

# Dunedin City Council Land Information Memorandum

99463

**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 Section 44A 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 **4 February 2025**

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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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.

## PROPERTY ADDRESS

114 Argyle Street Mosgiel

**LIM Applicant  
Print Date**

Glennan Holdings Limited  
04-Feb-2025

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## PROPERTY DETAILS

**Property ID** 5056108  
**Address** 114 Argyle Street Mosgiel  
**Parcels** LOT 38 BLK VI DP 471

**Rubbish Day** Thursday

## RATES DETAILS

**Rate Account** 2056108

Address 114 Argyle Street Mosgiel

Valuation Number 28010-62000

**Latest Valuation Details**

Capital Value \$840,000  
Land Value \$690,000  
Value of Improvements \$150,000  
Area (Hectares) 0.089HA  
Units of Use 1

**Current Rates**

Current Rating Year Starting 01-Jul-2024  
Dunedin City Council Rates \$4,200.68

**Rates Outstanding for Year** \$2,100.34

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.

## BUILDING, PLUMBING AND DRAINAGE

### 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>

### 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.

### Building and Drainage Information

#### No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) is not able to be provided.

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

### 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
	/CCC	-	the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	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-2002-298123](#) Building Consent - Alter Bathroom - Drainage Connection WC

Lodgement Date	01-Oct-2002
Decision	Granted
Decision Date	01-Oct-2002
Current Status	<b>CCC Issued</b>
Previous Number	ABA22654
<i>(Applications before 2007)</i>	

#### [ABA-2003-300138](#) Building Consent - Heater - Masport LE 5000

Lodgement Date	12-May-2003
Decision	Granted
Decision Date	14-May-2003
Current Status	<b>CCC Issued</b>
Previous Number	ABA31241
<i>(Applications before 2007)</i>	

[ABA-1996-335230](#) Building Consent - Stormwater Drainage, (Paul Dick)

Lodgement Date 28-Mar-1996  
Decision Granted  
Decision Date 03-Apr-1996  
Current Status **CCC Issued**  
Previous Number ABA961085  
(Applications before 2007)

[ABA-1996-334997](#) Building Consent - Drainage Alterations

Lodgement Date 15-Mar-1996  
Decision Granted  
Decision Date 27-Mar-1996  
Current Status **CCC Issued**  
Previous Number ABA960836  
(Applications before 2007)

[ABA-2018-2111](#) Building Consent - Install Freestanding Metro Wee Rad Base Heater in Dwelling

Lodgement Date 04-Oct-2018  
Decision Granted  
Decision Date 05-Oct-2018  
Current Status **CCC Issued**  
Previous Number  
(Applications before 2007)

### Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1957-253378](#) AAM19570026

156 - Erect Garage, (Jackson). The permit was lodged on 10-May-1957.

[H-1957-253379](#) AAM19570027

771 - Plumbing and Drainage Alterations, (Jackson). The permit was lodged on 02-Dec-1957.

[H-1957-253609](#) AAM19570259

248 - Alter Dwelling, (Jackson). The permit was lodged on 31-Oct-1957.

[H-1979-261342](#) AAM19790034

J052989 - Erect Shed, (Morrison). The permit was lodged on 31-Oct-1979.

[H-1981-262231](#) AAM19810024

4148 - Plumbing and Drainage, No Plan (Morrison). The permit was lodged on 16-Nov-1981.

[H-1985-264163](#) AAM19850049

B025701 - Install Kent Fire, (Morrison). The permit was lodged on 23-Jul-1985.

[H-1978-261007](#) AAM19780026

H120432 - Erect Glasshouse, (Smaillies). The permit was lodged on 12-Sep-1978.

### Additional Building Information

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.

## HAZARDS

### SITE HAZARDS

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. Please read the report here [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)

#### **Alluvial Fans - Active - Floodwater**

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years. This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>  
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake.

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site specific design for any new building foundation construction in this area subject to site investigation.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain B. This means that the ground is predominantly underlain by poorly consolidated river or stream sediments with a shallow groundwater table. There is considered to be a low to moderate likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain B. Put another way, there is a moderate to high likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain B.

'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

#### **Natural hazards on the Taieri Plains, Otago**

*This property has been identified as lying within Flood Hazard Area 20*

Mosgiel has limited exposure to flood hazard from the Silver Stream, Owhiro Stream, Quarry Creek, and from internal ponding. It is not exposed to flood hazard from the Taieri River due to its elevation. Part of this area was flooded in 1868 and 1923. Floodbanks are

located along the length of the Silver Stream, containing flows of 260m<sup>3</sup>/s or more on the Mosgiel side of the Silver Stream. Flow preferentially spills over the Gordon Road Spillway to the north when flows exceed about 170m<sup>3</sup>/s. Surface flooding and runoff from the eastern hills can cause localized ponding, such as occurred in April 2006, especially in southern part of the urban area near Quarry Creek. Quarry Creek has a history of flooding. The extent of localized ponding within urban Mosgiel is determined in part by the stormwater network which is designed to provide primary drainage to an urban standard. Part of the area is located within the East Taieri Drainage Scheme which provides land drainage to a rural standard.

This information has been sourced from the **Otago Regional Council Report (2012) *Natural Hazards on the Taieri Plains, Otago***. Further details, including a copy of the report are available on their website:

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

**The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.**

**These reports are publicly available and can be accessed here:**

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

**These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.**

#### **Otago Regional Council - Natural Hazards Database**

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

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

## HAZARDOUS SUBSTANCES

### **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.

### **Contaminated Site, Hazardous Substances and Dangerous Goods Information**

No information

## ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

## LICENSING

### Health Licensing

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

### Liquor Licensing

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

## CITY PLANNING

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.

### **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.

### **District Plan Information**

Dunedin currently has two district plans, and as at 19<sup>th</sup> August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. **The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued:** there may be changes to the district plan rules following the release of this LIM that may affect this site and



surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and 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.

## **OPERATIVE DISTRICT PLAN INFORMATION**

### **Zoning**

This property is zoned as follows in the District Plan.

*Zone*

RESIDENTIAL 2

### **Noise**

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

*Noise Zone*

50Dt/35Nt dBA, 45SP dBA

### **Designation 274 - Dunedin International Airport Approach and Land Use Controls**

This property is within or partly within the designated take-off and approach fan for the Dunedin International Airport (Designation 274). Refer to Planning Map 72 for the land use controls that apply in relation to this designation.

*Form Air*

Approach Fan

## **SECOND GENERATION PLAN INFORMATION**

### **Zoning**

- General Residential 2 (refer Section 15, Residential)

### **Scheduled Items**

- Dunedin Airport Flight Fan Designation

### **Overlay Zones**

- Hazard 3 (flood) Overlay Zone

### **Mapped Areas**

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

## **Resource Consents**

There are no resource consents for this property.

### **RESOURCE CONSENTS WITHIN 50 METRES OF 114 ARGYLE STREET MOSGIEL**

#### **5056088 111B Argyle Street Mosgiel**

SUB-1985-534469 Subdivision Consent Ref: 118/1 subdivision of Lot 36 Block IV DP 471 Being Part Section 7 Block III East Taieri Survey District. The outcome was Granted on 27/05/1985.

#### **5056089 111A Argyle Street Mosgiel**

SUB-1985-534469 Subdivision Consent Ref: 118/1 subdivision of Lot 36 Block IV DP 471 Being Part Section 7 Block III East Taieri Survey District. The outcome was Granted on 27/05/1985.

#### **5056090 111C Argyle Street Mosgiel**

SUB-1985-534469 Subdivision Consent Ref: 118/1 subdivision of Lot 36 Block IV DP 471 Being Part Section 7 Block III East Taieri Survey District. The outcome was Granted on 27/05/1985.

#### **5056109 116A Argyle Street Mosgiel**

RMA-1991-350878 Resource Management Act (Historical Data) subdivision flat plan SP865 (Non-Notified - Non Complying).

#### **5056110 116B Argyle Street Mosgiel**

RMA-1991-350878 Resource Management Act (Historical Data) subdivision flat plan SP865 (Non-Notified - Non Complying).

#### **5056111 116C Argyle Street Mosgiel**

RMA-1991-350878 Resource Management Act (Historical Data) subdivision flat plan SP865 (Non-Notified - Non Complying).

#### **5056112 118 Argyle Street Mosgiel**

RMA-2000-364188 Resource Management Act (Historical Data) SUBDIVISION INTO TWO RESIDENTIAL ALLOTMENTS sec 357 letter - appln for drain in common still reqd (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/08/2000.

RMA-1996-360141 Resource Management Act (Historical Data) ERECT TWO TOWNHOUSES (Notified - Non Complying). The outcome was Granted on 23/01/1997.

