Dunedin City Council
Land Information Memorandum
92002

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 **11 March 2022**

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

29 Bush Road Mosgiel

LIM Applicant	Sarah Johnston
Print Date	11-Mar-2022

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PROPERTY DETAILS

Property ID	5117972
Address	29 Bush Road Mosgiel
Parcels	LOT 1 DP 452904
Rubbish Day	Thursday

RATES DETAILS

Rate Account	4024925
Address	29 Bush Road Mosgiel
Valuation Number	28010-62601
Latest Valuation Details	
Capital Value	$400,000
Land Value	$175,000
Value of Improvements	$225,000
Area (Hectares)	0.0395HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2021
Dunedin City Council Rates	$2,532.00
Rates Outstanding for Year	$574.84

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% probably 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

Council Storm Water & Foul Sewer Connections available.
There is Council Storm Water outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Private Storm Water Drains servicing existing buildings
There are Private Storm Water drains servicing existing buildings on this land.

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 /CCC Refused -	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-1999-348161 Building Consent Only Lodgement - Alter Dwelling - Kitchen & Dining Area

Lodgement Date	18-Oct-1999
Decision	Granted
Decision Date	22-Oct-1999
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA992838

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-1989-265818 AAM19890052 E008735 - Install Ferra Spaceheater, (Andrews). The permit was lodged on 29-May-1989.

H-1986-264713 AAM19860049 5105 - Stormwater Drain, No Plan (Andrews). The permit was lodged on 17-Mar-1986.

H-1974-259401 AAM19740092 G2694 - Erect Caravan Port, (Gillon). The permit was lodged on 17-Jun-1974.

H-1961-254965 AAM19610076 103827 - Alter Kitchen, Laundry and Living Area, (Gillon). The permit was lodged on 10-Jul-1961.

H-1954-252664 AAM19540024 699 - Add Sun Porch & Convert Existing Sun Porch to Bedroom,(Gillon). The permit was lodged on 23-Mar-1954.

H-1945-251526 AAM19450046 127 - Erect Dwelling, (Gillon). The permit was lodged on 20-Jun-1945.

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

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 260m3/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 170m3/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

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 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.

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

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.

http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/

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 ; 03 477 9871.

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

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

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 an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 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 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 have legal effect from the date of notification. Once the initial submission ends on Thursday 4 March 2021, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Variation 2 at https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2.

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

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

Road Hierarchy
The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roading Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	*NZTA Control*
COLLECTOR	Bush Rd

SECOND GENERATION PLAN INFORMATION

Zoning
- General Residential 2 (refer Section 15, Residential)

Scheduled Items
- Dunedin Airport Flight Fan

Overlay Zones
- Hazard 3 (flood) Overlay Zone

Mapped Areas
- Mosgiel Mapped Area
- Infrastructure Constraint Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
  - Bush Rd is an Urban High Density Corridor road
- Wahi Tupuna
  - Name: Kokika o Te Matamata (area surrounding Mosgiel)
  - ID: 56

Variation 2
- Infrastructure constraint mapped area renamed to Wastewater constraint mapped area

Resource Consents
The following Resource Consents are recorded for this property.

SUB-2012-7 Subdivision Consent

Description	subdivision creating 2 lots
Lodgement Date	31-Jan-2012
Decision	Granted
Decision Date	27-Feb-2012
Current Status	**s224c Issued**

LUC-2012-64 Land Use Consent

Description	land use as a consequence of a two lot residential subdivision
Lodgement Date	15-Feb-2012
Decision	Granted
Decision Date	27-Feb-2012
Current Status	**Completed**

RESOURCE CONSENTS WITHIN 50 METRES OF 29 BUSH ROAD MOSGIEL

5054531 30 Bush Road Mosgiel

RMA-1997-361464 Resource Management Act (Historical Data) ERECT GARAGE Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 21/11/1997.

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.

5056125 31 Bush Road Mosgiel

LUC-1981-354236 Land Use Consent Ref: P.A 81/6. Permit a reduction of the front yard requirements. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 12/10/1981.

5056126 1A Montrose Street Mosgiel

LUC-1981-354236 Land Use Consent Ref: P.A 81/6. Permit a reduction of the front yard requirements. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 12/10/1981.

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.

5114236 25 Bush Road Mosgiel

LUC-2007-637 Land Use Consent land use consent associated with a 3 lot res 2 subdivision. The outcome was Granted on 16/11/2007.

SUB-2007-223 Subdivision Consent 3 lot Res 2 subdivision retaining an existing dwelling. The outcome was Granted on 16/11/2007.

5114237 124 Argyle Street Mosgiel

LUC-2007-637 Land Use Consent land use consent associated with a 3 lot res 2 subdivision. The outcome was Granted on 16/11/2007.

SUB-2007-223 Subdivision Consent 3 lot Res 2 subdivision retaining an existing dwelling. The outcome was Granted on 16/11/2007.

5114238 126 Argyle Street Mosgiel

LUC-2007-637 Land Use Consent land use consent associated with a 3 lot res 2 subdivision. The outcome was Granted on 16/11/2007.

SUB-2007-223 Subdivision Consent 3 lot Res 2 subdivision retaining an existing dwelling. The outcome was Granted on 16/11/2007.

5116000 3 Montrose Street Mosgiel

LUC-2010-349 Land Use Consent establish a garage in the front yard. The outcome was Granted on 04/11/2010.

LUC-2010-277 Land Use Consent establish a new townhouse. The outcome was Granted on 13/07/2010.

LUC-2010-33 Land Use Consent Land use consent as a consequence of a two lot residential 2 subdivision. The outcome was Granted on 26/04/2010.

SUB-2010-6 Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 26/04/2010.

5116001 3A Montrose Street Mosgiel

LUC-2010-349 Land Use Consent establish a garage in the front yard. The outcome was Granted on 04/11/2010.

LUC-2010-277 Land Use Consent establish a new townhouse. The outcome was Granted on 13/07/2010.

LUC-2010-33 Land Use Consent Land use consent as a consequence of a two lot residential 2 subdivision. The outcome was Granted on 26/04/2010.
SUB-2010-6 Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 26/04/2010.

5116015 1 Montrose Street Mosgiel

LUC-2010-257 Land Use Consent relocate garage. The outcome was Granted on 28/06/2010.
LUC-2010-199 Land Use Consent create underwidth accessway. The outcome was Granted on 28/05/2010.
SUB-2010-33 Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 28/05/2010.

5116016 1B Montrose Street Mosgiel

LUC-2010-257 Land Use Consent relocate garage. The outcome was Granted on 28/06/2010.
LUC-2010-199 Land Use Consent create underwidth accessway. The outcome was Granted on 28/05/2010.
SUB-2010-33 Subdivision Consent two lot residential 2 subdivision. The outcome was Granted on 28/05/2010.

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.

5117973 29A Bush Road Mosgiel

LUC-2012-80 Land Use Consent construct a dwelling. The outcome was Granted on 22/03/2012.
SUB-2012-7 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/02/2012.

5122820 2 Montrose Street Mosgiel

LUC-2016-32 Land Use Consent land use consent being the establishment of the existing residential unit on a new undersized Lot 2 SUB-2016-4, and bulk and location breaches of existing buildings on Lots 2 and 3 SUB-2016-4. The outcome was Granted on 07/03/2016.
SUB-2016-4 Subdivision Consent subdivision creating 1 additional lot. The outcome was Granted on 07/03/2016.
RMA-1986-351918 Resource Management Act (Historical Data) DWG ADDN Ownr:MCFARLANE (Non-Notified - Non Complying).

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.

TRANSPORTATION

No Transportation information was found for this property

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation 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 Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

WATER and WASTE

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, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

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

Water pressure
Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

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

WASTE

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 **14th September 1992**.

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

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 show 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.

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

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
7/03/2022
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N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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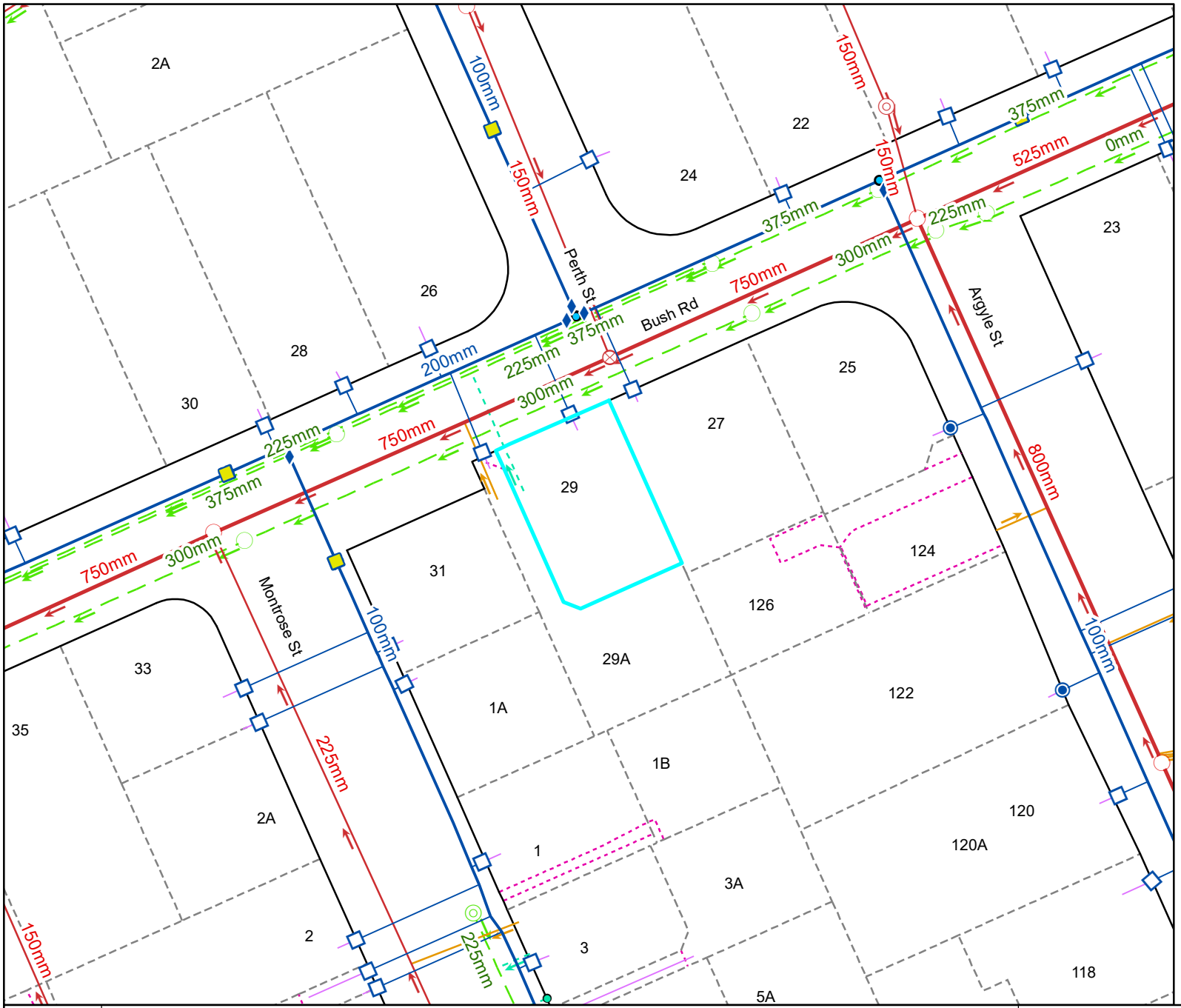

Legend

Water Supply

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

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

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- 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
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- 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
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- 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.

