROM

\* CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING  
CONTACT THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH THE DRAWINGS, DO NOT ASSUME

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LEGEND	
SA ⊙	Smoke Alarm (with torch battery)
⊙	Safety Glass
□	Tiled Flooring
□	Vinyl Flooring
□	Carpet Flooring (incl. garage)

Note:  
The following information is required before full working drawings can be requested.

- Full Site Levels
- Soil Report (if not Engineered)
- Drainage / Existing Plan
- Log Burner model (if required)
- Engineer's Design (if required)

Job Notes:

- Stud Height : 2420mm
- Soffit Width : 450mm
- Roof Pitch : 8°, 20° (170mm Heel Height)
- Floor Type : Concrete
- Joinery Head Height: 2000mm
- Underlay : Watergate Plus 285
- Wind Zone (TBC) : High

Floor Area (Over Framing)	79.20 m <sup>2</sup>
Roof Plan Area	103.13 m <sup>2</sup>
Site Coverage Area	79.20 m <sup>2</sup>

H1 COMPLIANCE - May 2023  
(Minimums required)

- Ceiling Insulation: R-7.0
- Ceiling Perimeter: R-3.0
- Wall Insulation: R-2.8
- Glazing Specification: R-0.37 (Low E Double glazing)
- Floor Insulation: R-2.63 100mm S type full
- Slab Edge Insulation: None

Drafting Notes:

V1	09/06/2023	Concept
V2	09/06/2023	Corrections
V3	14/06/2023	Amendments



*JW 20/06/23*



Customer: \_\_\_\_\_  
Site: \_\_\_\_\_ Date: \_\_\_\_\_

Proposed Dwelling for : **MJ Wing,**  
**35 Gabbie St, Mosgiel, Dunedin**

Drawing Title : **FLOOR PLAN**

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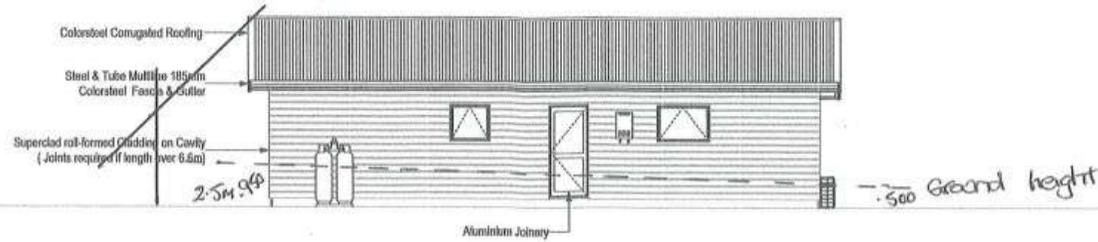
THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS  
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CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING  
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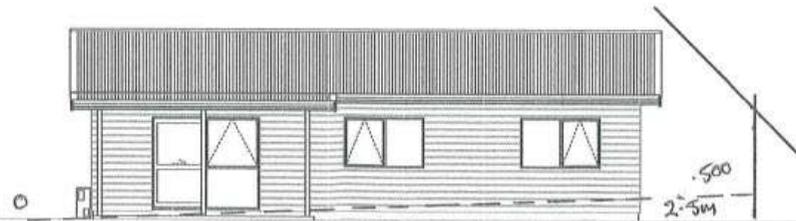
FRONT ELEVATION



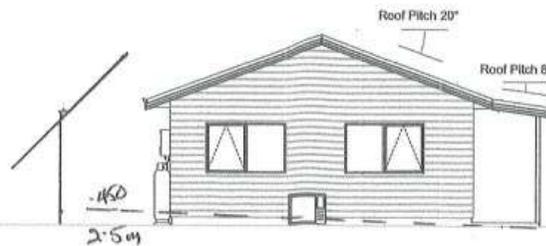
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



Customer

Proposed Dwelling for:

MJ Wing,  
35 Gabbie St Mosgiel Dunedin

Drawing Title:

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ELEVATIONS NOT 17 DP

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