RMA-2000-364290 Resource Management Act (Historical Data) OBJECTION TO CONDITION 3(A) OF SUBDIVISION CONSENT RMA 2000 0520 (Other). The outcome was Granted on 02/10/2001.

#### **5056113 120 Argyle Street Mosgiel**

LUC-2013-249 Land Use Consent construct a garage. The outcome was Granted on 15/07/2013.

RMA-1992-354907 Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr: WARNOCK / App: JOHNSTON WHITNEY BOX 3 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

#### **5056134 24 Lanark Street Mosgiel**

SUB-1984-354408 Subdivision Consent Ref: SD 100/1 subdivision of Lot 34 Block VI DP 471 being part section 8 Block III East Taieri Survey District. The outcome was Granted on 16/07/1984.

RMA-2000-367785 Resource Management Act (Historical Data) REPLACE GARAGE WITHIN SIDE AND FRONT YARDS AND PROTRUDI NG THROUGH THE HEIGHT PLANE. (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/05/2004.

#### **5056135 13 Montrose Street Mosgiel**

SUB-1984-354408 Subdivision Consent Ref: SD 100/1 subdivision of Lot 34 Block VI DP

471 being part section 8 Block III East Taieri Survey District. The outcome was Granted on 16/07/1984.

**5056137 20 Lanark Street Mosgiel**

LUC-2016-287/A Land Use Consent s357 objection to fees. The outcome was S357 Upheld on 08/09/2016.

LUC-2016-287 Land Use Consent land use consent to a garage/storage shed in the front yard setback. The outcome was Granted on 02/08/2016.

**5065877 113 Argyle Street Mosgiel**

SUB-1989-354664 Subdivision Consent Ref: 170/1 subdivision of Lot 35 Block IV DP 471 Block III East Taieri Survey District. The outcome was Granted on 16/11/1989.

RMA-1990-350733 Resource Management Act (Historical Data) Subdivision consent (Non-Notified - Non Complying).

**5065878 113A Argyle Street Mosgiel**

SUB-1989-354664 Subdivision Consent Ref: 170/1 subdivision of Lot 35 Block IV DP 471 Block III East Taieri Survey District. The outcome was Granted on 16/11/1989.

**5069064 120A Argyle Street Mosgiel**

RMA-1998-362287 Resource Management Act (Historical Data) ERECT CARPORT WITHIN SIDE YARD REQUIREMENTS (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

RMA-1992-354907 Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:WARNOCK / App: JOHNSTON WHITNEY BOX 3 MOSGIEL (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

RMA-1991-353176 Resource Management Act (Historical Data) DISPENSATION 1795 ERECT SECOND HOUSEHOLD UNIT AT REAR OF SITE Ownr:WARNOCK / App: WARNOCK (Non-Notified - Non Complying). The outcome was Granted on 11/07/1991.

**5108902 118A Argyle Street Mosgiel**

RMA-2002-366016 Resource Management Act (Historical Data) TOWNHOUSE WITHIN THE HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/10/2002.

RMA-2000-364188 Resource Management Act (Historical Data) SUBDIVISION INTO TWO RESIDENTIAL ALLOTMENTS sec 357 letter - appln for drain in common still reqd (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/08/2000.

**5117849 5 Montrose Street Mosgiel**

LUC-2011-544 Land Use Consent construct a garage. The outcome was Granted on 16/12/2011.

LUC-2011-470 Land Use Consent land use as a consequence of a 2 lot residential 2 subdivision. The outcome was Granted on 04/11/2011.

SUB-2011-137 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 04/11/2011.

**5117850 5A Montrose Street Mosgiel**

LUC-2011-470 Land Use Consent land use as a consequence of a 2 lot residential 2 subdivision. The outcome was Granted on 04/11/2011.

SUB-2011-137 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 04/11/2011.

**5122261 22B Lanark Street Mosgiel**

SUB-2015-111 Subdivision Consent subdivision creating three lots. The outcome was Granted on 20/01/2016.

**5122262 22C Lanark Street Mosgiel**

LUC-2015-595 Land Use Consent land use consent being the subdivision of the land legally described as Lot 35 Block VI DP 471 (CFR OT316/226) at 22 Lanark Street, Mosgiel, into three lots. The outcome was Granted on 20/01/2016.

[SUB-2015-111](#) Subdivision Consent subdivision creating three lots. The outcome was Granted on 20/01/2016.

**[5126583](#) 117A Argyle Street Mosgiel**

[SUB-2017-116](#) Subdivision Consent subdivision consent for a 2 lot subdivision. The outcome was Granted on 15/01/2018.

[LUC-2017-628](#) Land Use Consent land use consent for a breach of the height plane angle and amenity open space requirements. The outcome was Granted on 15/01/2018.

**[5128634](#) 115 Argyle Street Mosgiel**

[SUB-2018-110](#) Subdivision Consent subdivision of the site into two allotments, with proposed Lot 1 containing the original residential unit and proposed Lot 2 containing a recently built residential unit.. The outcome was Granted on 06/11/2018.

[LUC-2018-581](#) Land Use Consent land use consent for the infringements of the original residential unit on proposed Lot 1 of SUB-2018-110 with the yard and height plane along the boundary with the accessway to proposed Lot 2 and authorisation of the existing infringement of the height plane along the boundary with 113A Argyle Street.. The outcome was Granted on 06/11/2018.

[LUC-2018-143](#) Land Use Consent land use consent for new vehicle crossing exceeding maximum number permitted across an 18m frontage. The outcome was Granted on 17/04/2018.

**[5128635](#) 115A Argyle Street Mosgiel**

[SUB-2018-110](#) Subdivision Consent subdivision of the site into two allotments, with proposed Lot 1 containing the original residential unit and proposed Lot 2 containing a recently built residential unit.. The outcome was Granted on 06/11/2018.

[LUC-2018-143](#) Land Use Consent land use consent for new vehicle crossing exceeding maximum number permitted across an 18m frontage. The outcome was Granted on 17/04/2018.

**[5130368](#) 22D Lanark Street Mosgiel**

[BACT-2019-54](#) Boundary Activity Notice boundary activity notice for new residential units built to the new boundary between Lots 1 and 2 SUB-2019-10. The outcome was Issued on 16/07/2019.

[SUB-2019-10](#) Subdivision Consent subdivision consent for fee-simple subdivision of two new residential units. The outcome was Granted on 16/07/2019.

[LUC-2019-55](#) Land Use Consent land use consent for two residential units with density breaches. The outcome was Granted on 16/07/2019.

[SUB-2015-111](#) Subdivision Consent subdivision creating three lots. The outcome was Granted on 20/01/2016.

**[5130369](#) 22A Lanark Street Mosgiel**

[BACT-2019-54](#) Boundary Activity Notice boundary activity notice for new residential units built to the new boundary between Lots 1 and 2 SUB-2019-10. The outcome was Issued on 16/07/2019.

[SUB-2019-10](#) Subdivision Consent subdivision consent for fee-simple subdivision of two new residential units. The outcome was Granted on 16/07/2019.

[LUC-2019-55](#) Land Use Consent land use consent for two residential units with density breaches. The outcome was Granted on 16/07/2019.

[SUB-2015-111](#) Subdivision Consent subdivision creating three lots. The outcome was Granted on 20/01/2016.

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.

## TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

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.

## 3 WATERS

### WATER

#### **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

### 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> April 1996**.

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

**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)

## APPENDIX

### **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 of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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





## Photographic Map

Scale at A4:

1:750

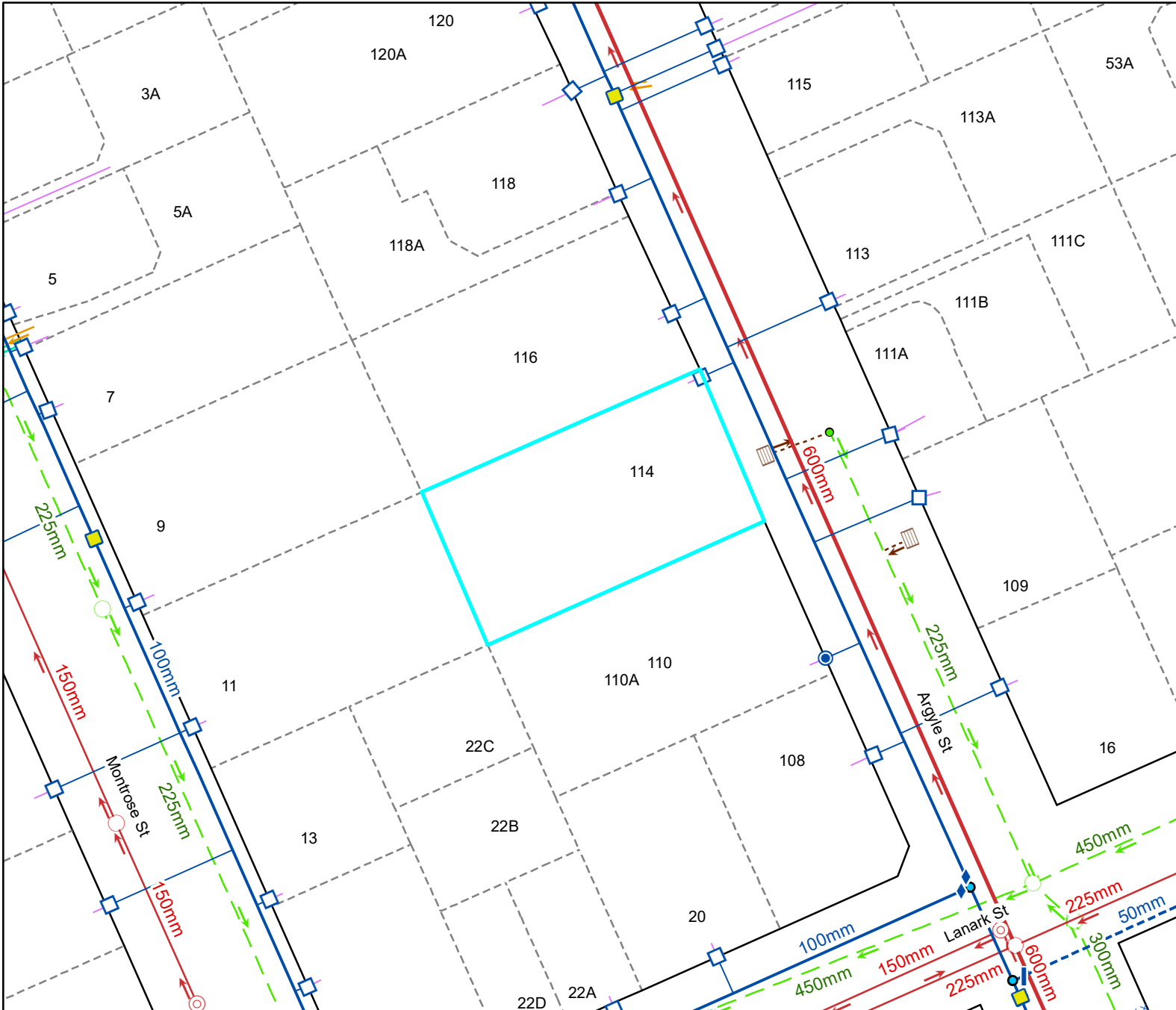
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PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the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

2019-2019 Urban. Copyright DCC/Aerial Surveys  
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2013 Urban and rural photography Jan/Feb 2013.  
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copyright NZAM. Rural photography March  
2006, copyright T erralink International Ltd.





Legend

### Water Supply

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

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

### Foul Sewerage

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

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

### Stormwater

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

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

### General

	DCC Water & Waste Structure		Parcel		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.

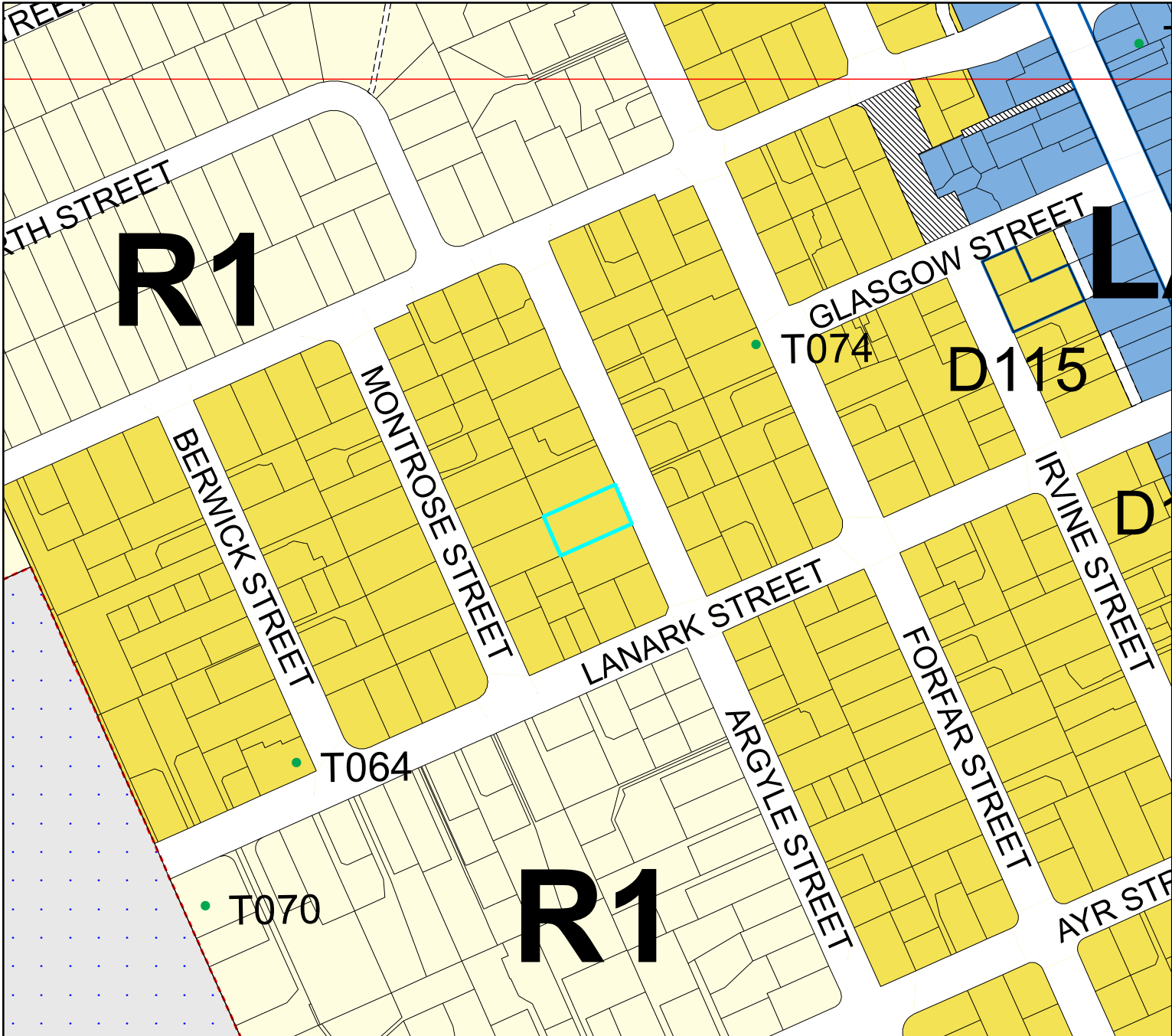
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1:750

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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 orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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



**Legend**

- Significant Trees
  - Transpower Structure
  - Transpower Lines
  - Heritage Structure
  - Heritage Facade
  - DP Archaeological Sites
  - Airport Fan Designation 274 bdy
  - Port Height Restrictions
  - DP Designations
  - Urban Landscape Conservation Area
  - DP Taiari Aerodrome
  - Restricted Water Supply Area
  - Ground Water Protection Zone A
  - Ground Water Protection Zone B
  - Public Roads not Legal
  - Unformed Legal Road
- Zones**
- R1 - Residential 1 Zone
  - R2 - Residential 2 Zone
  - R3 - Residential 3 Zone
  - R4 - Residential 4 Zone
  - R5 - Residential 5 Zone
  - R6 - Residential 6 Zone
  - R6A
  - Campus Zone
  - Airport Zone
  - Stadium Zone
  - CA - Central Activity Zone
  - LSR - Large Scale Retail Zone
  - LA1 - Local Activity Zone 1
  - LA2 - Local Activity Zone 2
  - In1 - Industrial 1 Zone
  - In2 or SD - Industrial 2 or Special Development Zone
  - Port 1 Zone
  - Port 2 Zone
  - RR - Rural Residential Zone
  - Rural Zone
  - H - Harbourside
- Port & Airport Noise**
- Air Noise Boundary
  - Airport Outer Control Boundary
  - Outer Port Control Boundary
  - Port Noise Boundary

**Esplanade Requirement**

- Esplanade Reserve Required
- Esplanade Strip Required

**Landscape Management Boundary**

- outside boundary
- boundary between areas
- prominency boundary

**Townscape**

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

**Pedestrian Frontage**

- Identified Pedestrian Crossing
- Verandah Required

**Areas of Significant Conservation Value boundary**

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000  
Optimal scale range is 1:2000 - 1:5000  
This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.







BUSH RD.