Scale at A4:
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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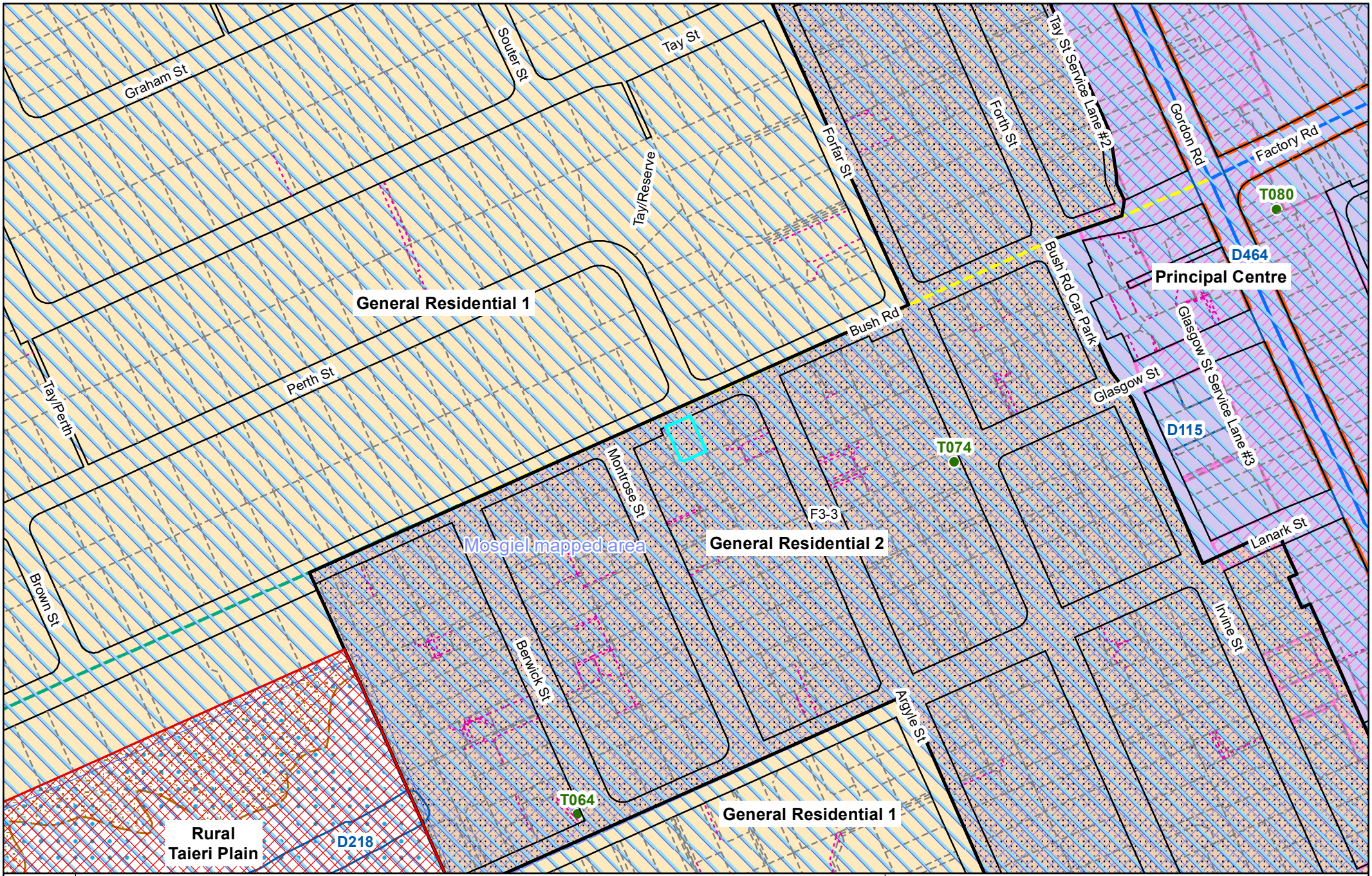

Second Generation District Plan

Scale at A4:
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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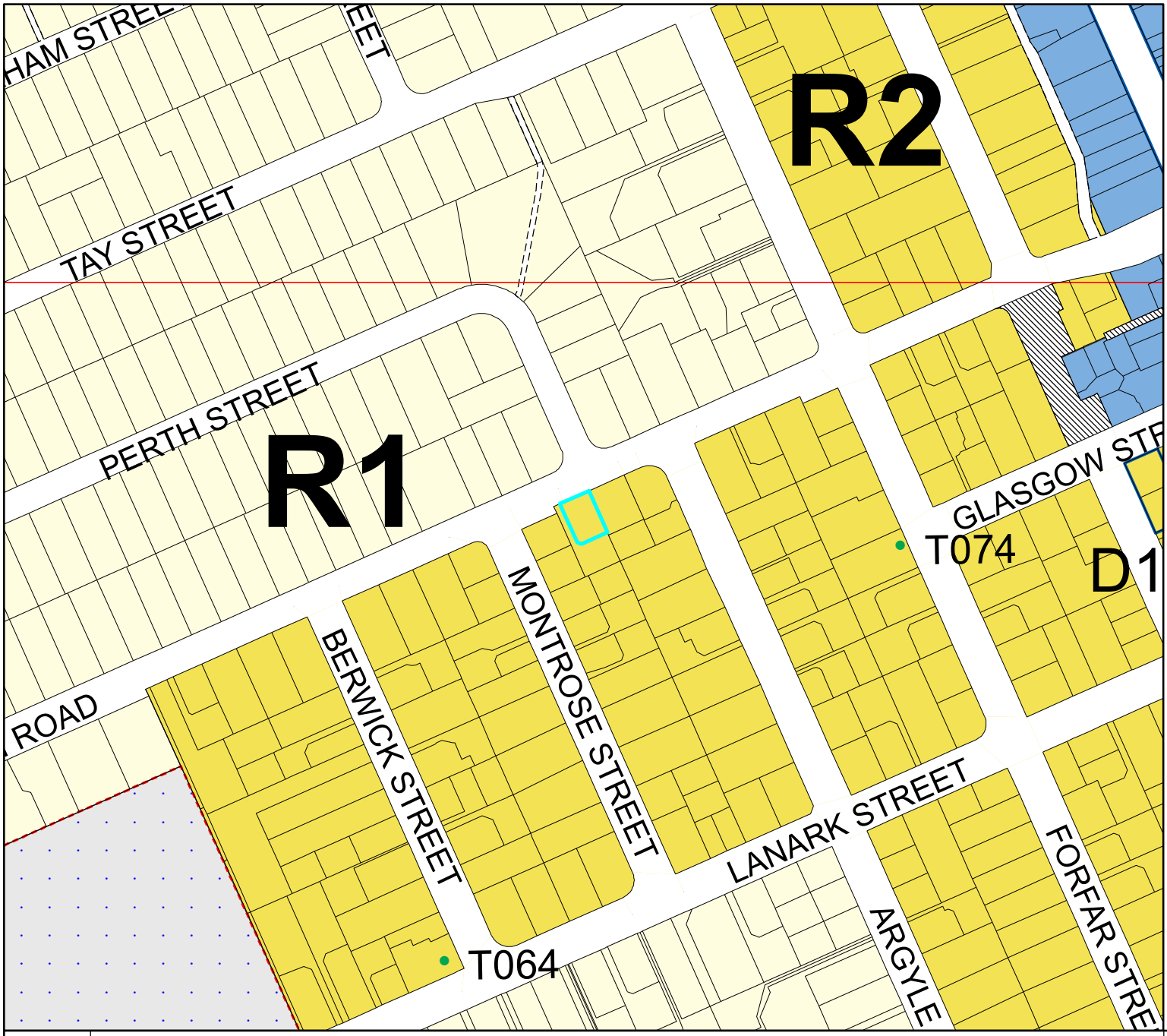

Legend

- 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 Taieri 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 (Esturine 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 Coucil for any clarification.

Operative District Plan Map

Scale at A4:
1:3,000
7/03/2022
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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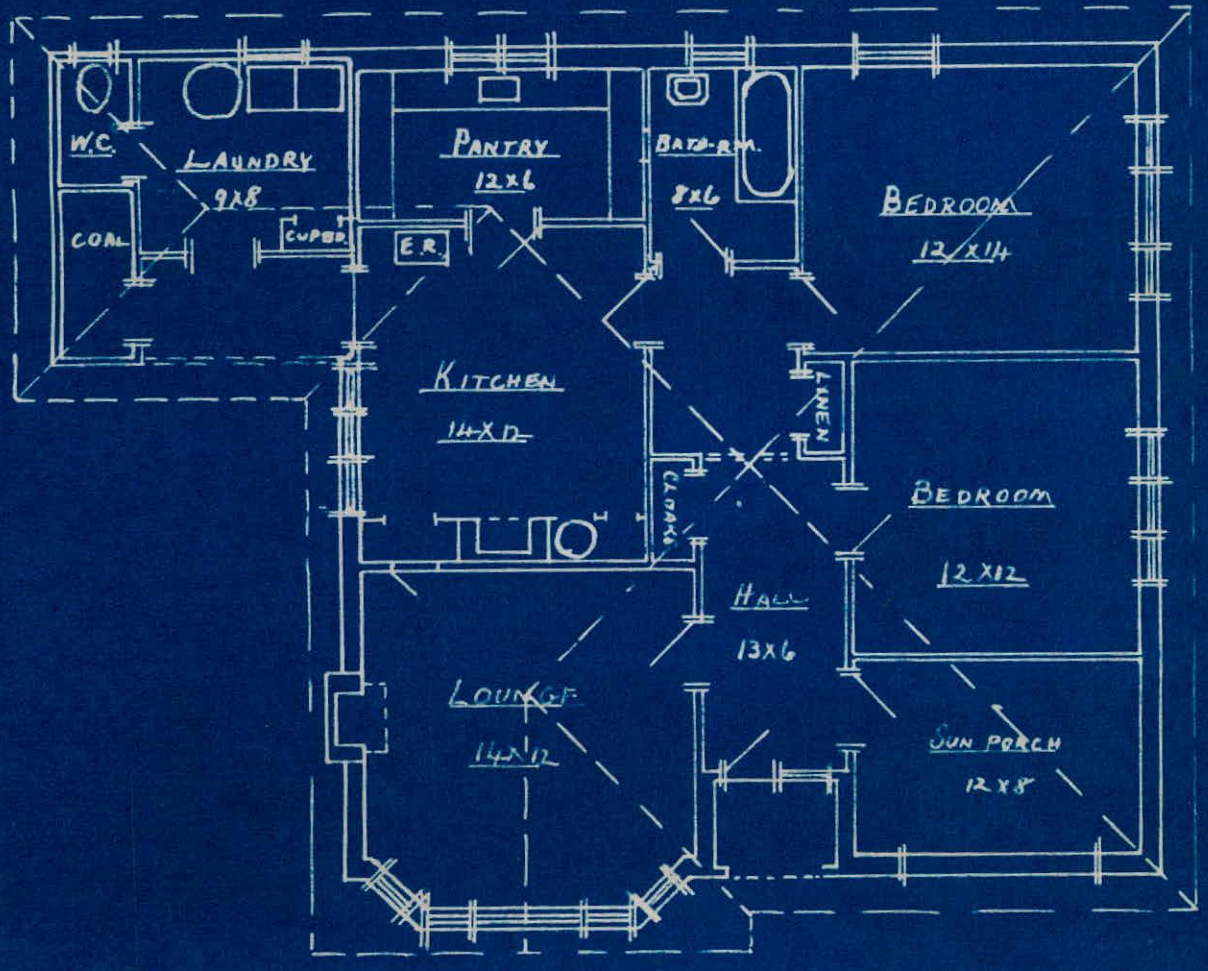
PROPOSED RESIDENCE

