

Dunedin City Council
Land Information Memorandum

66772

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 the date of issue, (the Print date below).

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 of Title as it may contain obligations relating to the land.

Further information about this property may be available from the Otago Regional Council, Otago Citigas, Telecom New Zealand or Delta Utility Services Limited.

PROPERTY ADDRESS

12 Hagart-Alexander Drive Mosgiel

LIM Applicant	Lucas and Lucas
Print Date	18-Nov-2011

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PROPERTY DETAILS

Property ID 5056573
Address 12 Hagart-Alexander Drive Mosgiel
Parcels LOT 6 DP 302377

Rubbish Day Thursday

RATES DETAILS

Rate Account 2056573
Address 12 Hagart-Alexander Drive Mosgiel
Valuation Number 28020-09703

Latest Valuation Details
 Capital Value \$2,925,000
 Land Value \$2,500,000
 Value of Improvements \$425,000
 Area (Hectares) 10.076HA
 Units of Use 1

Current Rates
 Current Rating Year Starting 01-Jul-2011
 Dunedin City Council Rates \$7,240.35

Rates Outstanding for Year \$5,430.27

This property has a water account that is assessed separately.

Water Account 4002293
Outstanding Balance \$150.48

BUILDING, PLUMBING AND DRAINAGE

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.

Drainage Information

Foul Drain to Septic Tank in Property

Septic Tank and Effluent Disposal

This property has onsite Septic Tank and Effluent Disposal

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

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.
	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-2011-1930](#) Building Consent Only Lodgement - Subdivision Drainage - New Foul Sewer, Foul Sewage Lateral Connections, Stormwater Connections to Kerb and Channel on Property

Lodgement Date	12-Oct-2011
Decision	Granted
Decision Date	08-Nov-2011
Current Status	BC Issued

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-1982-262867](#) AAM19820223

K079991 - House, plan, specification (Brown). The permit was lodged on 02-Mar-1982.

[H-1982-262868](#) AAM19820224

A004439 - Toolshed, plan (Brown). The permit was lodged on 26-Jul-1982.

[H-1982-262869](#) AAM19820225

4214 - Plumbing & Drainage, plan (Brown). The permit was lodged on 14-Apr-1982.

[H-1985-264375](#) AAM19850262

B014959 - Space Heater (Brown). The permit was lodged on 03-May-1985.

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

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

Taieri Flood Zone I

This property is within Zone I of the Otago Regional Council Lower Taieri Floodplain Flood Hazards report (September 2006). Protection to 100 year standard. Floors to be 200mm above flood level.

HAZARDOUS SUBSTANCES

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date ERMA New Zealand (the Environmental Risk Management Authority) automatically renewed them for another year, on the same terms and conditions as the Dunedin City Council licence. The power for ERMA New Zealand to directly renew licences is provided for under the Hazardous Substance and New Organisms Act 1996 (HSNO Act).

If you have any questions, please contact ERMA New Zealand on free phone 0800 ERMADG (0800 376 234) or email dginfo@ermanz.govt.nz.

WARNING - Exemptions under Hazardous Substances and New Organisms (HSNO) Act 1996.

Due to exemptions allowed under the Dangerous Goods (Licensing Fees) Regulations 1976 (Pursuant to the Hazardous Substances and New Organisms (HSNO) Act 1996), Dangerous Goods may be present without Council's knowledge.

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

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 Certificate 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 Certificate 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).

Historic Places Act 1993

The Historic Places Act 1993 applies in addition to any protection provided to a building or site by the District Plan. The Historic Places Act 1993 makes it unlawful for any person to destroy, damage 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 the New Zealand Historic Places Trust. The Historic Places Act 1993 defines an archaeological site as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Historic Places Act 1993 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.

Consent Notices

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

District Plan Information

This Planning information refers to the Dunedin City District Plan. This plan may affect the development potential of the property referred to in this LIM. The operative District Plan must be considered concurrently with any Council-initiated plan changes where any rules in those plan changes have legal effect. The planning information contained herein is applicable at the date this LIM is issued, however the provisions of the District Plan are subject to change from time to time.

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. The provisions of the District Plan or a resource consent may be subject to change.

Copies of the District Plan are available at all Dunedin City Council service centres, libraries and the Council website at <http://www.dunedin.govt.nz/services/planning/district-plan>

This property is located in the **Residential 1 Zone** of the District Plan.

Designations

This property is included in land designated for the following purpose:D274 'Area under

airport take off and approach fans’.

