

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 66 Forfar Street Mosgiel

Prepared for: Bluewater Property Group Limited

Prepared on: 30-Jan-2026

### Property Details:

<b>Property ID</b>	5054176
<b>Address</b>	66 Forfar Street Mosgiel
<b>Parcels</b>	LOT 4 DP 8318

### 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 30-Jan-2026

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

##### OVERLAND FLOW PATH

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

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

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

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

**Commissioned by:** Dunedin City Council

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

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

*Reference Number: 12074*

##### OVERLAND FLOW PATH

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

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

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

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

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an appropriate level of risk.

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Reference Number: 12074

## OVERLAND FLOW PATH

### Flood Hazard Area 20

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

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

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

**Commissioned by:** Dunedin City Council

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

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

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

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

**Commissioned by:** Dunedin City Council

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

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

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

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

**Commissioned by:** Dunedin City Council

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

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

Reference Number: 11582

## Land Stability Hazards

### LAND MOVEMENT

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

Description: Inactive floodwater-dominated. Sheet floods and channel floods carrying sediment appear to

have ceased in this area or are confined to the extent that erosion is no longer likely to take place. Sediment is also unlikely to be deposited on the fan surface. Mapscale:50000. Map Accuracy:1999, accuracy +/-100m, NZMG1949

Reference Number: 10106

### Coastal Hazards

No information.

### Seismic Hazards

#### INTENSIFIED SHAKING

##### Earthquake Likely Amplification 1:100000 Map

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

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

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

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

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

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

Reference Number: 10111

#### LIQUEFACTION

##### Domain B

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf)

**Commissioned by:** Otago Regional Council

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

**Scope of report:** Dunedin City district

Reference Number: 11407

### Other Natural Hazards

No information.

## Otago Regional Council Hazard Information

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

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

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

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

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

### Foul Sewer and Waste Water

#### **Drainage Reticulation Plans**

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

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

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **11<sup>th</sup> September 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>	2054176
Address	66 Forfar Street Mosgiel
Valuation Number	28000-29010

#### Latest Valuation Details

Capital Value	\$450,000
Land Value	\$365,000
Value of Improvements	\$85,000
Area (Hectares)	0.0606HA
Units of Use	1

**Current Rates**

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,436.02

<b>Rates Outstanding for Year</b>	\$1,718.02
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For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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

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

### Building and Drainage Consents

The following consents are recorded for this property:

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

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

#### [ABA-2002-296062](#) Building Consent - Install Shower over Bath, No Plan

Lodgement Date	12-Mar-2002
Decision	Granted
Decision Date	14-Mar-2002
Current Status	<b>CCC Issued</b>
Previous Number	ABA20566
<i>(Applications before 2007)</i>	

#### [ABA-2025-962](#) Building Consent - Install Yunca Xander Insert Heater in Dwelling

NOTE: The consent will automatically lapse on 12/07/2026 as agent advised, work will not proceed.

Lodgement Date	03-Jul-2025
Decision	Granted

Decision Date 07-Jul-2025  
Current Status **BC Issued**  
Previous Number  
(Applications before 2007)

### Building and Drainage Permits

[H-1956-253112](#) AAM19560052

630 - Drainage for New Dwelling, (Wood). The permit was lodged on 23-Jul-1956.

[H-1987-265239](#) AAM19870142

B029840 - Install Yunca Woodburner, (Wood). The permit was lodged on 07-May-1987.

[H-1956-253106](#) AAM19560046

995 - Erect Dwelling, (Goodall). The permit was lodged on 21-Mar-1956.

[H-1956-253109](#) AAM19560049

642 - Plumbing for Nine New Dwellings, No Plan (Goodall). The permit was lodged on 20-Aug-1956.

### Building Notices

No Building Notices

### Resource Consents

There are no resource consents for this property.

### Consent Notices

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

### Alcohol Licensing

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

### Health Licensing

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

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

No information.