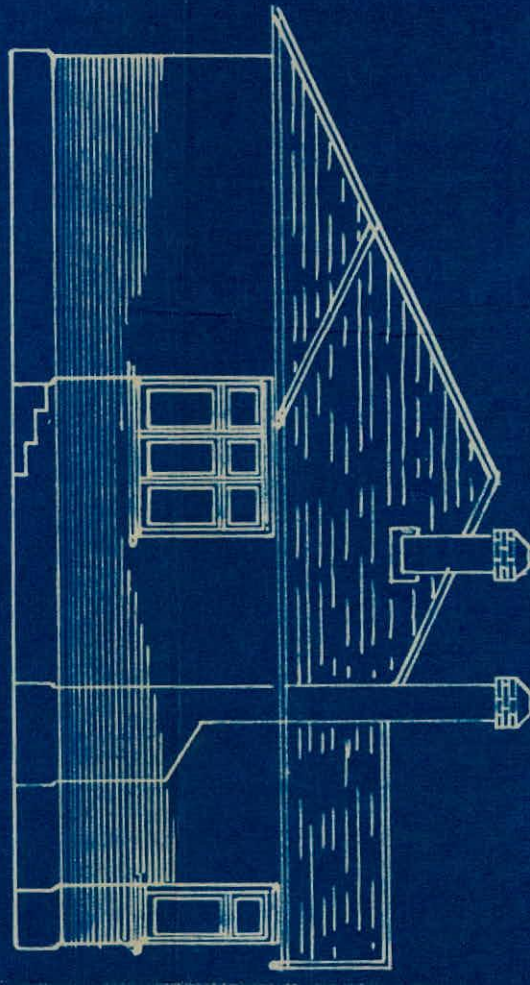
FOR

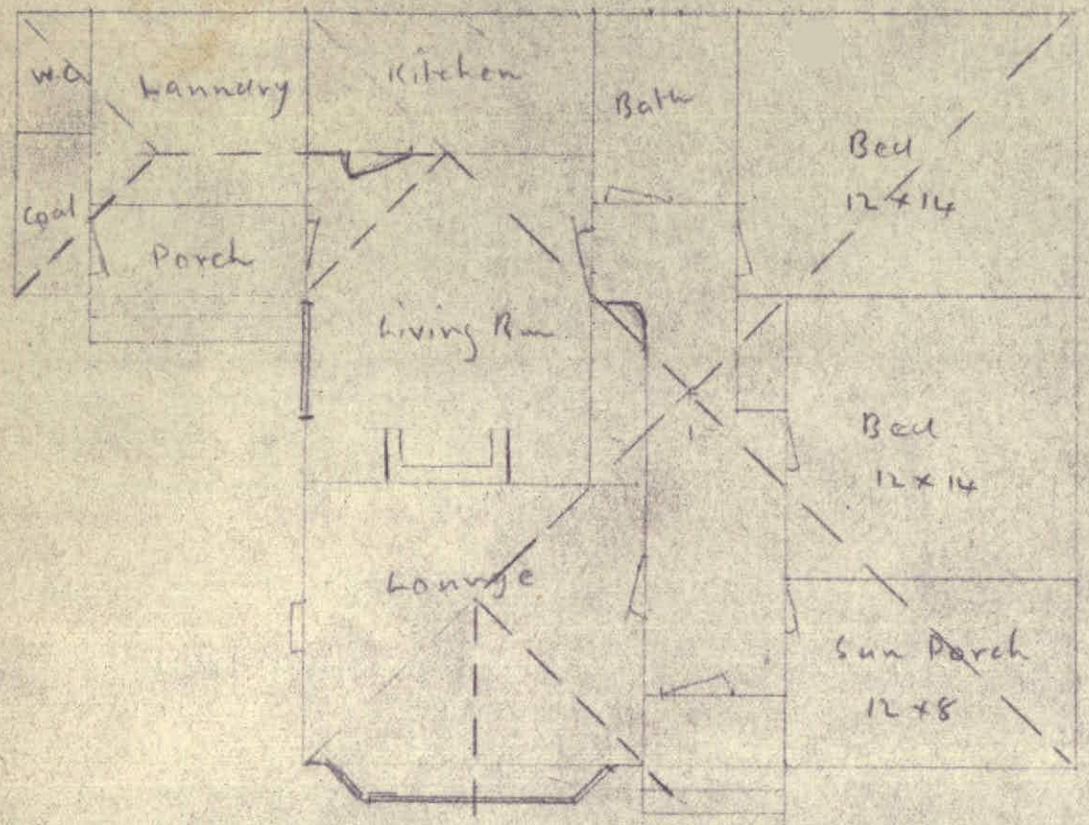
LIEUT. A.J. GILLON

MOSGIEL.

SCALE ⅛" TO 1'







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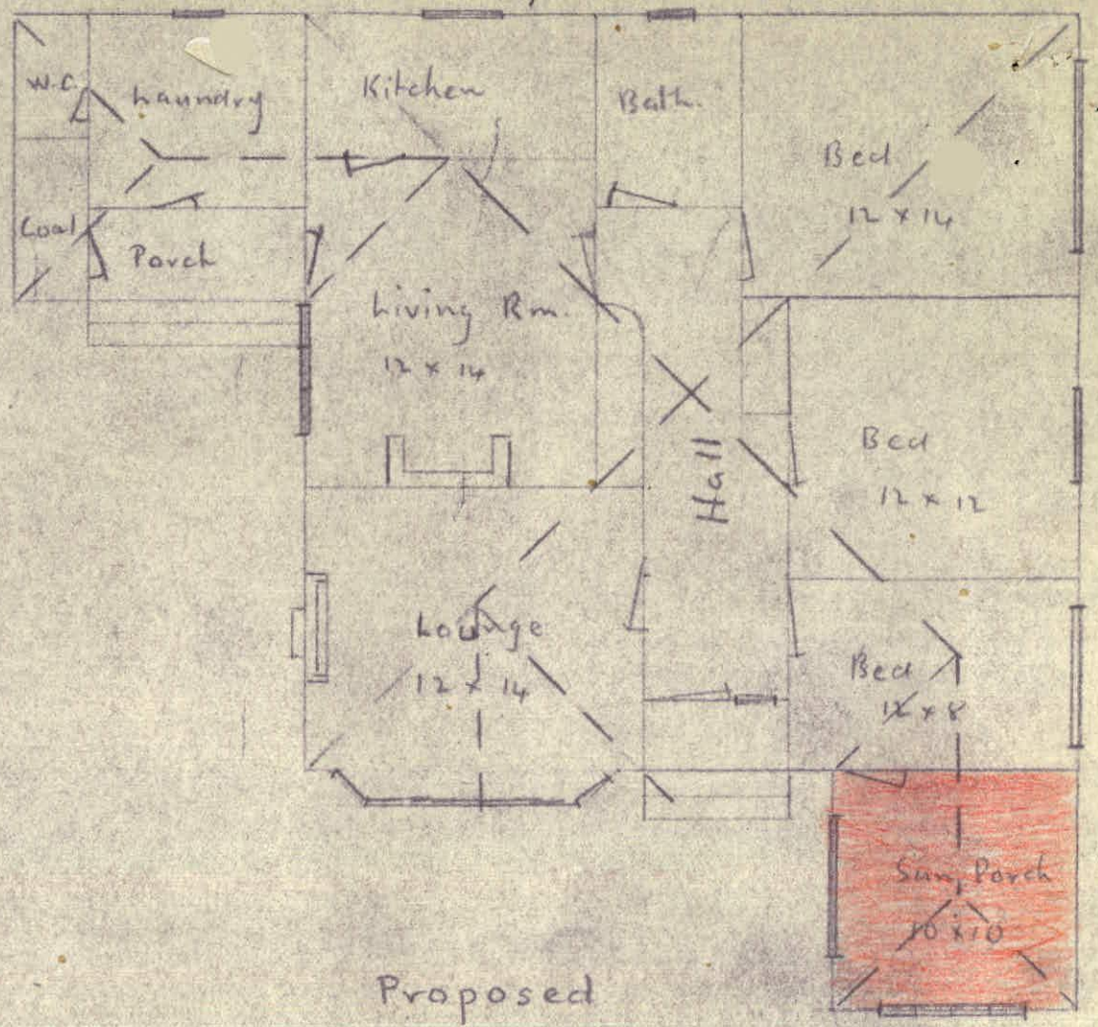


