

20-Apr-2017

Shelley Chadwick
Webb Farry
schadwick@webbfarry.co.nz

Dear Ms Chadwick,

Official information request for CHADWICK, 123 Vogel Street.

I refer to your official information request dated 12-April-2017 for *"a complete copy of all correspondence and information on the Council files relating to 123 Vogel Street/115 Cumberland Street since the date resource consent LUC- 2015-208 was granted."*

I have taken the following actions in response.

1. I have determined that the date the decision on LUC-2015-208 was released was 27th August, 2015. For the purpose of this request this is considered to be the date the consent was granted.
2. I have searched for a list of planning files connected to 123 Vogel Street/115 Cumberland Street and discovered the following list.

Planning Application	Dwx	OK	Status	Description	Lodge Date	Applicant
COM-2016-124 GEMS ID			Completed	changes to windows of a heritage building	21/11/2016	409581 Atom Holdings Limited
POL-2016-53 GEMS ID			Completed	planning certificate for the Sale of Liquor Act	07/10/2016	409581 Atom Holdings Limited
LUC-2016-504 GEMS ID			Monitoring Commenced	land use consent being the establishment of a commercial catering business, a lunch bar/deli and a function space in a vacant commercial space within the building, and associated signage, at 115 Cumberland Street and 123 Vogel Street	07/10/2016	409581 Atom Holdings Limited
LUC-2015-280/A GEMS ID			Consent Superseded	s127 variation of conditions 1, 2 and 4	07/10/2016	409581 Atom Holdings Limited
COM-2016-107 GEMS ID			Completed	changes to windows of heritage building	29/09/2016	409581 Atom Holdings Limited
LUC-2015-280 GEMS ID			Completed	commercial and retail activity and associated signage and other modifications to a building in a heritage precinct	25/06/2015	409581 Atom Holdings Limited

3. I have retrieved all of the above documents dated later than 27th August, 2015.
4. I have also searched the following key words and retrieved any documents not already found:
 - LUC-2015-280
 - LUC-2015-280/A
 - LUC-2016-504
 - COM-2016-107
 - COM-2016-124
 - Atom Holdings Limited
5. I have put aside some documents that may need to be redacted for reason given in the Local Government Official Information and Meetings Act. These will be checked and our decision communicated as soon as possible.
6. I have put the remaining documents into the DCC public file transfer box for upload. The link to the files is
7. I have asked planner Campbell Thompson to check his email storage and he has confirmed that he holds nothing in addition to the emails already sourced from the document storage system as listed above.
8. I have then searched for building consent files connected to 123 Vogel Street/115 Cumberland St and discovered there are 18 building consent files held between 27th August, 2015, and now, as listed below.

Building Application	EDMS	OK	Status	Description	Lodge Date
ABA-2017-468			Issuing	C2 - Amendment to ABA-2016-62 - Construct Rubbish Store, Gas Bottle Station, Awning over Entry	23/03/2017
PCON-2017-70			Completed	C1 - Amendment to ABA-2016-62 - Construct Rubbish Store, Gas Bottle Station, Awning over Entry	23/03/2017
ABA-2016-2437			BC Issued	Amendment to ABA-2016-62 - Fitout Part of First Floor for Cafe, including Kitchen	13/12/2016
PCON-2016-251			Completed	Amendment to ABA-2016-62 - Fitout Part of First Floor for Cafe, including Kitchen	13/12/2016
ABA-2016-2372			BC Issued	Amendment to ABA-2016-62 - Construct Tenancy Wall, Construct new Fire Walls, Create new Access into Fire Stair, Install Fire Doors within existing Fire Walls, Relocate Toilets	01/12/2016
ABA-2016-2245			BC Issued	Amendment to ABA-2016-804 - Fitout Part of Second Floor for Commercial Tenancy	16/11/2016
ABA-2016-2246			BC Issued	Amendment to ABA-2016-62 - Fitout Part of First Floor for Commercial Tenancy (Tenancy 3)	16/11/2016
PS-2016-1171			Property Search Completed	Property Search	10/11/2016
ABA-2016-1514			BC Issued	Amendment to ABA-2016-62 - Fit-out First Floor (North) Commercial Tenancy 2, including Offices, Meeting Spaces and Kitchen	04/08/2016
ABA-2016-62/A			BC Issued	Amendment - Reposition First Floor North Toilets and Change to Unisex, Plumbing and Drainage Amended to Suit New Layout, Reposition Door to Fire Stair on First Floor North	24/06/2016
ABA-2016-804			BC Issued	Stage 5 - Office Fitout (Galloway Cook Allan)	09/05/2016
PCON-2016-12			Completed	Stage 4 - Construct and Fitout Central Atrium, Fitouts for Plumbing and Drainage, Mechanical and Ventilation and Electrical Services, Install Fire Safety Features	10/02/2016
ABA-2016-62			BC Issued	Stage 4 - Construction, fitouts for Plumbing and Drainage, Mechanical and Ventilation and Electrical Services, Install Fire Safety Features	25/01/2016
NTF-2015-232			Resolved	Not in accordance with sections 108(1) and 108(5)(aa) of the Building Act 2004 by failing to supply to the Dunedin City Council a copy of a current building warrant of fitness for WOF-301460 for the 2014/2015 year.	27/11/2015
ABA-2015-2012			BC Issued	Stage 3 - Removal of First Floor Apartment, Remaining Earthquake Strengthening Works, Remaining Vertical Safe Path Construction, First Floor Carpark Ramp and Separation Wall with Updated Nib Wall	17/11/2015
PCON-2015-126			Completed	Stage 2 - Replace Windows, Erect Fire Wall, Alter Entry to Ground Floor Tenancy, Earthquake Strengthening	25/09/2015
ABA-2015-1625			BC Issued	Stage 2 - Replace Windows, Erect Fire Wall, Alter Entry to Ground Floor Tenancy, Earthquake Strengthening	17/09/2015
ABA-2015-1454			BC Issued	Stage 1 - Alter Building - Earthquake Strengthening	24/08/2015

Given that this request is an urgent one, I ask you to help us efficiently respond with the information you require by refining your request to those building files listed above that you consider would be helpful. If you are able to do this, please get back to me as soon as possible with a list of those files you would like documents from.

As explained to you in my email dated February 9th, 2017, we are unable to confirm that any of our responses to official information requests capture all possible documents due to the changing nature of our document storage systems over time, the millions of documents, and the potential for human error in filing documents and allocating metadata. I can only confirm that reasonable efforts are made by staff to locate information and answer requests professionally and exhaustively.

Therefore your client cannot assume that this search has captured all documents ever held by the council in relation to this property.

Yours sincerely

Arlene Goss
Governance Support Officer
Dunedin City Council