ARGYLE ST

56'

DWELLING

24'

DOUBLE DOORS

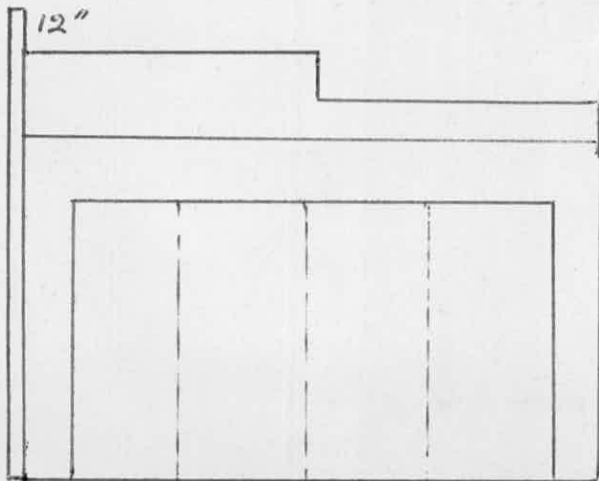
PROPOSED  
GARAGE

24'

12'

4" CONCRETE  
WALL  
WITH PIERS

12"



### REFERENCE :

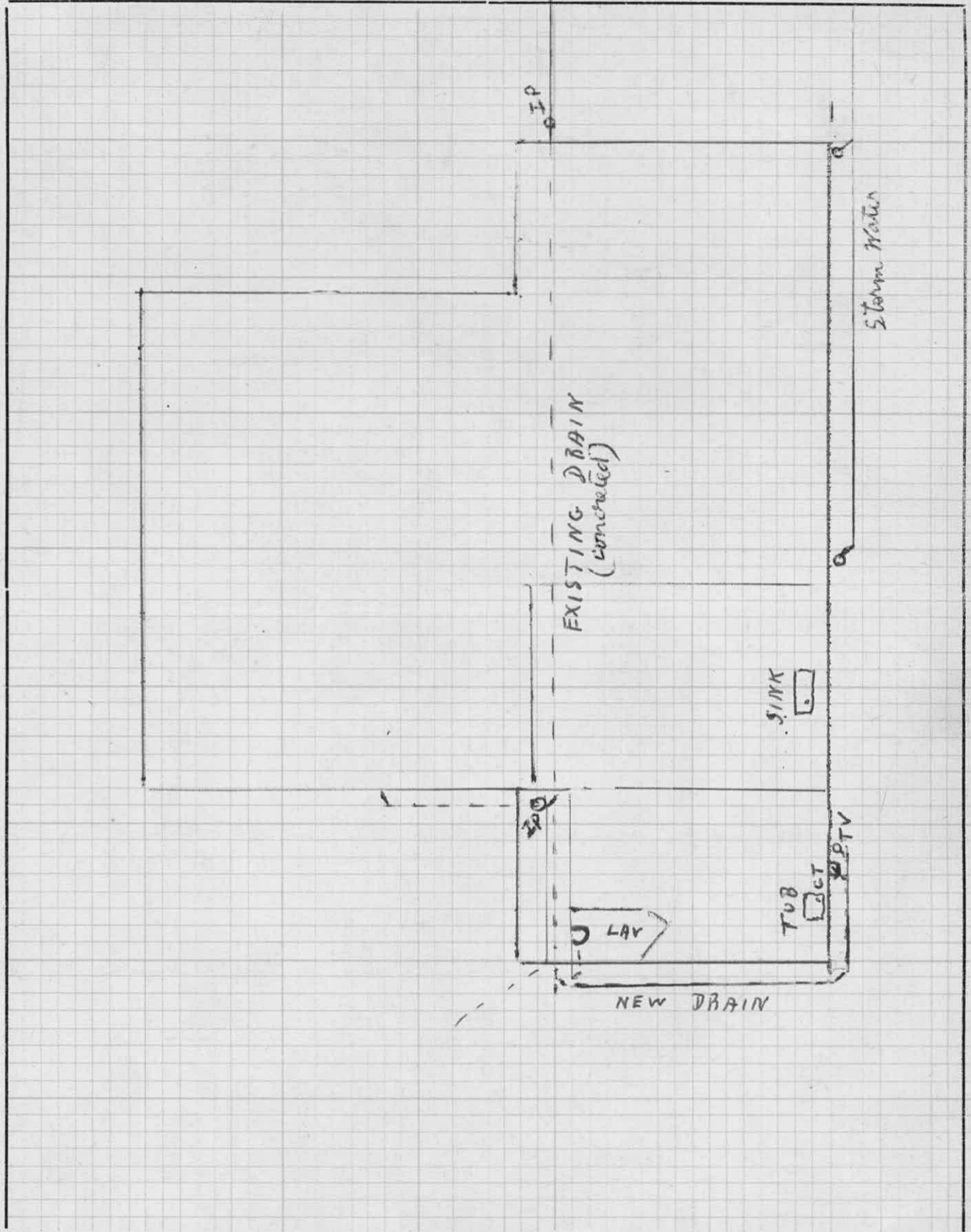
I.T. means Intercepting Trap  
F.A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

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.