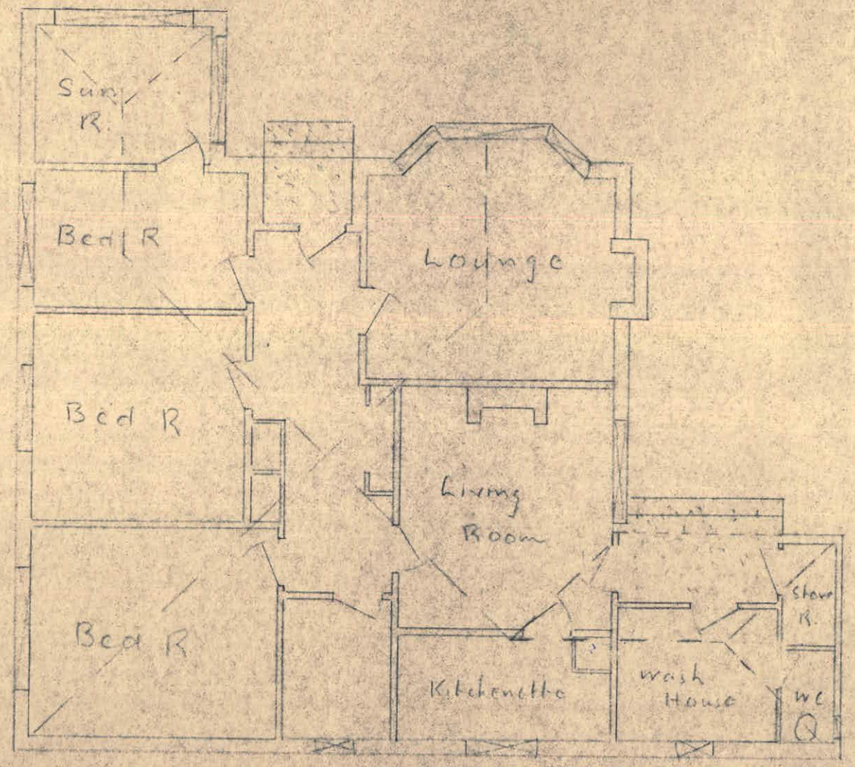
Proposed

Proposed Addition to Property of
A. J. Gillon 29 Bush Rd Mosgiel

Scale 1/8" = 1'

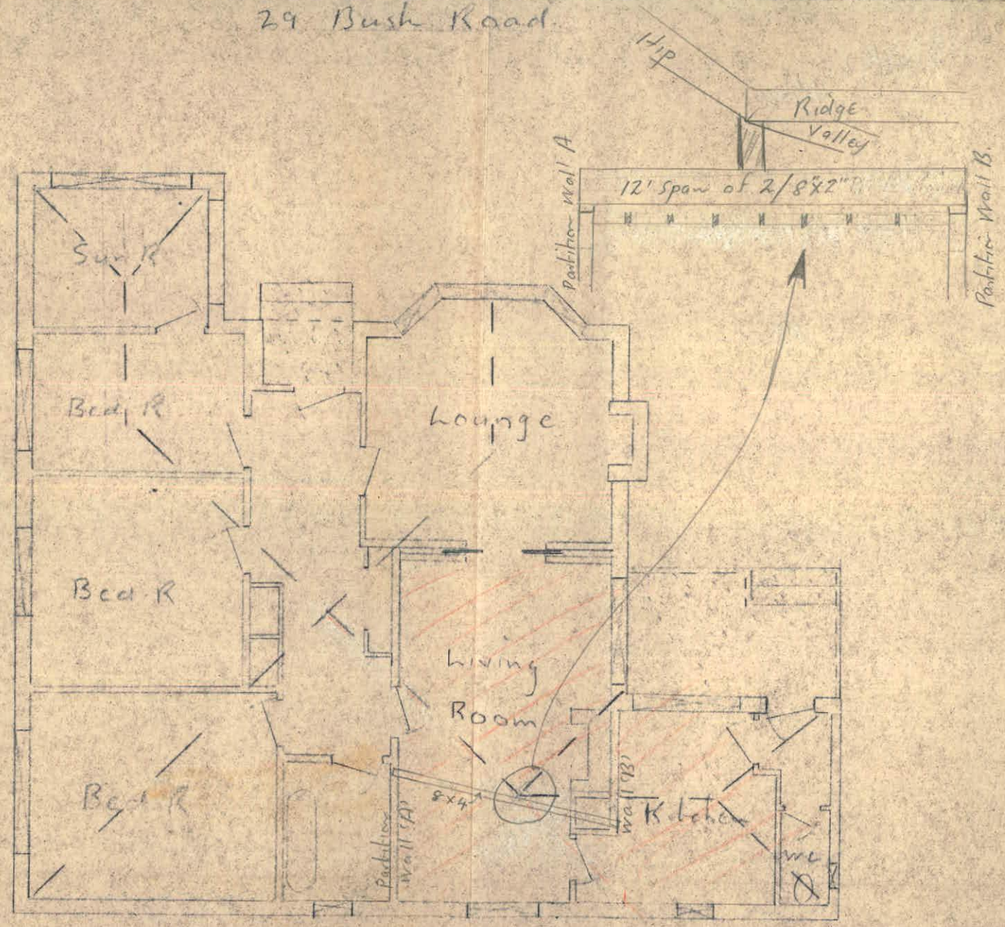
699

29 Bush Road



Existing Dwelling 29 Bush Rd

29 Bush Road

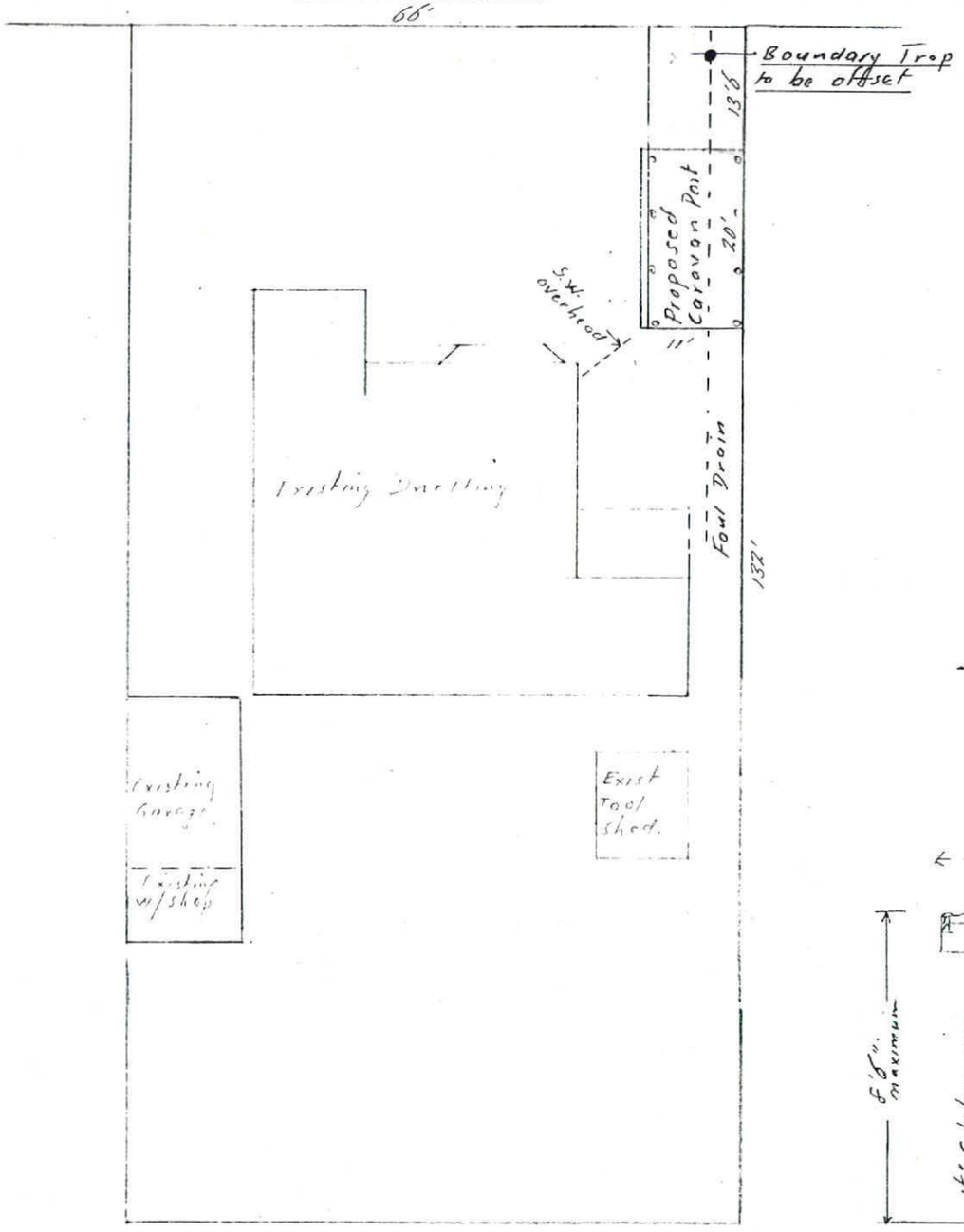


Proposed Alterations to Living Space

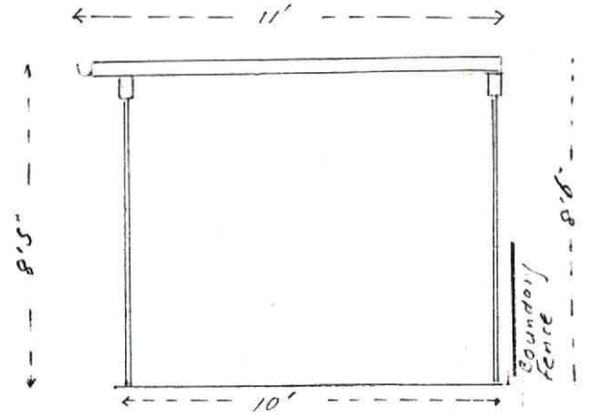
Proposed Alterations by A.J Gillon 29 Bush Road
Scale 1/8" = 1'

103827

29 Bush Road

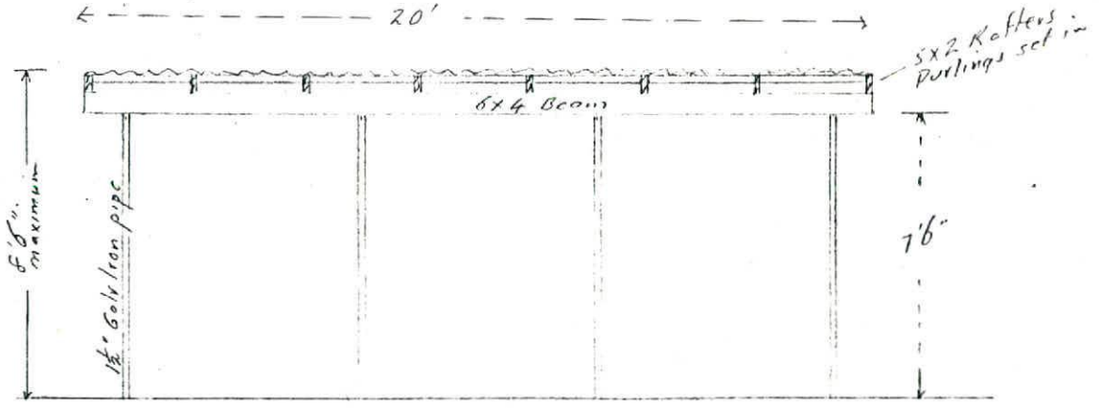


Site Plan 1/16" - 1'



End Elevation 1/4" - 1'

Proposed Caravan Pait 29 Bush Road.