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

### District Plan

**The information on district plan requirements is correct at the date this LIM is issued.** Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

### SECOND GENERATION DISTRICT PLAN INFORMATION

#### Zoning

- General Residential 1 (refer Section 15, Residential)

#### Scheduled Items

- Dunedin Airport Flight Fan Designation

#### Overlay Zones

- Hazard 3 (flood) Overlay Zone

#### Mapped Areas

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

#### District Plan Map

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

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

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

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

No information.

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

No information.

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

#### Building Information

##### Foul Sewer and Waste Water

##### Restrictions near Council infrastructure

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

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand ([www.linz.govt.nz](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 66 Forfar Street Mosgiel

#### [5054157 31 Forth Street Mosgiel](#)

[RMA-1997-361271](#) Resource Management Act (Historical Data) SITE COVERAGE EXCEEDED BY DWELLING EXTENSION Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/12/1997.

[RMA-1993-355934](#) Resource Management Act (Historical Data) ER ACCESSORY BLDG Ownr:D G MURPHY / App: DG MURPHY 31 FORTH ST MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 25/02/1993.

#### [5054160 37 Forth Street Mosgiel](#)

[RMA-1999-363145](#) Resource Management Act (Historical Data) ERECT CONSERVATORY WITHIN SIDE YARD REQUIREMENT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/07/1999.

#### [5054188 93 Forfar Street Mosgiel](#)

[RMA-2005-368836](#) Resource Management Act (Historical Data) GARAGE WITHIN FRONT & SIDE YARDS (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/04/2005.

#### [5054191 97A Forfar Street Mosgiel](#)

[SUB-1961-1](#) Subdivision Consent Subdivision of Lot 1 DP 7267, Lot 9 DP 9428, Lot 1 DP 9495 and Section 2s being Section 2s and Part Section 3s Block VII East Taieri Survey District CT 356/198, 346/85 and 298/226. The outcome was Granted on 13/07/1961.

**[5054192 99A Forfar Street Mosgiel](#)**

[SUB-1961-1](#) Subdivision Consent Subdivision of Lot 1 DP 7267, Lot 9 DP 9428, Lot 1 DP 9495 and Section 2s being Section 2s and Part Section 3s Block VII East Taieri Survey District CT 356/198, 346/85 and 298/226. The outcome was Granted on 13/07/1961.

**[5066894 29A Forth Street Mosgiel](#)**

[RMA-1991-351063](#) Resource Management Act (Historical Data) Flats Plan / App: B. Weedon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 12/09/1991.

**[5066895 29 Forth Street Mosgiel](#)**

[RMA-2000-364366](#) Resource Management Act (Historical Data) NON-COMPLYING SITE COVERAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/10/2000.

[RMA-2000-364358](#) Resource Management Act (Historical Data) ALTER EXISTING FLATS PLAN (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/10/2000.

[RMA-1991-351063](#) Resource Management Act (Historical Data) Flats Plan / App: B. Weedon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 12/09/1991.

**[5120285 99 Forfar Street Mosgiel](#)**

[RMA-2006-370857](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR TECHNICAL NON-COMPLIANCE RESULTING FROM SUBDIVISION. The outcome was Granted on 27/03/2007.

[RMA-2006-370856](#) Resource Management Act (Historical Data) TWO LOT RESIDENTIAL SUBDIVISION. The outcome was Granted on 02/04/2007.

**[5120286 99B Forfar Street Mosgiel](#)**

[RMA-2006-370857](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR TECHNICAL NON-COMPLIANCE RESULTING FROM SUBDIVISION. The outcome was Granted on 27/03/2007.

[RMA-2006-370856](#) Resource Management Act (Historical Data) TWO LOT RESIDENTIAL SUBDIVISION. The outcome was Granted on 02/04/2007.