District Plan Provisions

Hagart-Alexander Drive, fronting the site is a district road within the District Plan Roading Hierarchy. Adequate on-site manoeuvring is required to be provided for vehicle, to ensure that no vehicle is required to reverse on or off this road.

Resource Consents

The following Resource Consents are recorded for this property.

[RMA-2000-363852](#) Resource Management Act (Historical Data)
 Description TO SUBDIVIDE LANDS CONTAINED ON CT 8D/1462 & 15B/1034
 Lodgement Date 29-Feb-2000
 Decision
 Decision Date
 Current Status **Application Cancelled**

[RMA-2001-364896](#) Resource Management Act (Historical Data)
 Description SUBDIVISION OF RETIREMENT LOT FROM BALANCE OF TITLE SEVERED BY ROAD & BOUNDARY ADJUSTMENT WITH ADJACENT TITLES
 Lodgement Date 06-Jul-2001
 Decision Granted
 Decision Date 27-Jul-2001
 Current Status **Consent Issued**

Consent Stages
 Type s223 Certificate
 Issued Date 30 August 2001
 Further Details
 Type s224 Certificate
 Issued Date 04 October 2001
 Further Details

[SUB-2011-112](#) Subdivision Consent
 Description subdivision creating 34 lots - 3 stages
 Lodgement Date 22-Aug-2011
 Decision Granted
 Decision Date 29-Sep-2011
 Current Status **Completed**

[SUB-2011-112/1](#) Subdivision Consent
 Description Stage One
 Lodgement Date 29-Sep-2011
 Decision Staged Subdivision
 Decision Date 29-Sep-2011
 Current Status **s223 Monitoring Commenced**

[SUB-2011-112/2](#) Subdivision Consent
 Description Stage Two
 Lodgement Date 29-Sep-2011
 Decision Staged Subdivision
 Decision Date 29-Sep-2011
 Current Status **s223 Monitoring Commenced**

[SUB-2011-112/3](#) Subdivision Consent

Description	Stage Three
Lodgement Date	29-Sep-2011
Decision	Staged Subdivision
Decision Date	29-Sep-2011
Current Status	s223 Monitoring Commenced

RESOURCE CONSENTS WITHIN 50 METRES OF 12 HAGART-ALEXANDER DRIVE MOSGIEL

597 R Factory Road Mosgiel

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

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

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

755 R Hagart-Alexander Drive Mosgiel

[LUC-2008-74](#) Land Use Consent establish temporary signage for The Festival of the Plains. The outcome was Granted on 09/04/2008.

[RMA-1998-362620](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR TOTAL HAGART ALEXANDER DRIVE PROJECT Hazards Comments: (Converted - Ended). The outcome was Granted on 26/01/1999.

5048917 79 Wingatui Road Mosgiel

[RMA-1992-351332](#) Resource Management Act (Historical Data) Certificate 226 Ownr:DCC / App: N.J. Duncckley PO Box 5045 (Non-Notified - Non Complying).

5048918 66 Hagart-Alexander Drive Mosgiel

[RMA-2003-366418](#) Resource Management Act (Historical Data) 2ND DWELLING ON RURAL SITE & TECHNICAL NON-COMPLIANCE RE TITTERTON (Notified - Non Complying). The outcome was Granted on 28/05/2003.

[RMA-1999-363430](#) Resource Management Act (Historical Data) TO SUBDIVIDE LOT 1 DP 22953 TO THREE ALLOTMENTS lot 1 - covenant to be held with unit A (Non-Notified - Non Complying). The outcome was Granted on 27/10/1999.

[RMA-1992-357704](#) Resource Management Act (Historical Data) Subdivision Ownr:DCC / App: N.J. Duncckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

[RMA-1992-355354](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:N DUNCKLEY / App: DUNEDIN CITY COUNCIL 7TH FLOOR (Non-Notified - Non Complying). The outcome was Granted on 02/11/1992.

5056567 150 Factory Road Mosgiel

[RMA-2003-366545](#) Resource Management Act (Historical Data) EXTENSION TO EXISTING TAVERN (Non-Notified - Non Complying). The outcome was Granted on 14/05/2003.

[RMA-1996-359632](#) Resource Management Act (Historical Data) SUBDIVISION Hazard : CONSENT NOTICE (Non-Notified Controlled). The outcome was Granted on 27/05/1996.

5056568 148 Factory Road Mosgiel

[RMA-1996-359632](#) Resource Management Act (Historical Data) SUBDIVISION Hazard : CONSENT NOTICE (Non-Notified Controlled). The outcome was Granted on 27/05/1996.