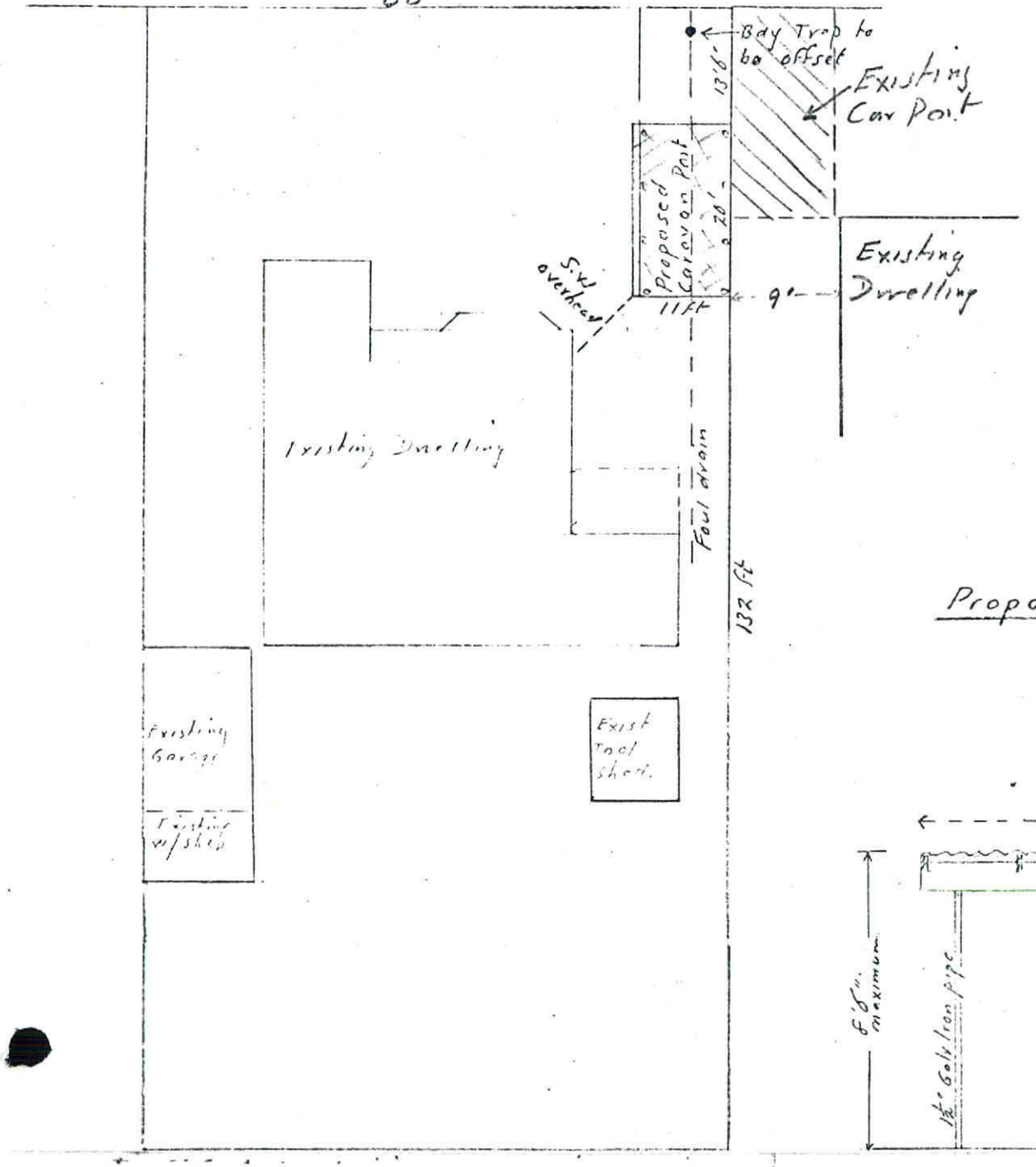


Side Elevation 1/4" - 1'

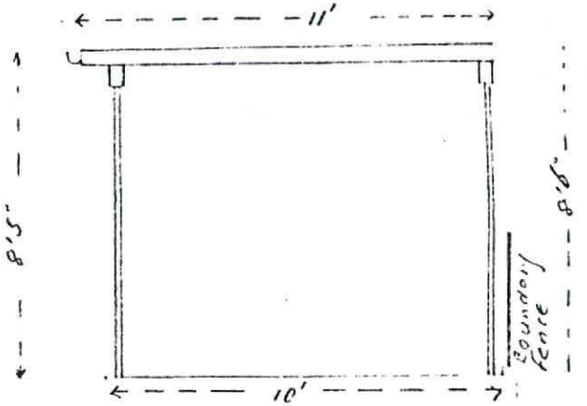
29 Bush Road

66'

27 Bush Road

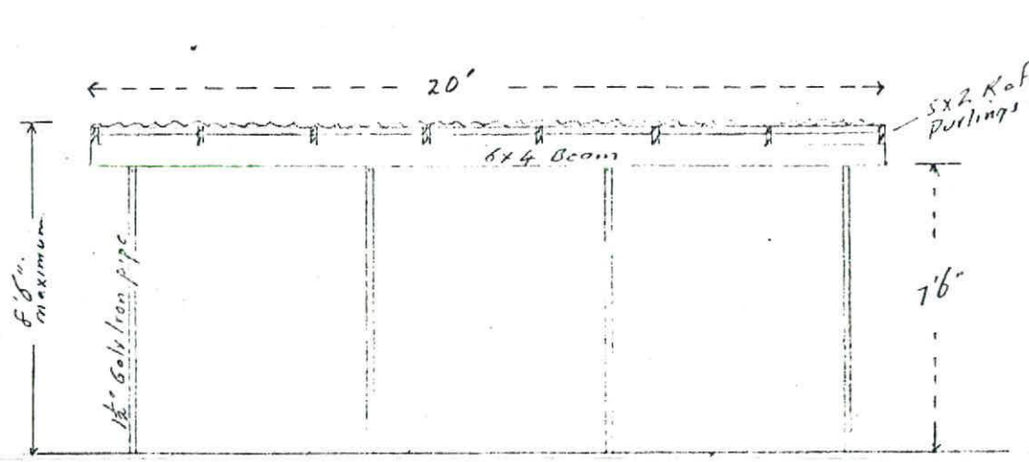


Site Plan 1/16" = 1'



End Elevation 1/4" = 1'

Proposed Caravan Port 29 Bush Road.



Side Elevation 1/4" = 1'

Owner: Bob Andrews 29 Bush Rd Mosgiel

Hall way

(1) Must Be Installed to Manufactures Instructions

(2) Comply to NZS 7621

(3) Rise When Completed

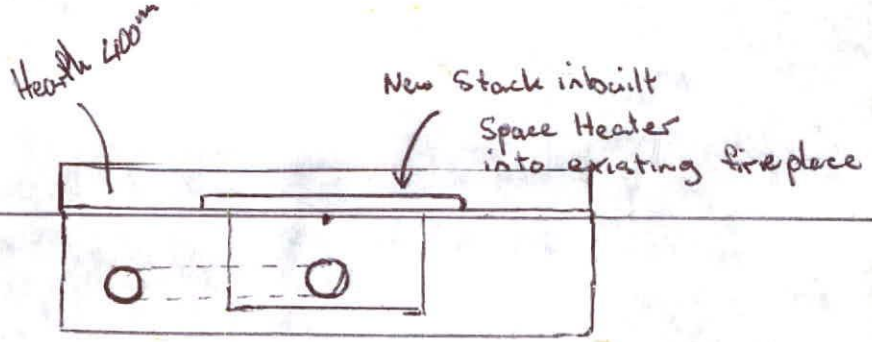
PERMIT ISSUED
29 MAY 1989
MOSGIEL BOROUGH COUNCIL

MAY 1989
MOSGIEL BOROUGH

Dining Room

Sliding Doors

Lounge



FERRA INSTALLATION INSTRUCTIONS

Prior to installation the following checks should be made.

1) Check that the chimney where the FERRA is to be installed complies with the N.Z.S. 1900, Chapter 7 or the requirements of your local Building Authority or Inspector.

2) Have the chimney swept.

3) Check for soundness of Mortar and Bricks.

4) Check with your local Building Authority whether a building permit is required.

5) Check that mantle (if fitted above the stove) is at least 500mm above the top of the heater. A mantle heat deflector is available for use where distances are less than 500mm.

6) Check that the hearth will extend 200mm in front of the heater.

7) If the fireplace opening is greater than 830mm wide and 640mm high, you will either have to;

(a) Brick in the opening
(b) Purchase a surround for the extra width or height.

Fascia extension panels are available which increase the area covered by the Fascia to 1084mm wide x 767mm high.

FLUE REQUIREMENTS

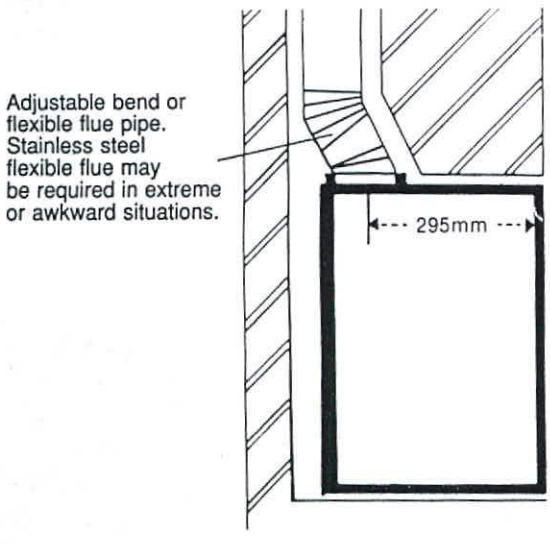
To obtain the best performance from your FERRA, we would recommend a flue be fitted as per diagram. In New Zealand the flue kit consists of;

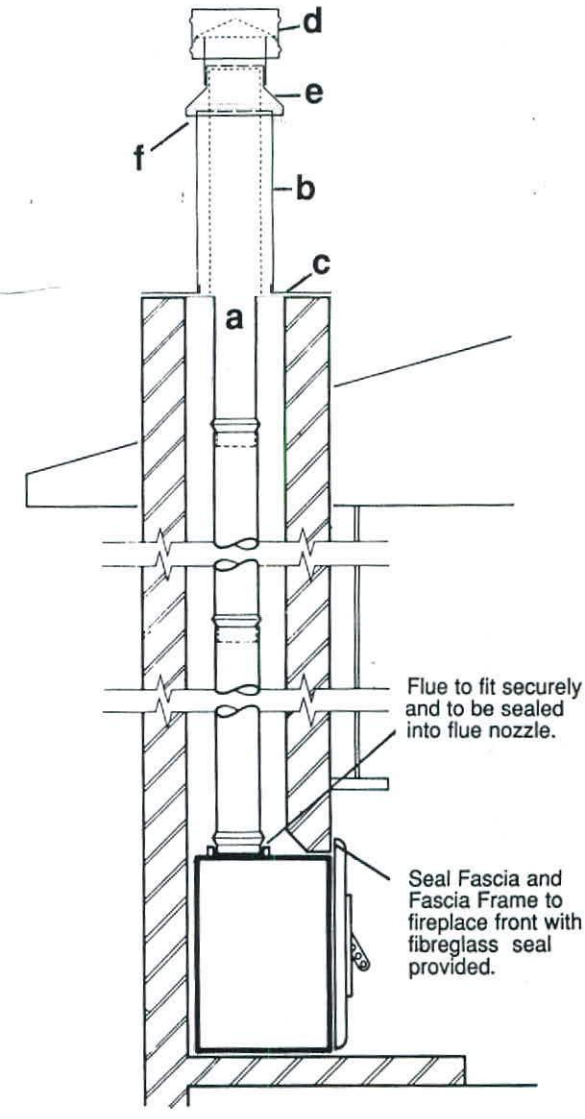
a) 4 x 150mm x 1200mm swaged flues
b) 1 x Weather Shield
c) 1 x Flashing plate
d) 1 x Rain cap
e) 1 x Flashing cone
f) 1 x Spreader

Extra flue may be required for varying heights of chimneys.