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 – not sealed for the first 5 metres.**

To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

### **Encroachment on road reserve – privately owned vegetation over footpath.**

It appears that the hedge at this property's frontage is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

### **Private stormwater lateral.**

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

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

### General terms

RDMS Records and Document Management System

## Appendices



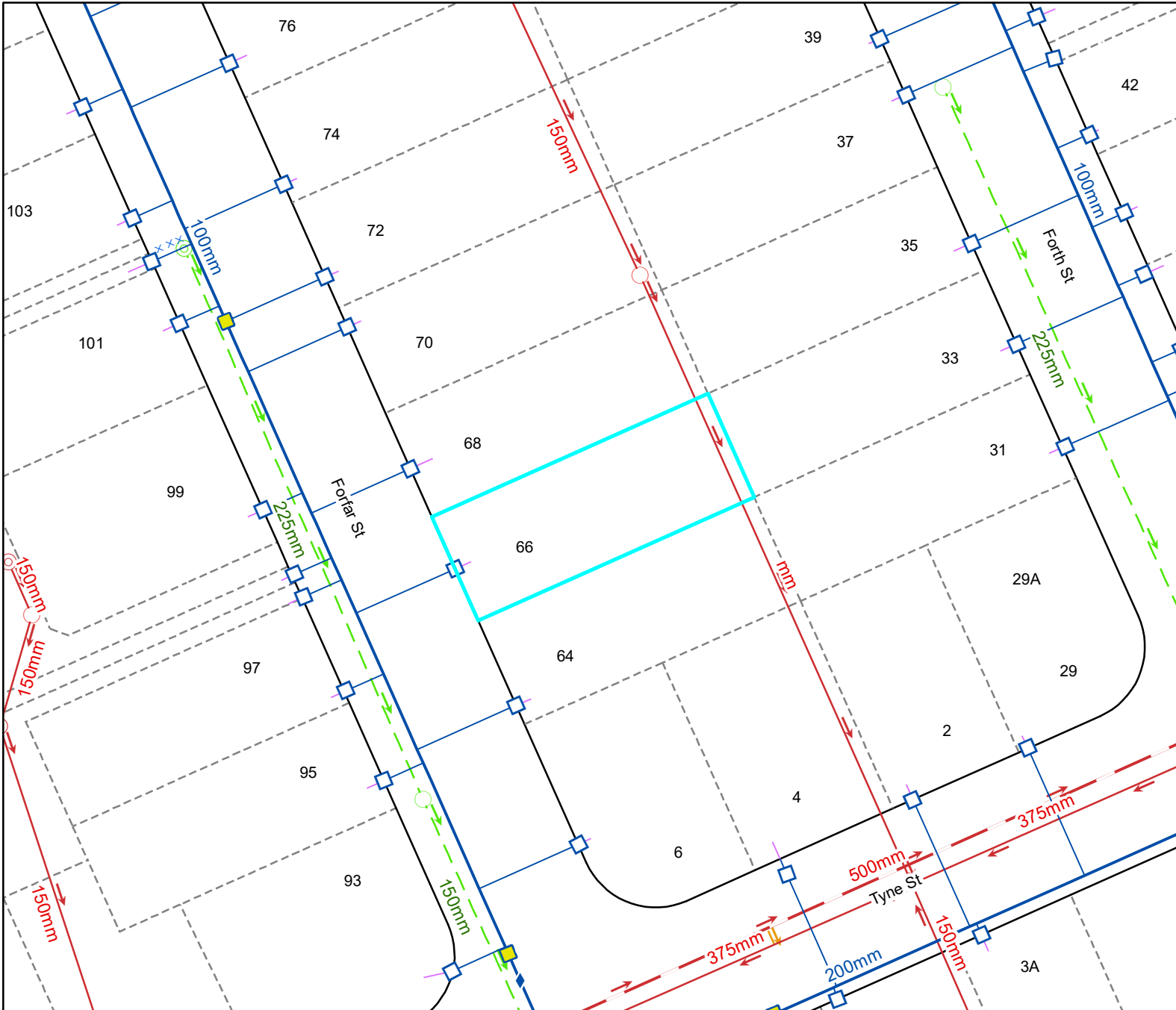
# Photographic Map

Scale at A4:  
1:750  
28/01/2026  
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PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys  
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2013 Urban and rural photography Jan/Feb 2013.  
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### 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		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)