5066827 49 Glenbrook Drive Mosgiel

[RMA-2003-366699](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/07/2003.

[RMA-2000-364179](#) Resource Management Act (Historical Data) TO SUBDIVIDE THE SUBJECT PROPERTY consent notice (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/08/2000.

5066913 63 Parklands Avenue Mosgiel

[LUC-1992-354917/A](#) Land Use Consent s127 variation. The outcome was s127 Upheld on 22/05/2009.

[RMA-2004-368122](#) Resource Management Act (Historical Data) TECHNICAL NON-COMPLIANCE WITH YARDS, HEIGHT PLANE, ETC ARISING FROM LEGAL DEFINITION OF UNITS (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2004.

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

[RMA-1992-354917](#) Resource Management Act (Historical Data) Ownr:BIRCHLEIGH REST HOME / App: BIRCHLEIGH (Non-Notified - Non Complying). The outcome was Granted on 02/04/1992.

[RMA-1992-357710](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:HANLEY J.W. & A.B. / App: B. Weedon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

[RMA-1992-355363](#) Resource Management Act (Historical Data) Ownr:BIRCHLEIGH REST HOME / App: PATERSON PITTS (Non-Notified - Non Complying). The outcome was Granted on 12/09/1992.

[RMA-1991-354785](#) Resource Management Act (Historical Data) SUBDIVISION CONSENT / App: PATERSON PITTS BOX 1083 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 18/12/1991.

[RMA-1992-351335](#) Resource Management Act (Historical Data) Partial release of Bond or Comp. Cert. Ownr:HANLEY / App: B. Weedon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

[RMA-1990-350792](#) Resource Management Act (Historical Data) Subdivision Ownr:BIRCHLEIGH HANLEY / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 17/06/1995.

[5069067](#) 11 Glenleigh Place Mosgiel

[RMA-1997-360527](#) Resource Management Act (Historical Data) ERECT CONSERVATORY OUTSIDE THE BOUNDARY LIMIT P M CRAWFORD (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/01/1997.

[5069078](#) 60 Doon Street Mosgiel

[RMA-2002-366093](#) Resource Management Act (Historical Data) SUBDIVIDE THE SUBJECT PROPERTY BY WAY OF UNIT TITLE (Non-Notified - Non Complying). The outcome was Granted on 27/11/2002.

[RMA-2002-366088](#) Resource Management Act (Historical Data) LAND USE CONSENT ARISING FROM TECHNICAL NON COMPLIANCE CAUSED BY THE UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/11/2002.

[5069566](#) 60 Doon Street Mosgiel

[RMA-1999-363590](#) Resource Management Act (Historical Data) PROPOSED UNIT SUBDIVISION - 60 DOON ST in phases (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/12/1999.

[5100410](#) 45 Glenbrook Drive Mosgiel

[RMA-1993-355685](#) Resource Management Act (Historical Data) Ownr:MR & MRS BATES Hazard : CONSENT NOTICE (Non-Notified - Non Complying). The outcome was Granted on 10/05/1993.

[5100411](#) 47 Glenbrook Drive Mosgiel

[RMA-2005-369048](#) Resource Management Act (Historical Data) REMOVAL OF A CONSENT NOTICE (Other). The outcome was Granted on 05/05/2005.

[5102475](#) 60 Doon Street Mosgiel

[RMA-2004-368468](#) Resource Management Act (Historical Data) ESTABLISH HALL AT CHATSFORD (Other). The outcome was Granted on 26/11/2004.

[RMA-2004-367930](#) Resource Management Act (Historical Data) ESTABLISH HALL AT CHATSFORD (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/08/2004.

[5102935](#) 12 Edgeware Avenue Mosgiel

[RMA-2004-367930](#) Resource Management Act (Historical Data) ESTABLISH HALL AT CHATSFORD (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/08/2004.

[5105034](#) 150 Factory Road Mosgiel

[RMA-1996-359632](#) Resource Management Act (Historical Data) SUBDIVISION Hazard : CONSENT NOTICE (Non-Notified Controlled). The outcome was Granted on 27/05/1996.

5105636 41 Elmwood Drive Mosgiel

[RMA-2002-366093](#) Resource Management Act (Historical Data) SUBDIVIDE THE SUBJECT PROPERTY BY WAY OF UNIT TITLE (Non-Notified - Non Complying). The outcome was Granted on 27/11/2002.