Adjustable bends may be required to connect the flue nozzle on the FERRA to the first flue, if the nozzle does not line up with the chimney opening.

For alternative rear flue outlet see inside back cover





See back page for detail of flue parts.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 992838	Reference No:	5056124

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

PROJECT LOCATION

Name and Mailing Address:

ANDREWS, ROBERT JAMES
29 BUSH ROAD
MOSGIEL 9007

LEGAL DESCRIPTION

Property Number: 5056124
Valuation Roll No: 28010 62600

Street Address:
29 BUSH ROAD, MOSGIEL 9007

Legal Description:

LOT 3 BLK VI DP 471

PROJECT

All ☒

Stage No .....of an intended .....stages

New Building ☐

Alteration ☒

Intended Use(s) in detail:
ALT DWG/KITCHEN & DINING

Intended Life:

Indefinite, not less than 50 years ☒

Specified as .. .. years

Demolition ☐

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:

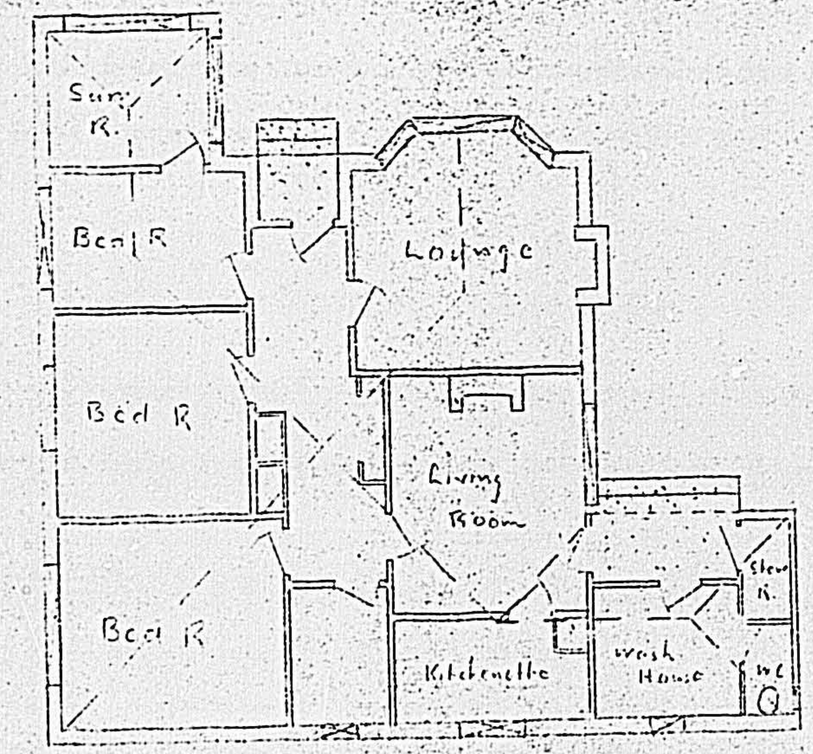
Name:.....

Position: AUTHORISED OFFICER

Date: 21/07/2000

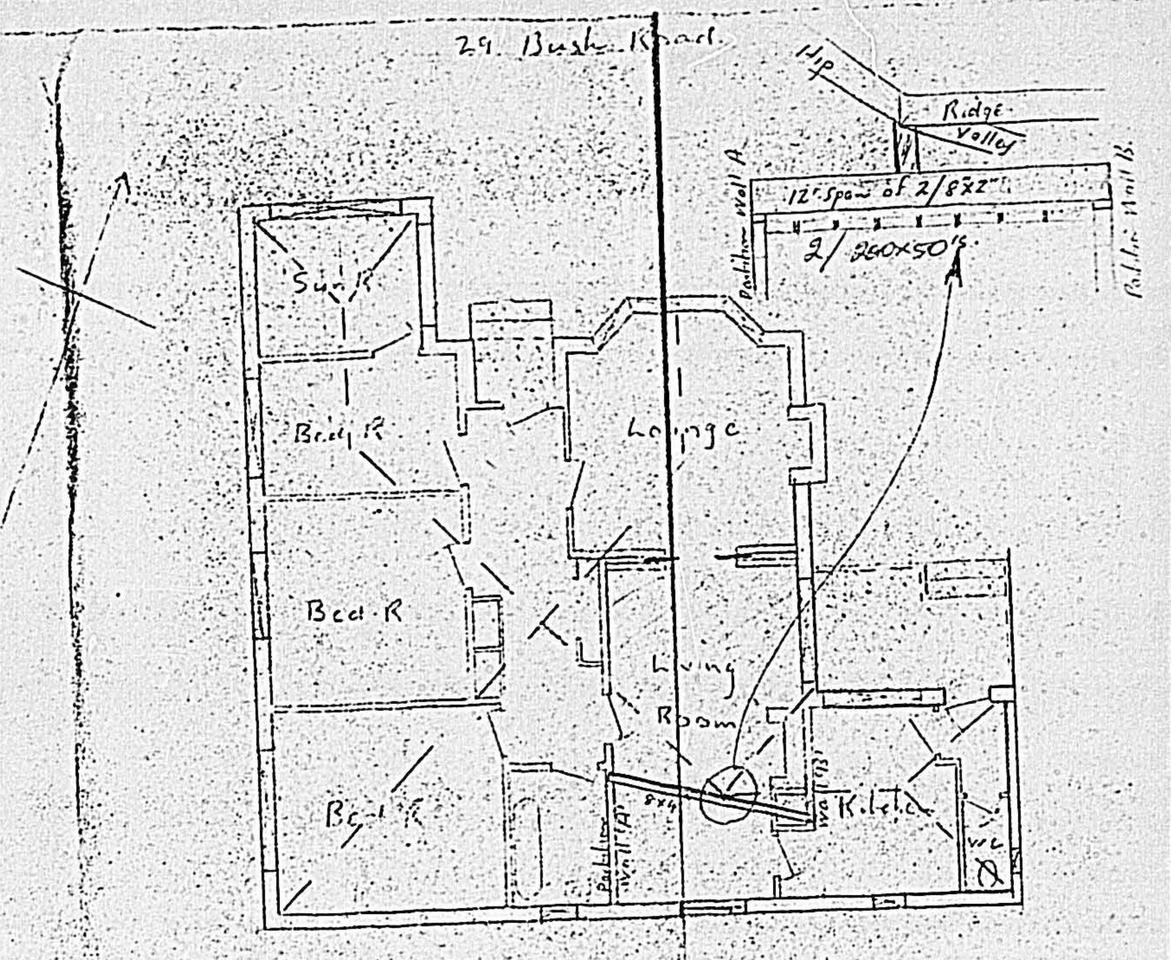
50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

29 Bush Road



Existing Dwelling 29 Bush Rd

29 Bush Road



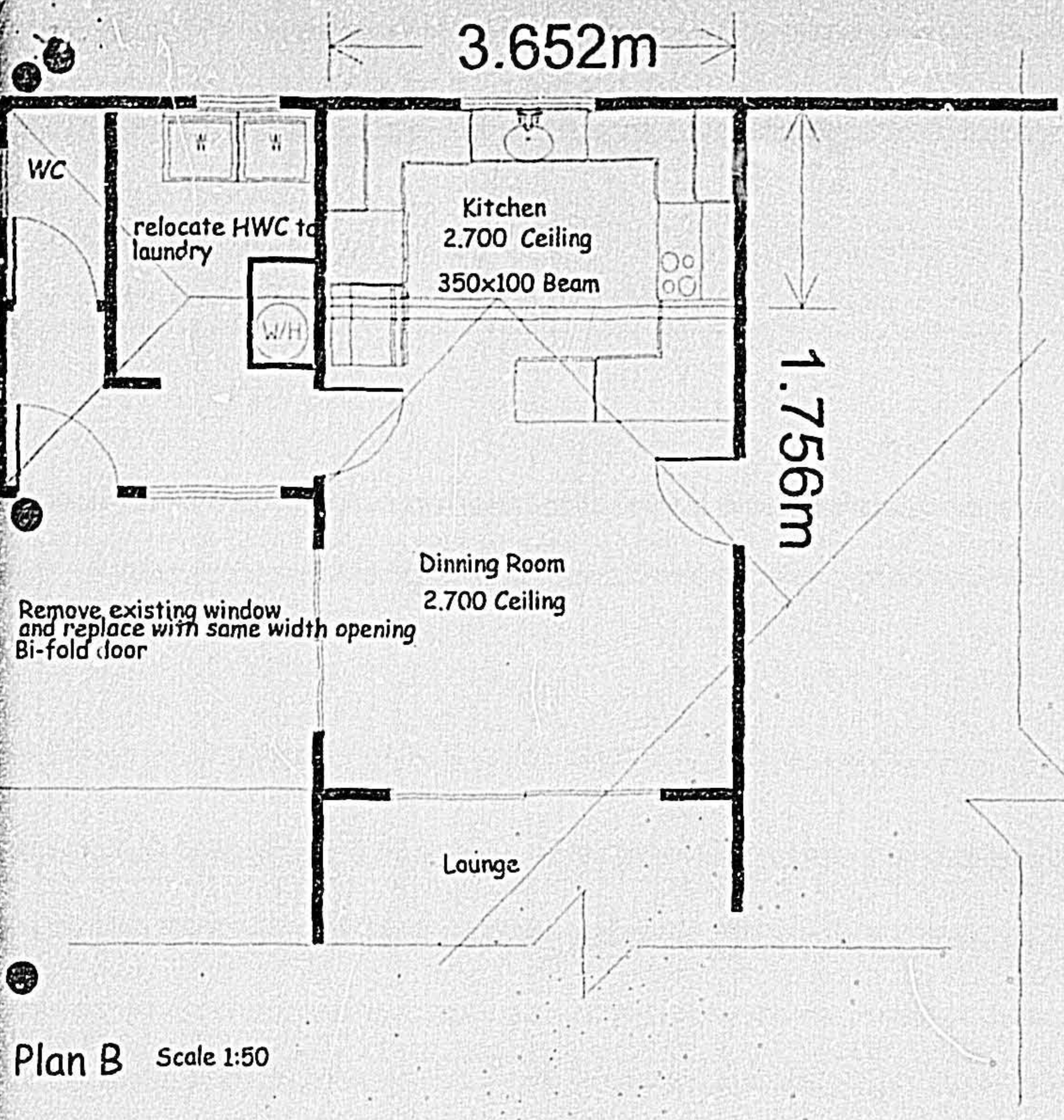
Proposed Alterations to living Space

Proposed Alterations by A.J. Gillon 29 Bush Road.