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



# Council Water & Drainage Services

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

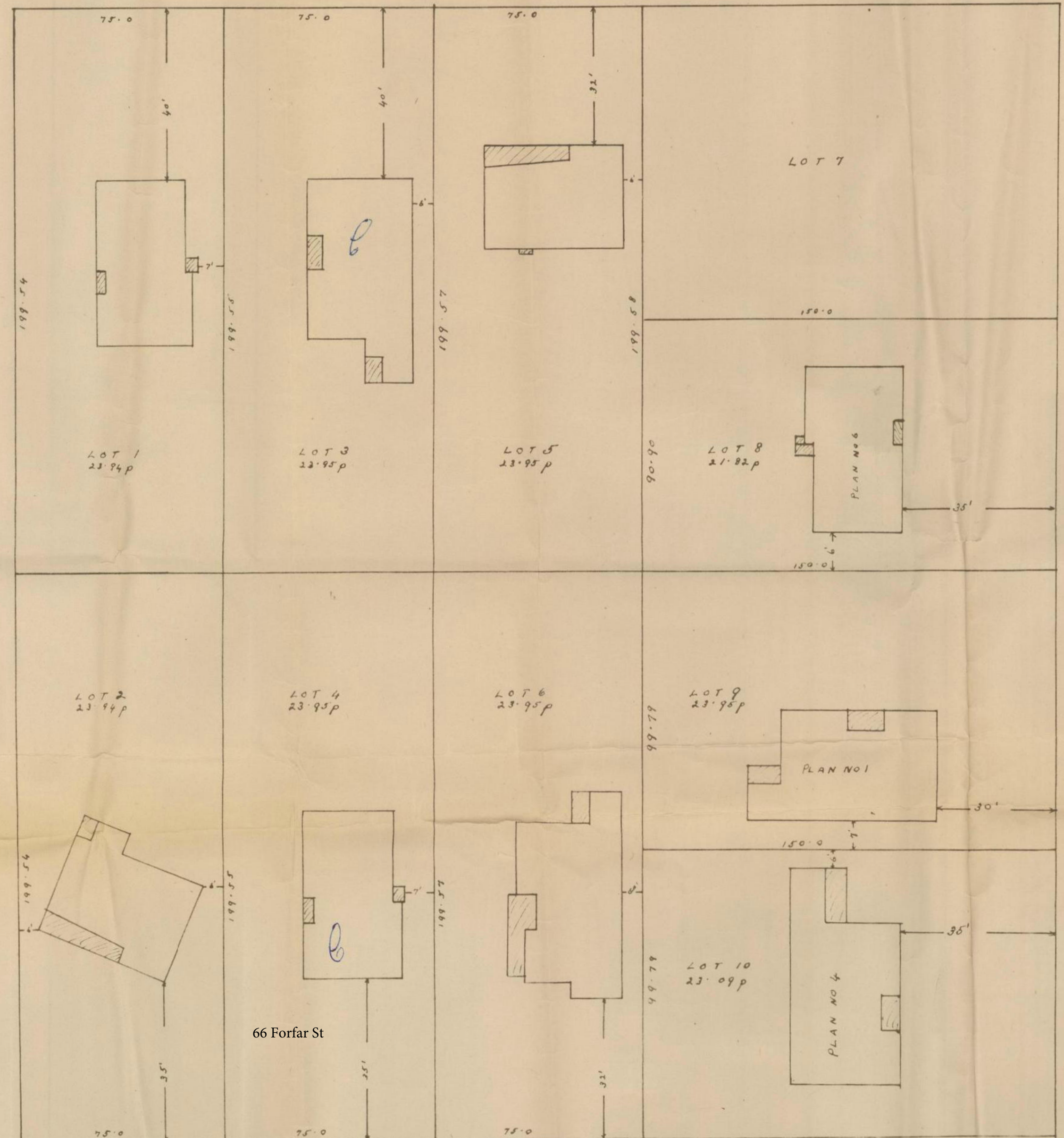
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information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