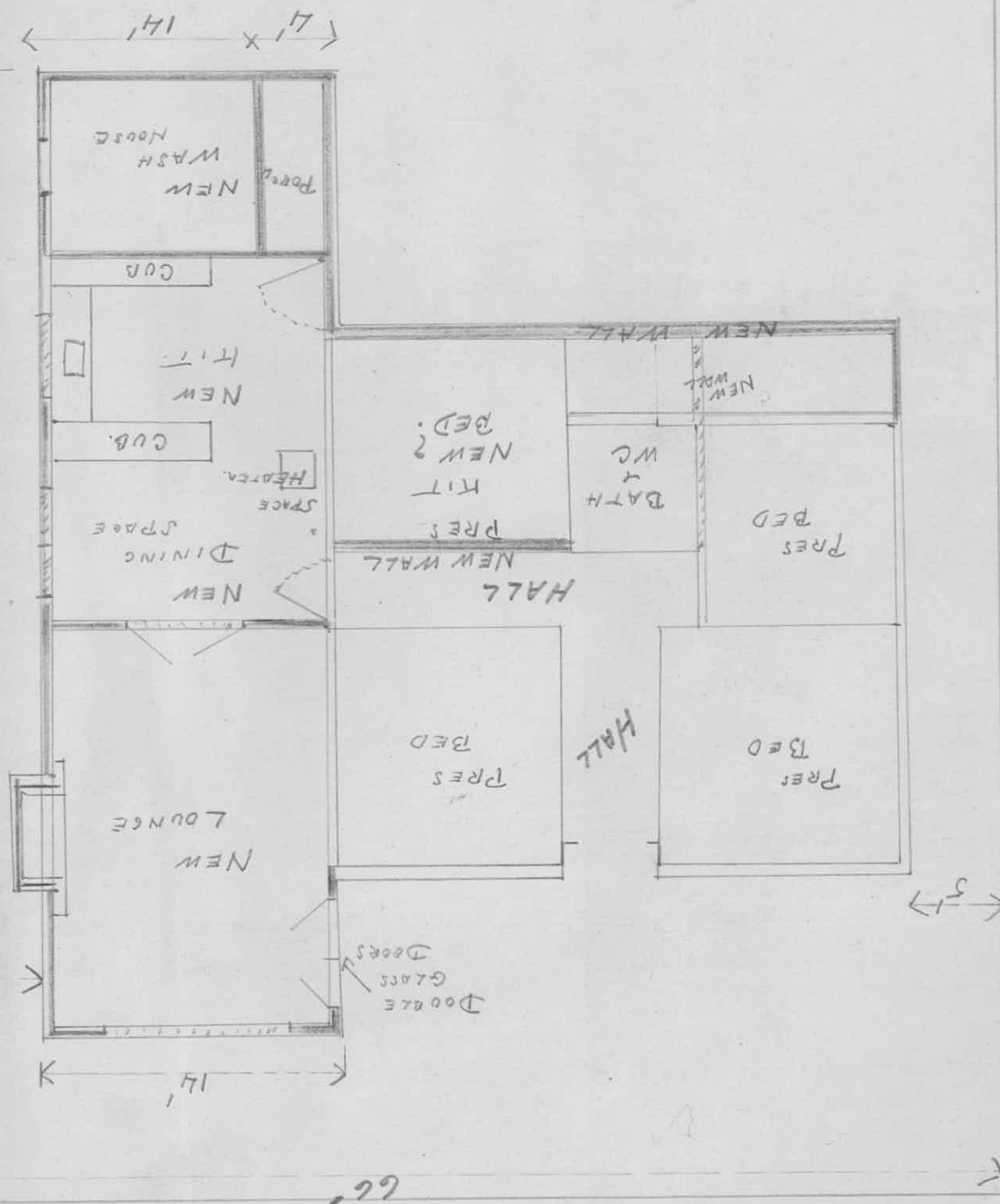
TP-6850

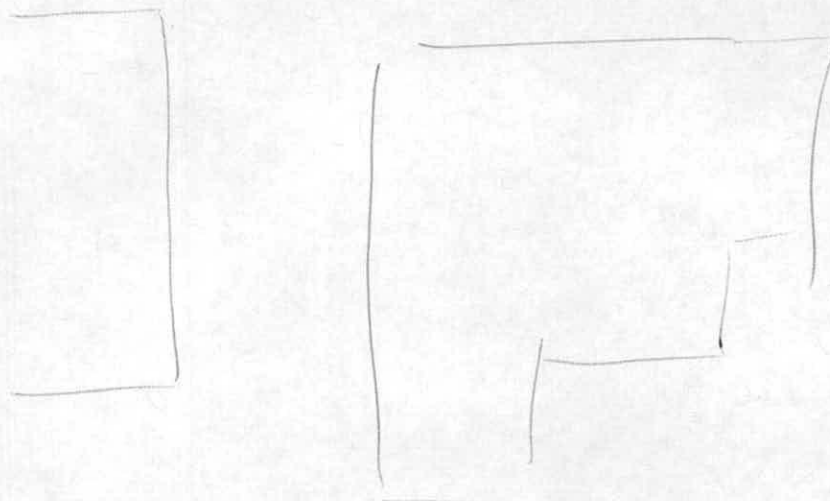
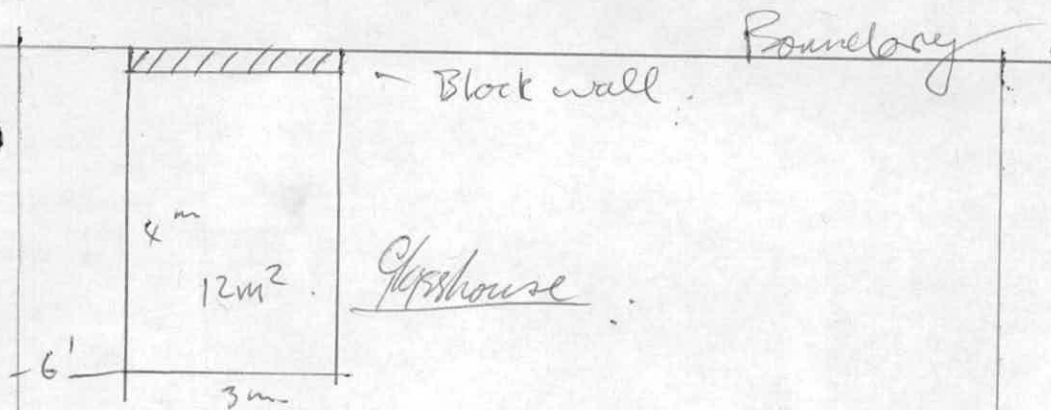


Owner L. Jackson 114 Argyle St Street  
Allotment \_\_\_\_\_ Block \_\_\_\_\_ Record No. \_\_\_\_\_  
Township of Mosgiel Signature of Drainer J. Leith

ARGYLE ST

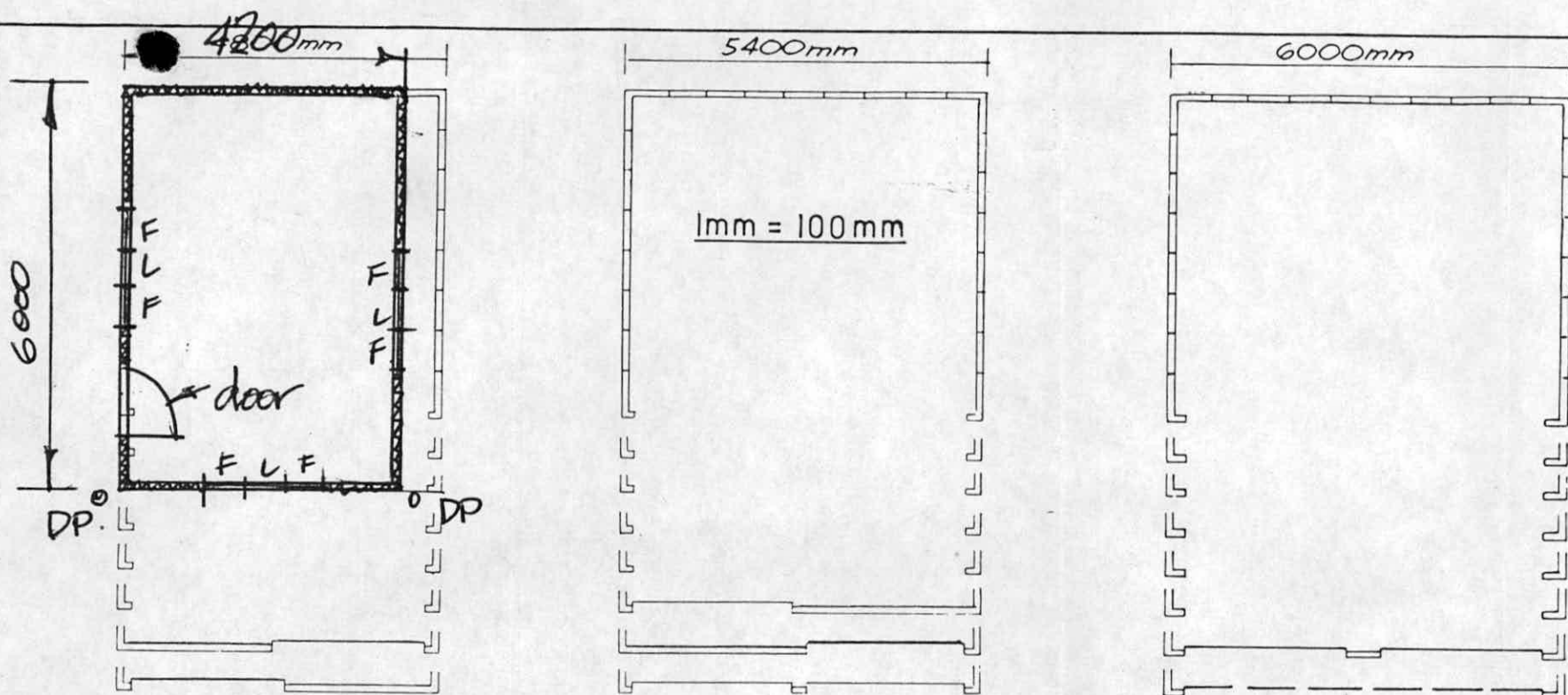
66'



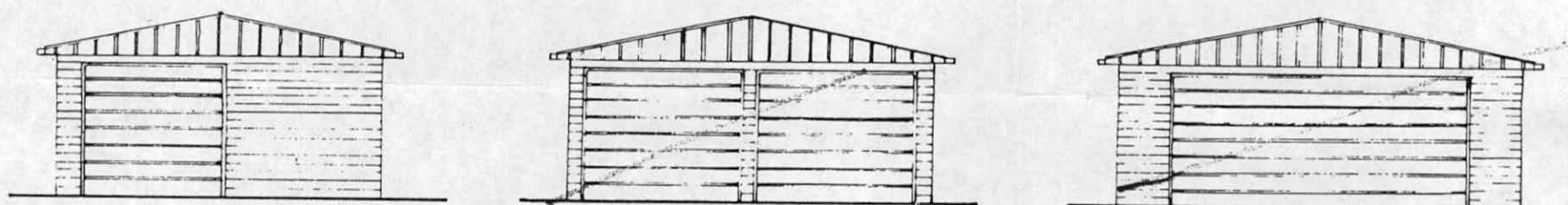


114 - Aigyle ~~2A~~

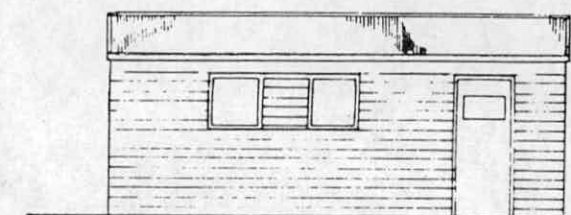




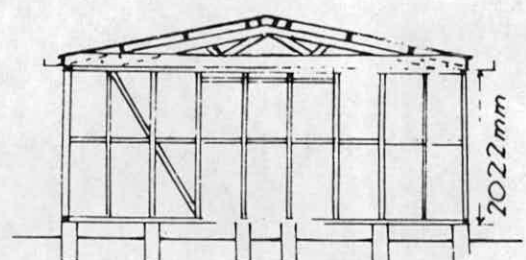
Floor: Concrete piles with 100x75 bearers at 1350 max centres and 100x50 joists at 400 centres.