Scale 1/8" = 1'

Alteration 10/7/81

99 2838



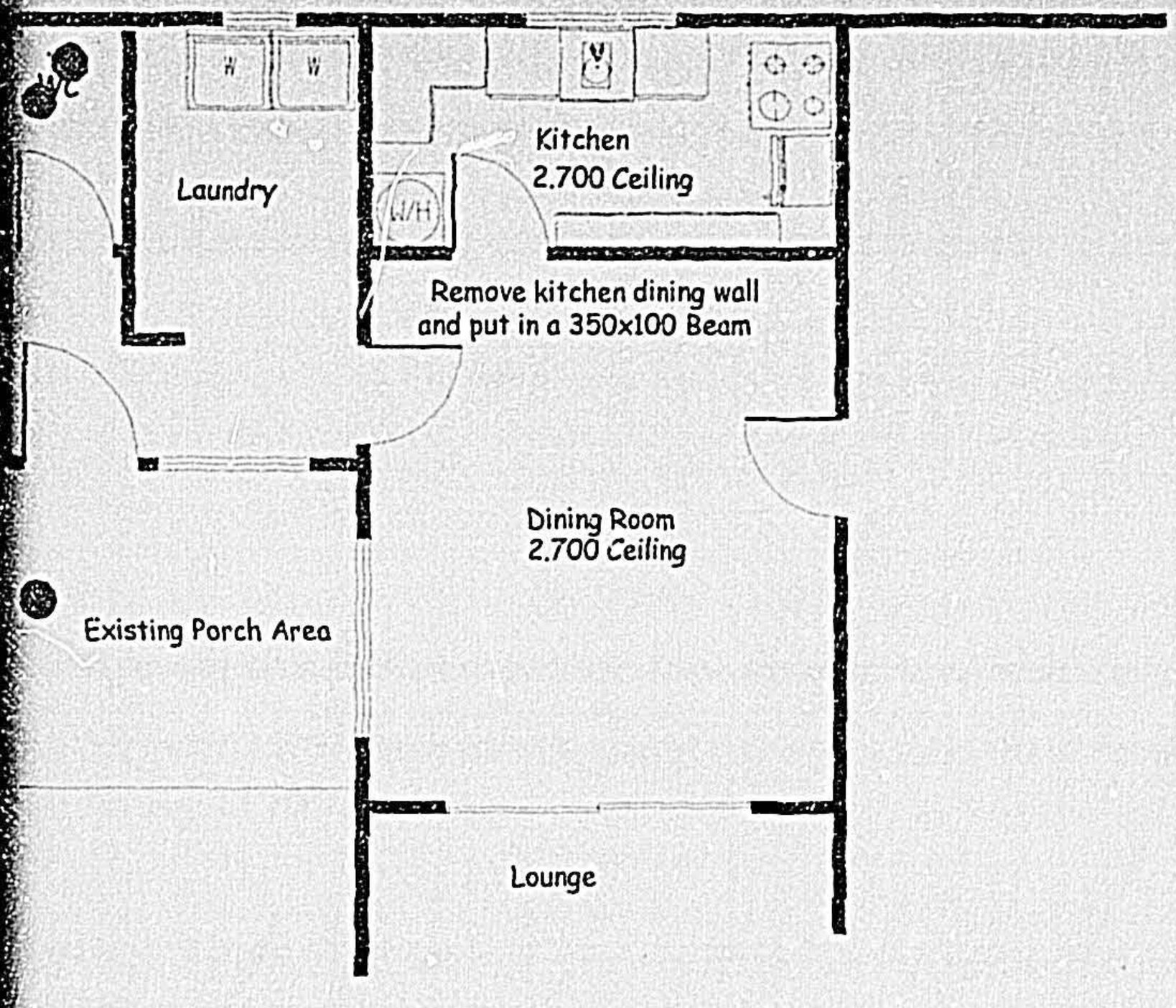
Plan B Scale 1:50

Proposed

99 2838

29 Bush Rd
Mosgiel

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 21.10.99
Drainage Date
Health Date
NOTE



Plan A Scale 1:50

Existing

99 2838

29 Bush Rd
Mosgiel

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 Date
Health Date

NOTE

27 February 2012

Mitchell Holdings
C/- PM Haddon
The Otago Surveying Company Ltd
PO Box 235
Mosgiel 9053

Dear Paul

RESOURCE CONSENT APPLICATION: SUBDIVISION: SUB-2012-7
LAND USE: LUC-2012-64
29 BUSH ROAD
MOSGIEL

Your application for the subdivision of the land at 29 Bush Road, Mosgiel, and land use consent for the reversing of vehicles from Lot 1 onto a collector road and for breaches of the bulk and location provisions of the District Plan for the existing house in relation to the new boundary, was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered by a Senior Planner under delegated authority on 27 February 2012.

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

DESCRIPTION OF ACTIVITY

The proposal is to subdivide 29 Bush Road, Mosgiel, into two lots. The subject site is legally described as Lot 3 Block VI Deposited Plan 471, held in Computer Freehold Register 14200, and has an area of 809m^2. The site is rectangular, level, and has frontage to Bush Road. There is an existing dwelling, garage, shed, and carport on-site.

The proposal is to subdivide the site into a front and rear lot. Proposed Lot 1 will be a site of 398m^2 containing the existing dwelling. Proposed Lot 2 will be a rear site of 411m^2 (325m^2) which utilises a leg-in for access. The garage and shed are to be removed.

REASONS FOR APPLICATION

The subject site is zoned **Residential 2** in the District Plan. The general area is shown on the Hazards Register as **2007 – Earthquake**, **2015 – Flooding**, and **2020 – Alluvial Fan**. There are no designations applicable to this application.

Rule 18.5.1(iv) allows subdivision in the Residential zones as a restricted discretionary activity where the application complies with Rules 18.5.3 to 18.5.6, and 18.5.9 to 18.5.12, and each site complies with minimum area and frontage requirements of the relevant zone. Both lots will meet minimum area and frontage requirements. Accordingly, the subdivision is considered to be a **restricted discretionary** subdivision proposal pursuant to Rule 18.5.1(iii).

Residential activity at a density of not less than 300m^2 per residential unit is a permitted activity for the Residential 2 zone subject to compliance with the performance criteria of Rule 8.8.2. The residential activity for Lot 1 will fail to comply with the following:

- Rule 8.8.2(i)(a) specifies side yards of 1.0m. The existing dwelling will be 0.65m from the boundary shared with the leg-in, therefore breaching the side yard by approximately 0.35m.

- Rule 8.8.2(ii) specifies a height plane angle of 63° measured from existing ground level at the boundary. The existing dwelling will extend into the side yard height plane angle by 98°, therefore breaching the rule by approximately 25°. The dwelling will also breach the rear boundary height plane angle by approximately 5°.

- Rule 8.8.2(viii) requires the proposal to comply with the Transportation Section of the District Plan. Rule 20.5.5(vi)(c) does not allow any vehicle to reverse onto or off a site from a national, regional, district or collector road. Bush Road is a collector road, and the existing carport on proposed Lot 1 will require vehicles to reverse onto or off Bush Road.

Accordingly, the residential activity on Lot 1 is considered to be a **discretionary restricted** activity pursuant to Rule 8.8.4(i).

PLANNING ASSESSMENT

Affected Persons

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

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium density residential activity with mature gardens.

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

1. <u>Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))</u>

   The proposed subdivision will create two lots, both over 300m^2 and therefore meeting the minimum area requirement for the zone. Proposed Lot 1 will be a front lot of 398m^2 containing the existing dwelling. Proposed Lot 2 will be a rear lot with a leg-in, having a total area of 411m^2, or 325m^2 nett. Proposed Lot 2 will be a vacant site at the time of subdivision.

   Land use is established for Lot 1, and proposed Lot 2 is of practicable size and shape to accommodate a future dwelling. There are no known geotechnical issues affecting this land which are expected to compromise future development of Lot 2. Accordingly, there is no expectation that any lot created by the subdivision will have physical limitations rendering it unsuitable for future use.

2. <u>Easements (18.6.1(i))</u>

   There are no easements registered on the title of the subject site and no new easements proposed for the new lots. The application notes that there may be a requirement for service easements, which will be determined at the time of subdivision.

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

The Consents and Compliance Officer, Water and Waste Services Business Unit, has considered the application. He advises that Council's GIS records indicate a 200mm diameter water service main is located in Bush Road along with a 750mm diameter foul sewer main, and stormwater sewers of 225mm, 300mm and 375mm diameter. A review of the Council's rates records reveals that a full water and full drainage charge are paid on the existing property, indicating that the existing dwelling is fully serviced for water and drainage.

It is required that each lot be serviced for water from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. All new water service connections to the proposed development must be in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010. Proposed Lot 1 can continue to use the existing service connection. Proposed Lot 2 can be serviced for water via connection to the services in Bush Road.

Proposed Lot 1 can continue to discharge stormwater via the existing service connection. Proposed Lot 2 can discharge stormwater to the available Council stormwater sewers located in Bush Road.

Proposed Lot 1 can continue to use the existing foul sewer connection. Proposed Lot 2 may discharge foul sewage to the Council foul sewer located in Bush Road.

The Water and Waste Services Business Unit have no issues with the proposal subject to conditions on consent consistent with the above points.

4. Hazards (18.6.1(t))

Council's Consulting Engineer, MWH, has considered the application in relation to the Hazards Register, street files and available aerial photography. He notes that the property is identified within a flood prone area on the Lifelines Hazard mapping. The Otago Regional Council (ORC) Lower Taieri Floodplain hazards (September 2006) identifying the property within the zone l – where, *"Existing protection is provided to a 100 year (1% AEP) flood level, and floors are to be set 200mm above flood level."* This 200mm flood level relates to local ponding, and any future dwellings should be set 200mm above any known local ponding areas.

Other risks for this land include the potential for amplified ground movements during seismic events due to deep soils, but the Consulting Engineer notes that this can be mitigated by building design at the time of building consent.

The Consulting Engineer notes that the site is more or less level, and significant earthworks are not anticipated. Any earthworks will need to comply with Section 17 of the District Plan.

5. Transportation (18.6.1(c))

The Transportation Planner, Transportation Operations, has visited the site and considered the application. He notes that Bush Road is a Collector Road in the District Plan roading hierarchy.