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FORTH STREET



A. J. GOOPALL (1952) LTD GROUP HOUSING SCHEME  
 SITE PLAN DP 8318  
 FORFAR AND FORTH STREETS MOSGIEL

LOT 1	TYPE 6 WEATHER BOARD
LOT 2	TYPE COMBINE NO 2 PLASTER
LOT 3	TYPE 1 BRICK VENEER
LOT 4	TYPE 6 WEATHER BOARD
LOT 5	TYPE COMBINE NO 1 WEATHER BOARD
LOT 6	TYPE 2 PLASTER
LOT 8	TYPE 6 PLASTER
LOT 9	TYPE 1 WEATHER BOARD
LOT 10	TYPE 4 PLASTER

TYNE STREET

FORFAR STREET

REFERENCE :

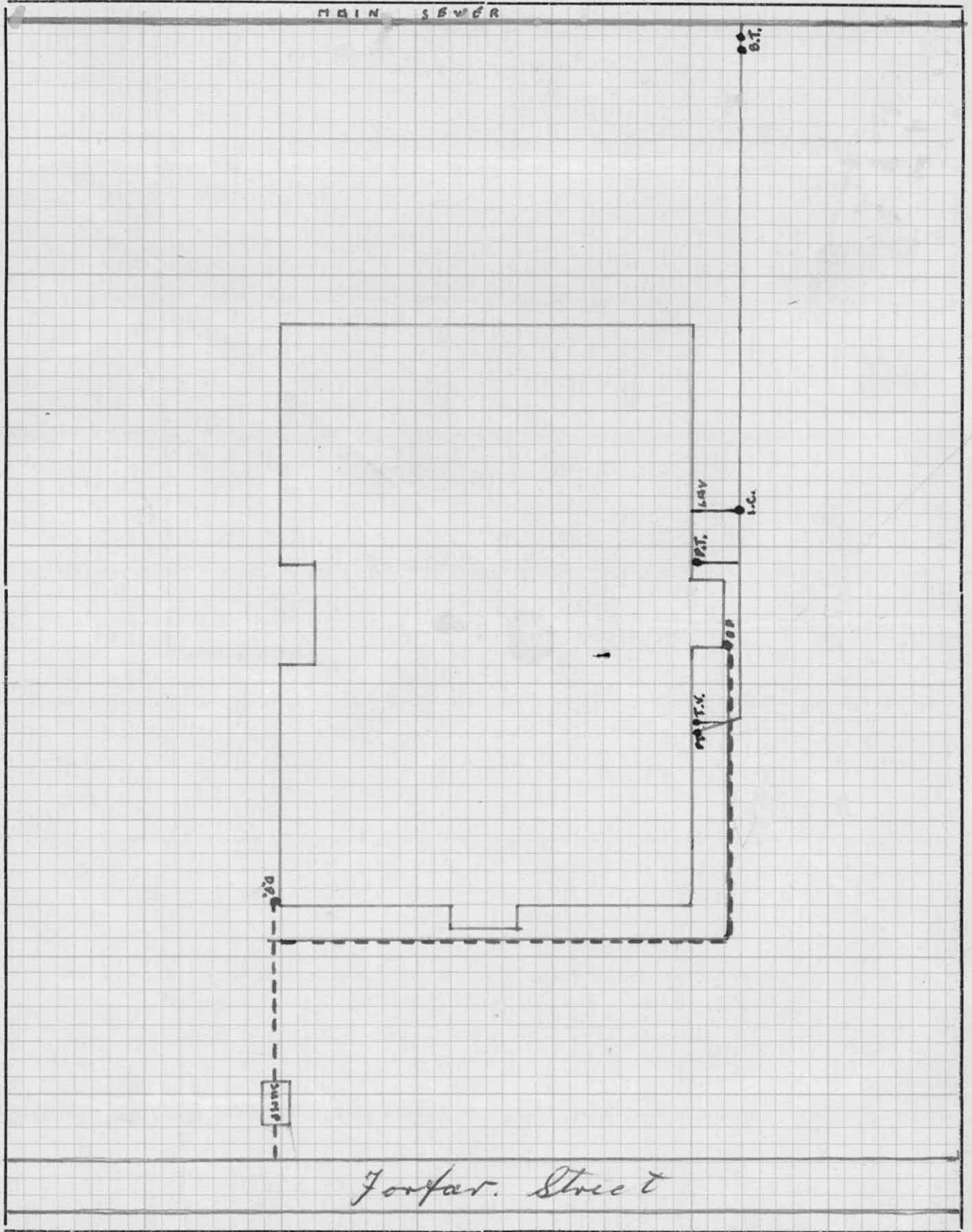
I.T. means Intercepting Trap  
F.A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