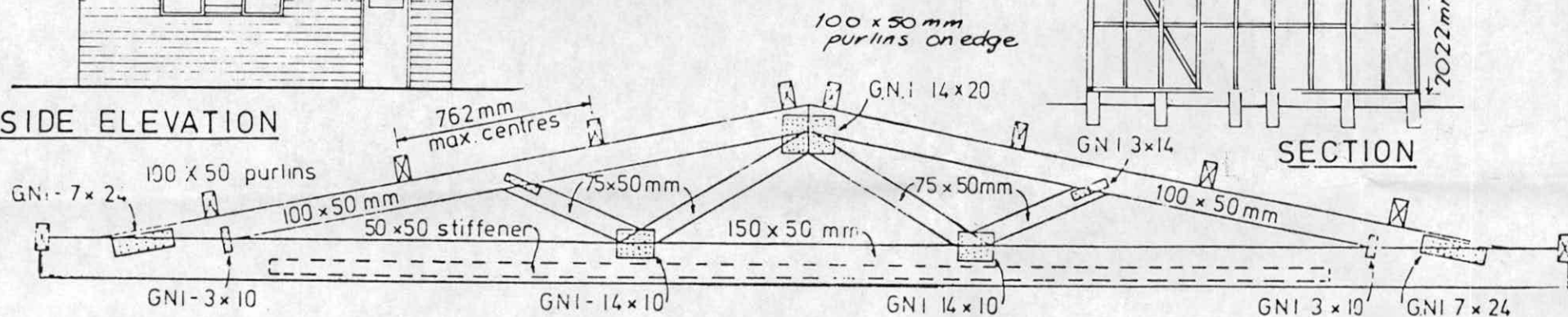
ELEVATION



SIDE ELEVATION



SECTION



DETAIL OF 6000mm TRUSS

SCALE 1:25 mm

AUTOMATED BUILDING COMPONENTS (NZ) LTD.  
DESIGN CERTIFICATE No. 4239

Trusses for 5400mm and 4800mm exactly the same but scaled down to suit.

- SPECIFICATIONS:
- Foundations : 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors
  - Dampcourse : 2 ply d.p.c. under all plates
  - Framing : All timber is boron treated machine gauged radiata  
All framing is housed i.e. studs checked into plates & nogs checked into studs.  
Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
  - Wall Braces : 75 x 50 mm cut on edge
  - Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end
  - Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit
  - Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing : 26g. galv. corr. iron single sheets. Ridging : 26g. galv. lead edged. Walls : 26g galv metal weatherboards.  
Spouting : 24g. galv. corr. iron gutters fixed ea. side. Downpipes : 75 x 50mm galv. iron. Doors : 24g or 26g metal doors on overhead gear or galv. roller doors.

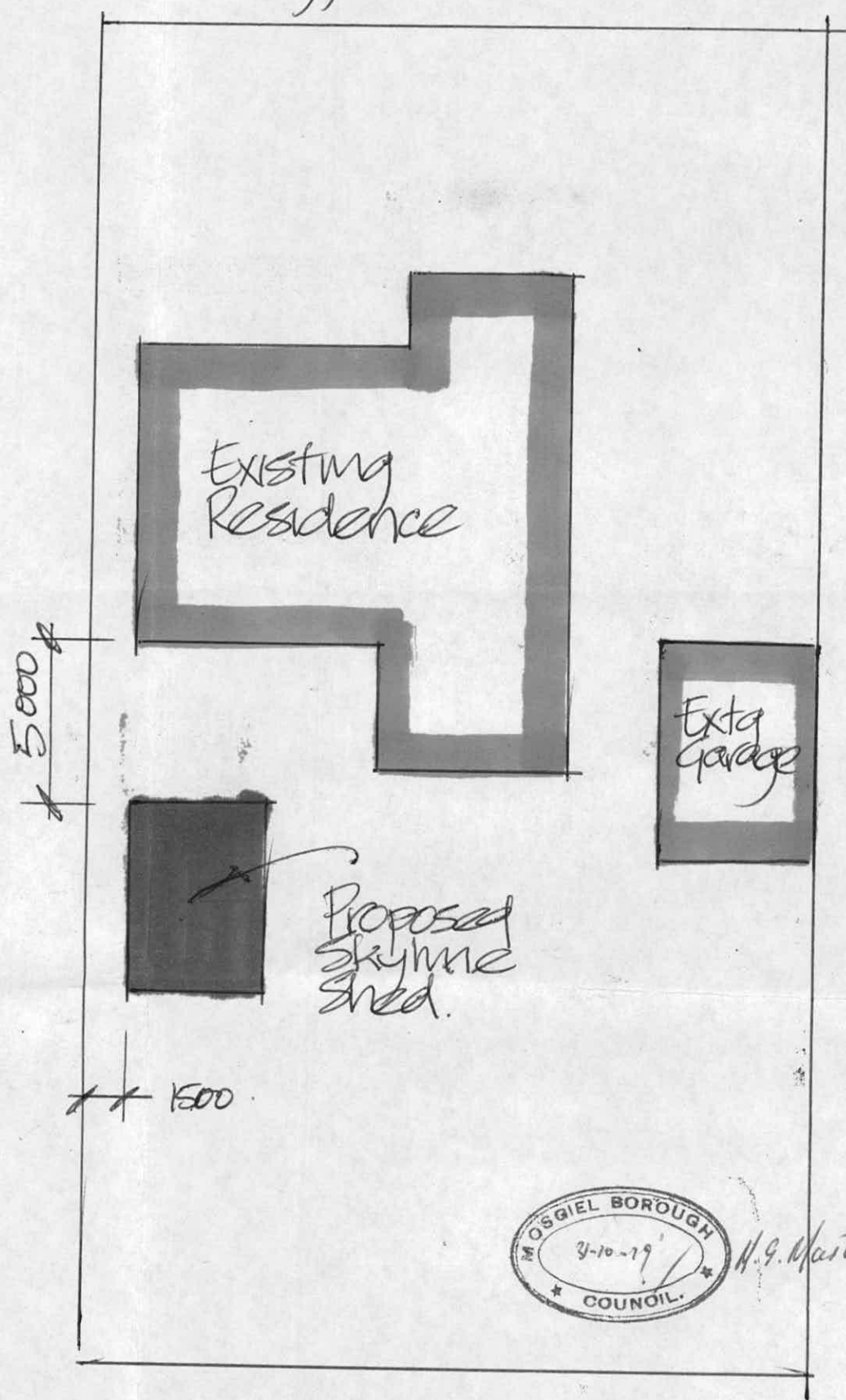
GARAGE, SHED at 14 Argyle St Mosgiel for Mr G Morrison.