Vehicle access to Lot 1 will be via the existing sealed driveway from Bush Road which is acceptable to Transportation Operations. Vehicle access to Lot 2 will be via the existing entrance from Bush Road, and its proposed leg-in. The vehicle access to Lots 2 shall be a minimum 3.0m formed width, hard surfaced from the edge of the carriageway of Bush Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration. Should the vehicle crossing to Lot 2 require modification, it shall be undertaken in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).

There is space for two vehicles to park on the vehicle access or carport within Lot 1, which complies with the minimum parking requirements of the Residential 2 zone. While no on-site manoeuvring is provided for Lot 1, this is considered to be an existing situation, the adverse effects of which will not be exacerbated by the proposal. As such, Transportation Operations considers the lack of on-site manoeuvring to be acceptable.

It is advised that in the event of any future development on Lot 2, Transportation Operations will assess provisions for parking and manoeuvring at the time of resource consent or building consent application.

In conclusion, Transportation Operations considers the proposal will have no more than minor effect on the transportation network subject to a condition on the formation of the access to Lot 2.

6. Bulk and Location (8.13.3)

The proposed subdivision will introduce a new boundary along the rear and side of the existing dwelling, and in so doing, will create new yard and height plane angle breaches. The new boundary will be approximately 0.65m from the side wall of the house, therefore breaching the yard space by 0.35m. It will also have height plane angle breaches of approximately 25° and 5° on the side and rear boundaries respectively. These breaches are all in relation to the new internal boundary, and any adverse effects will be largely confined to proposed Lots 1 and 2. The applicant owns this land, and no other parties are considered to be affected.

7. Amenity Values

One means by which the District Plan maintains the amenity values of an area is through the density provisions of the various zones. In this case, the proposed subdivision will produce two new sites which meet minimum lot size for this zone. Although the proposed subdivision will increase the level of development for this land from one to two dwellings, the District Plan anticipates residential activity at this density, and the proposal is not expected to compromise the amenity of the area.

The existing house will yard and height plane angle breaches in relation to the new boundary. The effects of these breaches will be confined to new Lots 1 and 2 which are currently part of the subject site. As such, it is considered that the yard and height plane angle encroachments will have adverse effects which are no more than minor and, as the house is an existing structure, will have no impact on the character and amenity of the wider area.

CONSENT DECISION

Subdivision SUB-2012-7

*That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the subdivision of the land 29 Bush Road, Mosgiel, being the land legally described as Lot 3 Block VI DP 471), into two lots, subject to the conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land Use LUC-2012-64

*That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being reversing of vehicles onto or off a collector road from Lot 1 SUB-2012-7, and bulk and location breaches of the existing house on Lot 1 SUB-2012-7, at 29 Bush Road, Mosgiel, subject to conditions imposed under section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

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

District Plan – Objectives and Policies

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

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

- **Objective 4.2.1 and Policy 4.3.1** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1** seeks to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.4 and Policy 20.3.5** seek to maintain and enhance a safe, efficient and effective transportation network.

RIGHTS OF OBJECTION

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

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

Attn: Senior Planner- Enquiries Plaza, Ground Floor.

DEVELOPMENT CONTRIBUTIONS

In accordance with Section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan, a development contribution of $397.31 (including GST) is payable on this development. This contribution has been calculated as set out below:

Contribution Area	Rate per Unit of Demand 2009/10#	Additional Units of Demand	Contribution excluding GST
City Wide Reserves Contribution	$345.49 per unit	1	$345.49
		GST:	$51.82
		Total:	$397.31

Payment shall be made at your earliest convenience but shall be prior to the issue of the 224(c) certificate for the subdivision.

In the event that the development contribution for this consent is not paid, the Council may pursuant to section 208 of the Local Government Act 2002:

a) withhold a certificate under section 224(c) of the Resource Management Act 1991 and

b) register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Subdivision & Land Use

Consent Number: SUB-2012-7 and LUC-2012-64

Location of Activity: 29 Bush Road, Mosgiel

Legal Description: Lot 3 Block VI DP 471 (CFR 14200)

Lapse Date: 27 February 2017, unless the consent has been given effect to before this date.

Subdivision SUB-2012-7

That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council ***grants*** *consent to a* ***restricted discretionary*** *activity being the subdivision of the land 29 Bush Road, Mosgiel, being the land legally described as Lot 3 Block VI DP 471', into two lots, subject to the conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *That the proposal is undertaken in general accordance with the plan prepared by Terramark Ltd titled, 'Lots 1 & 2 being a Proposed Subdivision of Lot 3 Blk VI DP 471,' and the details submitted with the resource consent application SUB-2012-7 received by Council on 31 January 2012, except where modified by the following conditions of consent:*

2. *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*

    a) *If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the survey plan.*

3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*

    a) *That the garage and shed on-site shall be removed or relocated. If either is to be retained or relocated on Lot 2, additional resource consent shall be required for an accessory building within no associated permitted activity. If relocated onto Lot 1, the accessory building/s will need to maintain bulk and location requirements, or additional resource consent will be required.*

    b) *That the access to Lot 2 shall be formed to a minimum width of 3.0m, be hard surfaced from the edge of the carriageway of Bush Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.*

    c) *An 'Application for Water Supply' is to be submitted to the Water and Waste Services Business Unit to establish a water connection to new Lot 2. Details of how each lot is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*

d) *Upon approval by the Water Network Engineering Officer, the new water service connection shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*

Land Use LUC-2012-64

That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council ***grants*** *consent to a* ***restricted discretionary*** *activity being reversing of vehicles onto or off a collector road from Lot 1 SUB-2012-7, and bulk and location breaches of the existing house on Lot 1 SUB-2012-7, at 29 Bush Road, Mosgiel, subject to conditions imposed under section 108 of the Act, as follows:*

1. *That the proposal is undertaken in general accordance with the plan prepared by Terramark Ltd titled, 'Lots 1 & 2 being a Proposed Subdivision of Lot 3 Blk VI DP 471,' and the details submitted with the resource consent application LUC-2012-64 received by Council on 15 February 2012.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

4. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).

6. The consent holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

7. The following documentation is recommended as best practice guidelines for managing erosion and sediment –laden run-off and for the design and construction of erosion and sediment control measures for small sites:

    - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
    - Environment Canterbury, 2007 'Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
    - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites."

8. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

9. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

10. It is advised that in the event of any development of new Lot 2, Transportation Operations will review the provisions for access and parking at the time of any building consent or resource consent application.

11. Should the vehicle crossing to Lot 2 require modification, it shall be undertaken in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).

12. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.

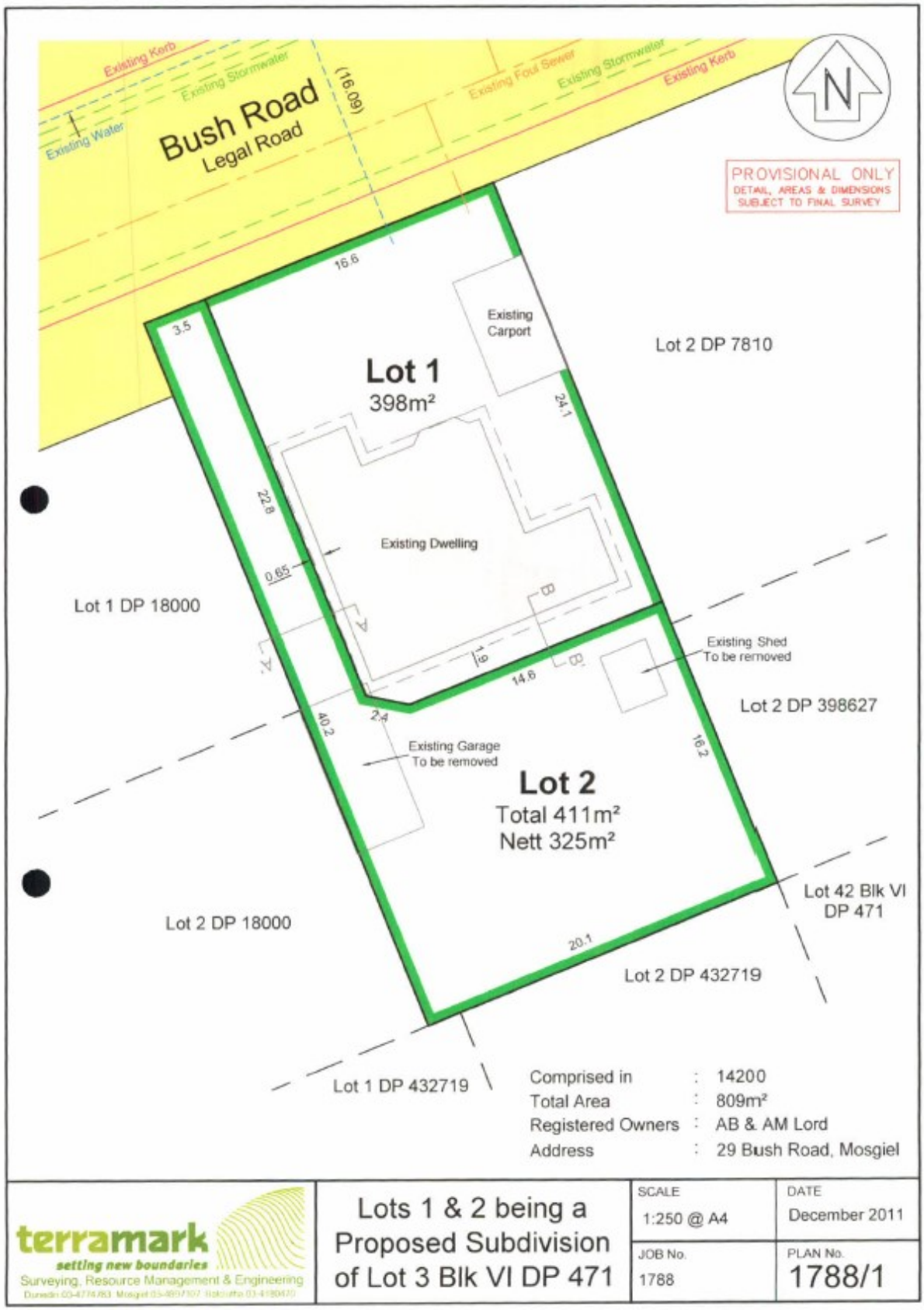
13. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
    - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
    - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
    - For secondary flow paths, the finished floor level shall be seta at the height of the secondary flow plus an allowance for free board.
    - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.

14. It is recommended that consent holder approach the Otago Regional Council for advice on 1% AEP flood levels to set an appropriate floor level for the construction on Lot 2.

Issued at Dunedin this 27 February 2012.

Lianne Darby
Planner

COPY OF PLAN: Not to Scale.



terramark
setting new boundaries
Surveying, Resource Management & Engineering

Lots 1 & 2 being a Proposed Subdivision of Lot 3 Blk VI DP 471

SCALE	DATE
1:250 @ A4	December 2011
JOB No. 1788	PLAN No. 1788/1