Y.P. means Junction Pipe  
G.T. " Gully Trap

M.V. means Main Vent  
T.V. " Terminal Vent  
I.C. " Inspection Chamber

Scale—One inch equals eight feet.

TP-6850



Owner W. J. Goodall (In Wood) 66 Forfar Street

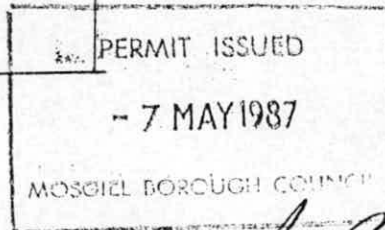
Allotment Lot 4 Harper Block Record No. 630

Township of \_\_\_\_\_ Signature of Drainer J. Chamberlain

**PARR**  
Plumbing

YUNCA INBUILT TO  
REPLACE M'KAY INBUILT.

MR + MRS WOOD.  
66 FORFAR ST.



Check & Check Chimney

Must Be Installed to MANUFACTURERS INSTRUCTIONS  
and Rig When Completed.

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



**DUNEDIN CITY COUNCIL**

Telephone No:	477-4000	CCC No:	ABA 20566	Reference No:	5054176
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>WOOD, GEORGE C/O E C SHAW PLUMBERS LTD P O BOX 142 MOSGIEL 9032</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No .....of an intended .....stages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail: INSTALL SHOWER OVER BATH</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as ..... years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5054176 Valuation Roll No: 28000 29010</p> <p>Street Address: 66 FORFAR STREET, MOSGIEL 9007</p> <p>Legal Description: LOT 4 DP 8318</p>	

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 20/03/2002



**Building Consent - ABA-2025-962**

(Section 51, Building Act 2004)

Form 5

**The building**

**Street address of building:** 66 Forfar Street Mosgiel

**Legal description of land where building is located:** LOT 4 DP 8318

**Building name:** N/A

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

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

**Owner**

**Name of owner:** G Wood

**Contact person:** G Wood

**Mailing address:** C/O Spaceheating Installation Specialists Limited, 67 Torquay Street, Abbotsford, Dunedin  
9018

**Street address/registered office:**

**Mobile:**

**Landline:**

**Email address:**

**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:**

Install Yunca Xander Insert Heater in 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)