[RMA-1999-363590](#) Resource Management Act (Historical Data) PROPOSED UNIT SUBDIVISION - 60 DOON ST in phases (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/12/1999.

[RMA-1994-356396](#) Resource Management Act (Historical Data) CREATE NEW CERTIFICATE OF TITLE Ownr:PAUL RICHARDS / App: PAUL RICHARDS RODGERS NICHOLSON (Notified - Non Complying). The outcome was Granted on 04/08/1994.

5108513 39 Hagart-Alexander Drive Mosgiel

[RMA-2003-366699](#) Resource Management Act (Historical Data) SUBDIVISION TO CREATE TWO RESIDENTIAL ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/07/2003.

5108683 7 Hagart-Alexander Drive Mosgiel

[RMA-2001-364896](#) Resource Management Act (Historical Data) SUBDIVISION OF RETIREMENT LOT FROM BALANCE OF TITLE SEVERED BY ROAD & BOUNDARY ADJUSTMENT WITH ADJACENT TITLES (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/07/2001.

[RMA-2003-366923](#) Resource Management Act (Historical Data) SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/09/2003.

[RMA-2002-365398](#) Resource Management Act (Historical Data) TO CONSTRUCT A RESIDENTIAL DWELLING WITHIN SIDE YARD AND HEIGHT PLANE OF LOT 5 OF RMA 2001-0522 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/02/2002.

5108718 9 Hagart-Alexander Drive Mosgiel

[RMA-2001-365024](#) Resource Management Act (Historical Data) SUBDIVISION INTO FIVE RESIDENTIAL LOTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/09/2001.

[RMA-2001-364896](#) Resource Management Act (Historical Data) SUBDIVISION OF RETIREMENT LOT FROM BALANCE OF TITLE SEVERED BY ROAD & BOUNDARY ADJUSTMENT WITH ADJACENT TITLES (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/07/2001.

[RMA-2003-366923](#) Resource Management Act (Historical Data) SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/09/2003.

5109867 64 Parklands Avenue Mosgiel

[RMA-2004-368122](#) Resource Management Act (Historical Data) TECHNICAL NON-COMPLIANCE WITH YARDS, HEIGHT PLANE, ETC ARISING FROM LEGAL DEFINITION OF UNITS (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2004.

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5109869 66 Parklands Avenue Mosgiel

[RMA-2004-368122](#) Resource Management Act (Historical Data) TECHNICAL NON-COMPLIANCE WITH YARDS, HEIGHT PLANE, ETC ARISING FROM LEGAL DEFINITION OF UNITS (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2004.

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5109870 67 Parklands Avenue Mosgiel

[RMA-2004-368122](#) Resource Management Act (Historical Data) TECHNICAL NON-COMPLIANCE WITH YARDS, HEIGHT PLANE, ETC ARISING FROM LEGAL DEFINITION OF UNITS (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2004.

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5110239 1 Hagart-Alexander Drive Mosgiel

[SUB-2011-86](#) Subdivision Consent subdivision creating 5 lots. The outcome was Granted on 18/08/2011.

[RMA-2003-366729](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/07/2003.

5110240 3 Hagart-Alexander Drive Mosgiel

[SUB-2011-86](#) Subdivision Consent subdivision creating 5 lots. The outcome was Granted on 18/08/2011.

[RMA-2003-366729](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/07/2003.

5110241 5 Hagart-Alexander Drive Mosgiel

[SUB-2011-86](#) Subdivision Consent subdivision creating 5 lots. The outcome was Granted on 18/08/2011.

[RMA-2003-366729](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/07/2003.

5111473 69 Parklands Avenue Mosgiel

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5111474 71 Parklands Avenue Mosgiel

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5111475 73 Parklands Avenue Mosgiel

[RMA-2004-368121](#) Resource Management Act (Historical Data) 6 DWELLING UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 20/08/2004.

5116482 150 Factory Road Mosgiel

[S221-2010-8](#) s221 Cancellation of Consent Notice cancellation of consent notice 923252.2. The outcome was Consent Notice Issued on 01/02/2011.

5116483 148 Factory Road Mosgiel

[SUB-2011-71](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/07/2011.

[S221-2010-8](#) s221 Cancellation of Consent Notice cancellation of consent notice 923252.2. The outcome was Consent Notice Issued on 01/02/2011.

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.

ROADING

The Roading Department has carried out a visual inspection at this property and found the following problems;

Non-compliant entrance crossing.