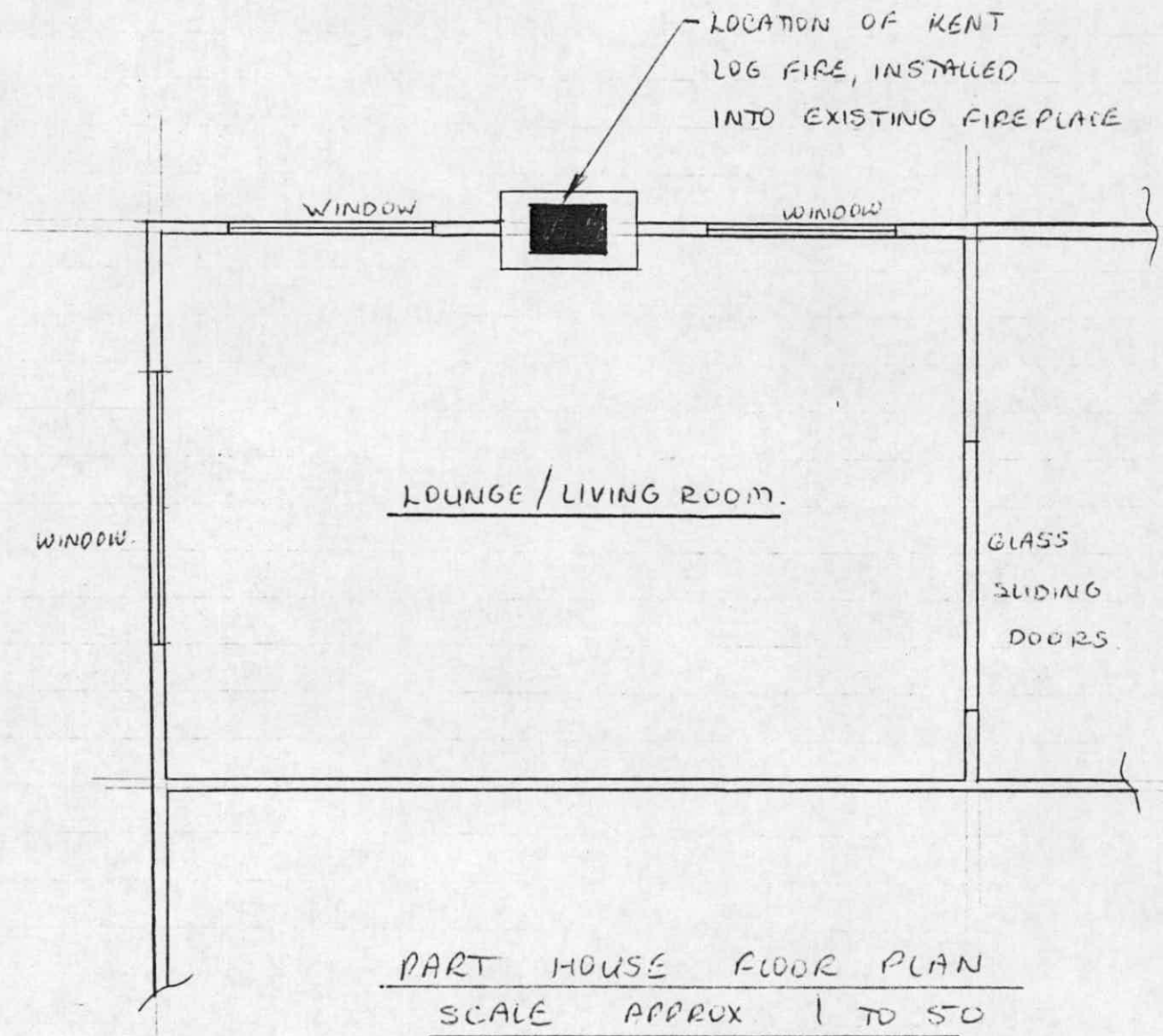
# SKYLINE GARAGES

manufactured by Skyline Buildings Ltd,  
64 A Wall's Rd, Penrose, Auckland. Ph. 598.821

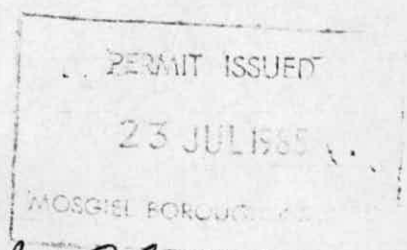
Argyle Street



SITE PLAN 1mm = 200mm.



MR. MORRISON  
114 ARGYLE ST.,  
MUSKIE.



RING WHEN COMPLETED.

*[Signature]*

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	CCC No:	ABA 960836	Reference No:	5056108
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: DICK, PAUL GRANT
Stage No .....of an intended .....stages	Street Address: 114 ARGYLE STREET
New Building <input type="checkbox"/>	Mailing Address: P O BOX 142, MOSGIEL
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in detail:	<b>LEGAL DESCRIPTION</b>
DRAINAGE ALTS	Property Number: 2056108
Intended Life:	Valuation Roll No: 28010 62000
Indefinite, not less than 50 years <input type="checkbox"/>	Legal Description:
Specified as ..... years	LOT 38 DP 471
Demolition <input type="checkbox"/>	

This is:

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

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

Signed for and on behalf of the Council:

Name: .....

Position: AUTHORISED OFFICER

Date: 04/04/1996



# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 960836	Reference No:	5056108
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: DICK, PAUL GRANT	All <input checked="" type="checkbox"/>
Mailing Address: P O BOX 142, MOSGIEL	Stage No ..... of an intended ..... stages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 114 ARGYLE STREET	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: DRAINAGE ALTS
Property Number: 5056108	Intended Life:
Valuation Roll No: 28010 62000	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: LOT 38 DP 471	Specified as Indefinite years <input type="checkbox"/>
COUNCIL CHARGES	Demolition <input type="checkbox"/>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$1400
Total: \$	Signed for and on behalf of the Council:
ALL FEES ARE GST INCLUSIVE	Name:
	Position: AUTHORISED OFFICER
	Date: 27/03/1996

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

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



114 Argyle St. Maxwell

C/N 96-0836

As Built

Garage

Down pipe

Existing  
Drain.

House.

Connected Here →

Existing Down pipe

110 To 90 Reducer

7 metres.

110mm Sewer + Drain pipe.

○ Inspection opening.

Boundary

Footpath.

3.6 metres

110 heavy walled Sewer + Drain pipe

Kerb.

114 Argyle St.

Kerb adaptor

96/0836



# BUILDING CONSENT

Section 35, Building Act 1991

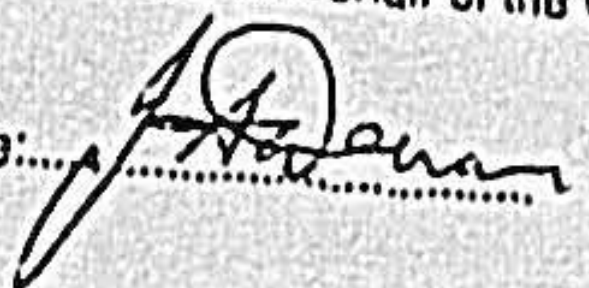
50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND TELEPHONE (03) 477-4000 FACSIMILE (03) 474-3594

ISSUED BY:



Telephone No:	474-3525	Consent No:	ABA 961085	Reference No:	5056108
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: DICK, PAUL GRANT	All <input checked="" type="checkbox"/>
Mailing Address: 114 ARGYLE STREET, MOSGIEL	Stage No ..... of an intended .....stages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 114 ARGYLE STREET	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: S/W DRGE
Property Number: 5056108	Intended Life:
Valuation Roll No: 28010 62000	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: LOT 38 DP 471	Specified as Indefinite years
COUNCIL CHARGES	Demolition <input type="checkbox"/>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$1300
Total: \$	Signed for and on behalf of the Council:
ALL FEES ARE GST INCLUSIVE	Name: 
	Position: AUTHORISED OFFICER
	Date: 04/04/1996

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

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



House.

Paul Dick  
114 Arayle St  
Mosgiel

existing drains

8m  
4m

Foot path

Kerb

(1 copy)

96/1085



# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 22654	Reference No:	5056108
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address:  DICK, PAUL GRANT 114 ARGYLE STREET MOSGIEL 9007	All <input checked="" type="checkbox"/>  Stage No ..... of an intended ..... stages  New Building <input type="checkbox"/>  Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail: ALT BATHROOM/DRAINAGE CONNECTION WC  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years  Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5056108 Valuation Roll No: 28010 62000  Street Address: 114 ARGYLE STREET, MOSGIEL 9007  Legal Description:  LOT 38 BLK VI DP 471	

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: 13/11/2002



# BUILDING CONSENT

Section 35, Building Act 1991

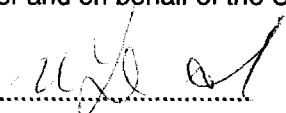
ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	Consent No:	ABA 22654	Reference No:	5056108
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: DICK, PAUL GRANT 114 ARGYLE STREET MOSGIEL 9007	All <input checked="" type="checkbox"/> Stage No ..... of an intended .....stages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 114 ARGYLE STREET, MOSGIEL 9007	Intended Use(s) in detail: ALT BATHROOM/DRAINAGE CONNECTION WC
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
Property Number: 5056108 Valuation Roll No: 28010 62000 Legal Description: LOT 38 BLK VI DP 471	Estimated Value: \$3000
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 01/10/2002
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$  ALL FEES ARE GST INCLUSIVE	

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

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

**DUNEDIN CITY COUNCIL**

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

Building

Date

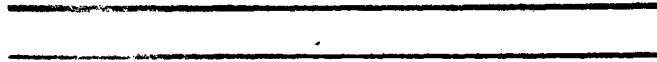
Drainage *Lee Bell*

Date *1.10.02*

Health

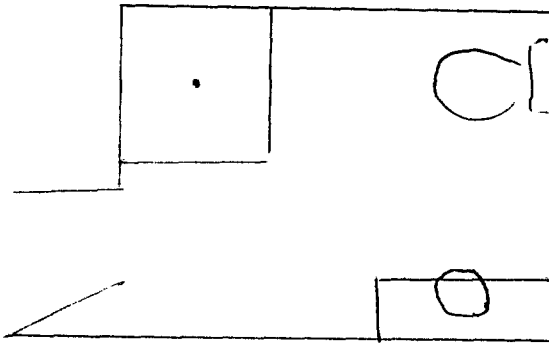
Date

NOTE

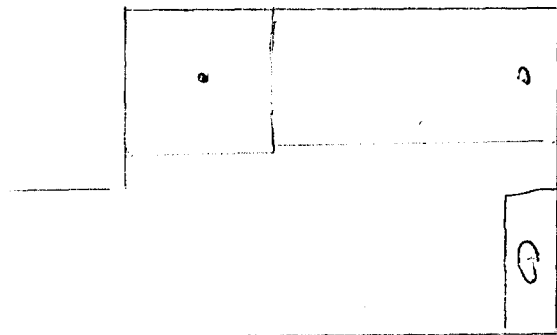


Bathroom and Drainage  
Alterations for new and old  
114 Ampthorpe  
mastic.