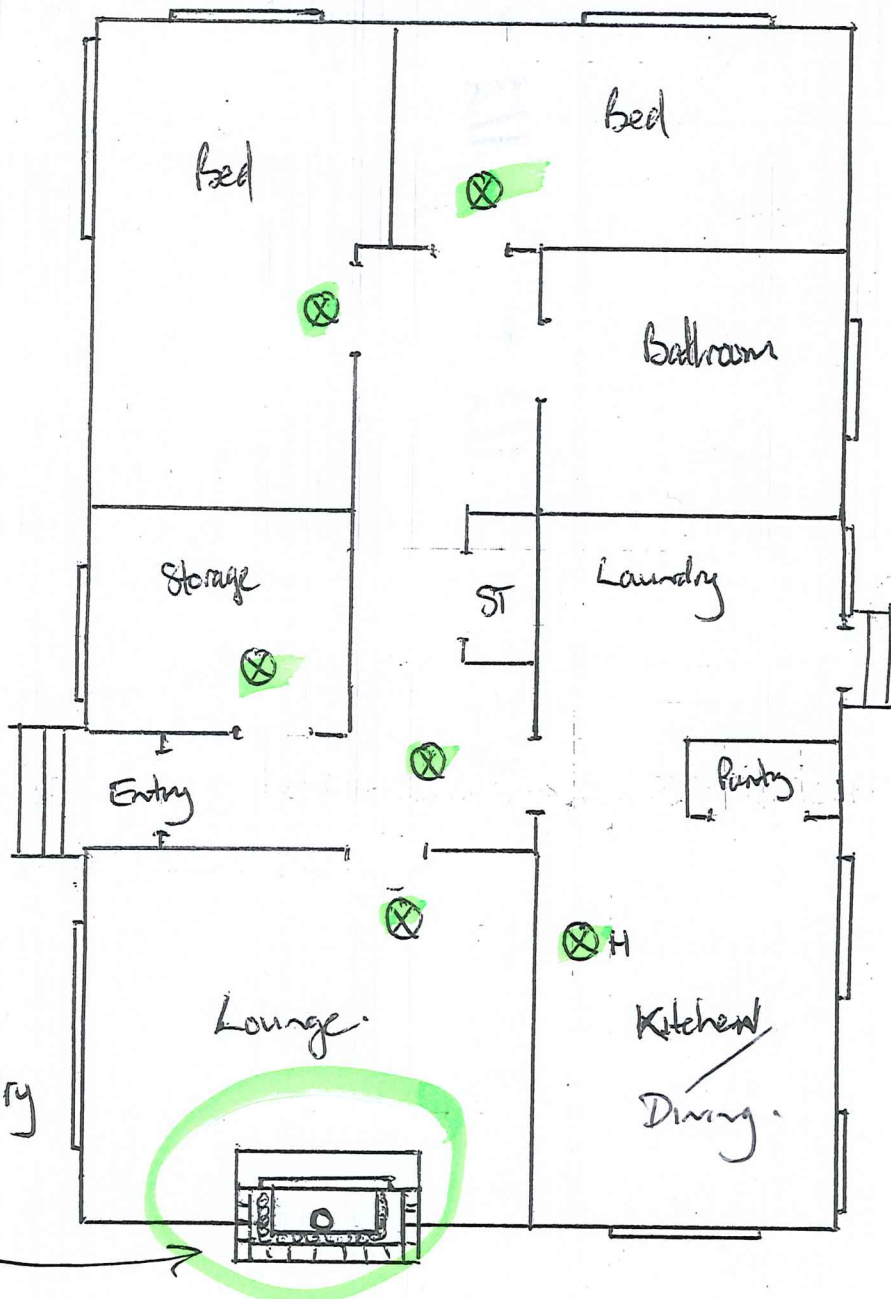


Team Leader Processing (Building Consents)

On behalf of Dunedin City Council

Date of issue: 12 July 2025

Existing chimney - swept + checked - for condition  
Existing hearth - plastered and suitable for reuse  
Bygone



Yusea Xander Masonry  
Installation +  
Flue kit

⊗ Interconnecting Smoke Alarms - as per NZBC F7  
66 Forfar Street masjid

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

Note, 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 NZ Building Code or has been legally established.