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

To meet current Council standards the drive within the property would be required to be sealed or hard surfaced for five metres, it is understood that under the recently approved subdivision consent SUB2011-112 the drive to this property will be relocated and will be formed to specification at that time.

WATER and WASTE

WATER

Water Reticulation Plans

A copy of the water reticulation plans in the vicinity of the subject site 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 site.

No building or structure shall be constructed within 2.5 metres of the centreline of any Council-owned water main. The Dunedin City Council requires 5 metre wide easements for the conveyance of water to protect Council-owned water mains in new land subdivisions.

Flow and Pressure Tests

Details of water flow and pressure available to the property may be obtained from the Dunedin City Council's Water and Waste Services Business Unit.

Terms and Conditions of Supply

All new and existing connections to the Dunedin City Council's water supply schemes are subject to the terms and conditions of the *Dunedin City Council Water Bylaw 2008*. A copy of this document is available to the applicant upon request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Urban Water Supply - Connected

According to the Dunedin City Council's GIS records and the rates database, this property is connected to the Dunedin City Council's Urban Water Supply. It is recommended that the applicant check the site for location and suitability of service.

WASTE

Drainage Reticulation Plans

Attached is a copy of Dunedin City Council's drainage reticulation record in the vicinity of the subject property. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the site and limited flows of stormwater may also be discharged to the street channel.

Stormwater/Sewer Separation – No Inspection

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 has not been inspected for compliance with this requirement. Should an inspection be undertaken, the responsibility for remedying any faults found rests with the property owner.

Information Regarding Watercourses

The controlling authority for all waterways in Dunedin City is the Otago Regional Council and their requirements are set out in their *Regional Plan: Water*.

1. What is a watercourse?

A watercourse is any natural, modified or artificial channel through which water flows or collects, either continually or intermittently, or has the potential to do so, and includes rivers, streams, gullies, natural depressions, ditches, and drainage channels. This includes any culvert or stormwater pipe that replaces a natural channel.

2. How do I know I have a watercourse on my property?

A watercourse is defined as above; if any of those conditions exist then yes you will have a watercourse on your property.

3. Who owns the watercourse?

A watercourse is owned by the property owner through which the watercourse passes from the point of entry to the exit point on the property boundary.

4. What are my responsibilities as owner of the watercourse?

You are responsible for:

- Ensuring that there are no obstructions or impediments in the watercourse which may inhibit the flow of water.
- Ensuring that any grates or outlets within your property are kept clear of debris at all times.

5. Can I pipe my watercourse?

Yes, you can pipe any open watercourse within the confines of your property subject to the following requirements:

- Approval is given by the Otago Regional Council.
- A Building Consent is obtained from the Dunedin City Council
- Any existing discharges to the watercourse are catered for.

Allowance for secondary flow paths must be part of the design. All costs associated with the pip and maintenance of a watercourse are to be met by the property owner.

6. Can I divert my open or piped watercourse?

Yes, you can divert your open or piped watercourse within your property providing you

- Have obtained permission from the Otago Regional Council.
- Obtain a Building Consent from the Dunedin City Council (for piping only).
- An earthworks permit will be required if more than 10m² of material is to be excavated

Allowance for secondary flow must be part of the design. All costs associated with the diversion of an existing watercourse or a piped watercourse are to be met by the property owner.

7. Can I discharge my stormwater to the watercourse?

Yes, you may discharge your stormwater to the watercourse or piped watercourse within your property providing it is within the watercourse catchment area and you comply with any Building Consent requirements and you comply with the Otago Regional Council's Regional Plan: Water for Otago.

8. Can anybody else discharge stormwater to the watercourse?

Yes, any private property owner may discharge water to a watercourse within their property or through an adjoining property with written consent of the adjoining owner and the discharge is within the watercourse catchment area providing they comply with any Building Consent requirements and the Otago Regional Council's Regional Plan: Water for Otago, Discharge of Stormwater.

9. Can the Local Authority dispose of its water from road channels to the watercourse?

Yes, the Local Authority can discharge stormwater from the roading network etc to a watercourse within the watercourse catchment area providing they comply with any Building Consent requirements, and the Otago Regional Council's *Regional Plan: Water*. The fact that the local authority discharges stormwater to a watercourse does not imply that the authority owns or maintains the watercourse downstream of the discharge point.

Any further questions regarding watercourse should be directed to the Otago Regional Council on 474 0827.

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
- BCC Building Compliance Certificate - Sale of Liquor Act
- BCM Building Complaint
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor licence
- NTR Notice to Rectify
- 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