Proposed



Exist



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

**22654**

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



**DUNEDIN CITY COUNCIL**

Telephone No:	477-4000	CCC No:	ABA 31241	Reference No:	5056108
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address:  DICK, PAUL GRANT C/O MANSONS LTD P O BOX 3003 DUNEDIN 9030	All <input checked="" type="checkbox"/>  Stage No ..... of an intended ..... stages  New Building <input type="checkbox"/>  Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail: HEATER-MASPORT LE 5000  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years  Demolition <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 5056108 Valuation Roll No: 28010 62000  Street Address: 114 ARGYLE STREET, MOSGIEL 9007  Legal Description:  LOT 38 BLK VI DP 471	

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: 28/05/2003

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	Consent No:	ABA 31241	Reference No:	5056108
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: DICK, PAUL GRANT C/O MANSONS LTD P O BOX 3003 DUNEDIN 9030	All <input checked="" type="checkbox"/> Stage No ..... of an intended .....stages  New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail:  HEATER-MASPORT LE 5000  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years  Demolition <input type="checkbox"/>  Estimated Value: \$3228
PROJECT LOCATION	
Street Address:  114 ARGYLE STREET, MOSGIEL 9007	
LEGAL DESCRIPTION	
Property Number: 5056108  Valuation Roll No: 28010 62000  Legal Description: LOT 38 BLK VI DP 471	
COUNCIL CHARGES	Signed for and on behalf of the Council:  Name:.....  Position: AUTHORISED OFFICER  Date: 14/05/2003
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$  ALL FEES ARE GST INCLUSIVE	

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

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

1. Draw a plan accurately locating the heater within the building and the adjacent walls, rooms, windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

STREET

WINDOWS

DOOR

WINDOW

MASPORT  
LE5000

EXISTING  
CHIMNEY

LOUNGE

WINDOW

HALL

SLIDE DOOR

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

WINDOW

DINING ROOM

Documents ~~XXXX~~ obtained on works  
and produced on request

Building  
Drainage  
Health

NOTE

Date  
Date 14-5-03  
Date

Installation shall be in accordance  
with NZS 7421:1997, with  
particular reference to the need for  
Siesmic restraint.

Plan of proposed solid fuel heater at:

114 ARBYLE ST  
MOSBIEL

Project No:

Approving Officer:

Date:

9M'S  
14/5/03



**DUNEDIN CITY**  
**COUNCIL**

*Kaunihera-a-rohe o Otepoti*

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

## Code Compliance Certificate Form 7

Section 95, Building Act 2004

S P Dick and P G Dick  
114 Argyle Street  
Mosgiel 9024

### The building

**Street address of building:** 114 Argyle Street Mosgiel

**Legal description of land where building is located:** LOT 38 BLK VI DP 471

**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:**

### The owner

**Name of owner:** S P Dick and P G Dick

**Contact person:** S P Dick and P G Dick

**Mailing address:** 114 Argyle Street, Mosgiel 9024

**Street address/registered office:**

**Mobile:** 027 489 4592

**Landline:** 03 489 4592

**Email address:** fruitshop@xtra.co.nz

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

### Building work

**Building Consent Number:** ABA-2018-2111 Install Freestanding Metro Wee Rad Base Heater in 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: 10 January 2019



**BUILDING CONSENT - ABA-2018-2111**

(Section 51, Building Act 2004)  
Form 5

**The building**

**Street address of building:** 114 Argyle Street Mosgiel

**Legal description of land where building is located:** LOT 38 BLK VI DP 471

**Building Name:** N/A

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

**Level/unit Number:**

**The owner**

**Name of owner:** S P Dick and P G Dick

**Contact person:** S P Dick and P G Dick

**Mailing address:** 114 Argyle Street, Mosgiel 9024

**Street address/registered office:**

**Mobile:** 027 489 4592

**Landline:** 03 489 4592

**Email address:** [fruitshop@xtra.co.nz](mailto:fruitshop@xtra.co.nz)

**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 Freestanding Metro Wee Rad Base 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.

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

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

List of Required Site Inspections

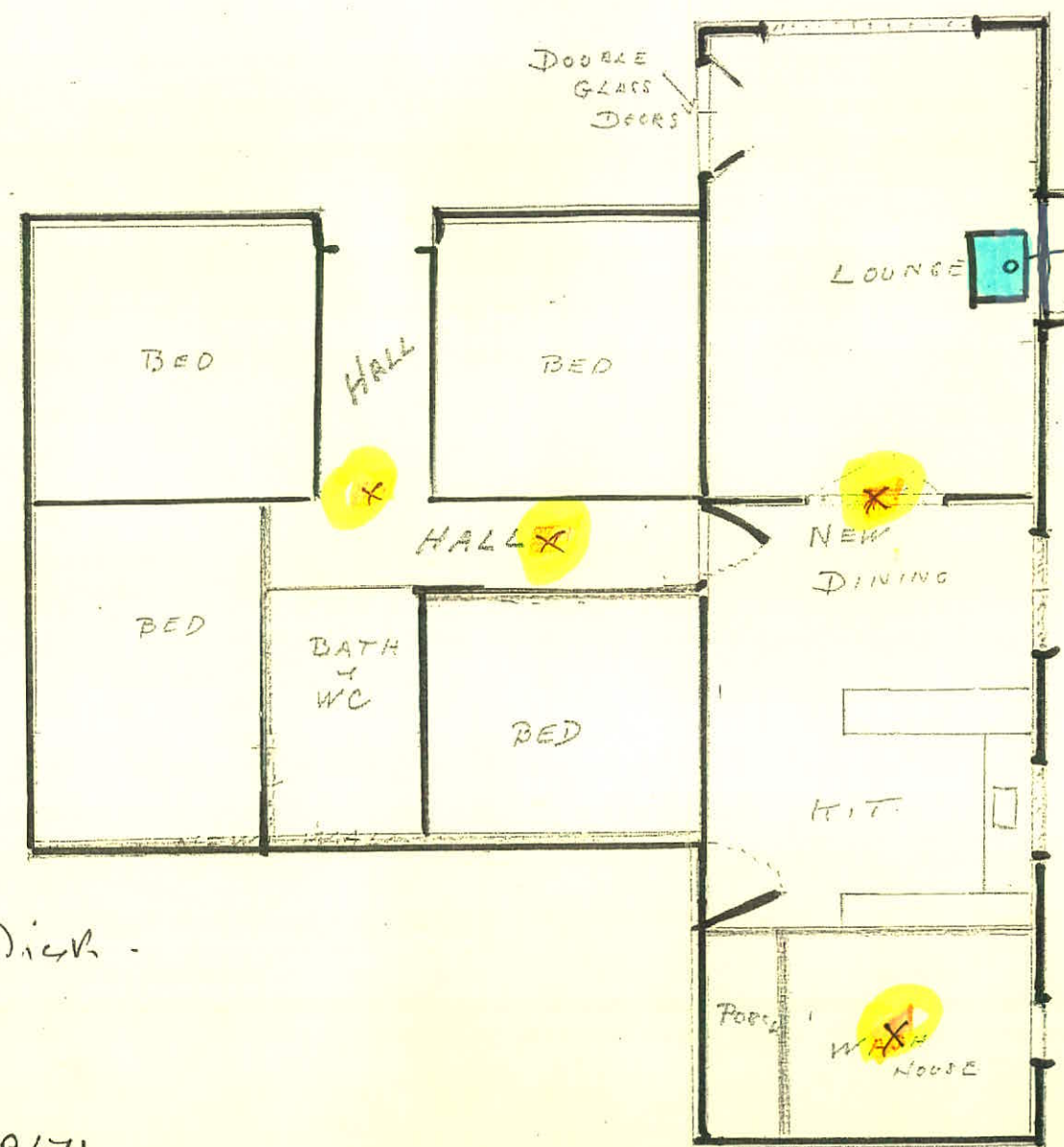


Grant Sutton  
**Authorised Officer**  
**On behalf of Dunedin City Council**

Date: 9 October 2018



114 ARGYLE ST



Wetback Rad Base  
FREE STANDING

X Location of smoke  
alarms.  
To NZBC CLAUSE F7.

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

Sheryl & Paul Dick -  
114 Argyle St  
Mosgiel -  
LOT 38 BLK VI DP471

**DUNEDIN CITY COUNCIL**  
Plans and Specifications Approved in accordance  
with The New Zealand Building Code and Approved  
Documents. To be retained on works  
and produced on request.  
Building C. THOMAS Date 04/10/2018.  
Drainage Date  
Health Date

NOTE

**IMPORTANT INFORMATION**  
For freestanding heating appliance inspections,  
the ceiling plate shall be detached and safe access  
provided to the ceiling space.

If a wetback system is installed,  
safe access must be provided to the  
hot water cylinder and tempering device.

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

2018-2111