



31 July 2015

The Planner
City Planning
Dunedin City Council
PO Box 5045
Dunedin

Attn: Lianne Darby

Dear Lianne

HAIL ASSESSMENT

35, 41, 43, 47 and 49 Dalziel Road, Dunedin

Hazardous Activities and Industries Investigation

This information is provided in support of a recently lodged subdivision application (SUB 2015-54). A Land Use and Site Contamination Status search has been sought from the Otago Regional Council. The Council undertook the appropriate search of their records and has since concluded that *'There is no identified land-use or site contamination information held for the above site'*. A copy of our correspondence with Otago Regional Council is attached.

Recently, HAIL search has been sought from the Dunedin City Council (reference: HAIL 2015-59). We have been advised that *'There is no specific evidence of HAIL activity on the sites listed above. It appears that it has been used for farming purposes since at least the earliest aerial photograph taken in 1947'*. A copy of our correspondence with Dunedin City Council is attached.

The aerial photos illustrate the property as being used for farming, with the steeper regions of land being covered in second generation bush or scrub. There does not appear to be any indication that a hazardous activity or industry has been previously undertaken in the vicinity of the application site.

There are no historic building consent applications recorded against the subject properties.

Resource consents for the surrounding area relate to a comparatively recent subdivision (2012) and subsequent land-use applications (mainly for bulk and location breaches or issues related to undersized rural lots). None of these previous consents appear to have HAIL implications.

Whilst none of the information sources that have been used for this assessment provide absolute evidence that no contamination exists on any part of the site, when all the results from the various information sources are taken in their totality the likelihood of contamination at a level that would raise concern would seem to be extremely remote. On

DUNEDIN:

P.O. Box 5935,
Dunedin 9058
T 03 477 3045

CHRISTCHURCH:

P.O. Box 16094,
Christchurch 8441
T 03 925 1363

ALEXANDRA:

P.O. Box 103,
Alexandra 9240
T 03 448 6775

CROMWELL:

P.O. Box 34,
Cromwell 9342
T 03 445 1620

QUEENSTOWN:

P.O. Box 2645,
Queenstown 9348
T 03 441 4715

WANAKA:

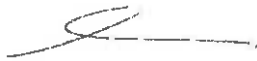
P.O. Box 323,
Wanaka 9305
T 03 443 0110

this basis we do not believe that any particular action is required in respect of HAIL matters. In the event of a 'discovery' of evidence to the contrary the Applicant will be responsible for raising this with Council with a view to investigating appropriate methods to remove or mitigate any associated hazard.

In conclusion, existing property record information has been sourced from a number of authorities and this material does not contain any indication or evidence suggesting that hazardous activities or industries have previously taken place within the applicant land. It is therefore reasonable to accept that the likelihood of contamination at this location is remote. Unless further information or evidence is discovered, the Applicant submits that there should be no impediment to the proposed development proceeding, in respect of HAIL considerations.

Yours Faithfully

PATERSON PITTS PARTNERS LIMITED

A handwritten signature in black ink, appearing to be 'Kurt Bowen', written over a horizontal line.

Kurt Bowen

Registered Professional Surveyor

Andrew Robinson

From: "Tracey Diack" <Tracey.Diack@orc.govt.nz>
 To: <andrew.robinson@ppgroup.co.nz>
 Sent: Friday, 3 July 2015 9:00 a.m.
 Attach: 473 Taien Road, Dunedin.pdf
 Subject: FW: Dalziel Road
 Hi Andrew

Landuse and Site Contamination Status Request

A request was received from you by email on 25 June 2015 for information held by the Otago Regional Council regarding the contamination status of land detailed below:

Address	Legal Description
Various	Various

Records held on the Otago Regional Council's "Database of Selected Landuses" show there are no identified land-uses associated with the above site.

The database identifies sites where activities have occurred that are known to have the potential to contaminate land. The record of a property in the database does not necessarily imply contamination. Similarly, the absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database.

Reference should be made to the Ministry for the Environment's Hazardous Activities and Industries List. If any of these activities have occurred on the above site, then it may be considered potentially contaminated.

This information reflects the council's current understanding of these sites. The Otago Regional Council accepts no liability for any inaccuracy in or omission from this information. Any member of the public, who wishes to make any commercial decision that involves an assessment of whether the site is contaminated, should make his/her own enquiries and decision. A Land Information Memorandum (LIM) should be obtained from the district council on these properties.

Thank's

Tracey Diack
 Environmental Data Officer
 Otago Regional Council
 70 Stafford Street, Private Bag 1914, Dunedin
 Phone: 03 474 0027 or 0300 474 002
 Fax: 03 477 0016

Confidentiality: This document contains confidential information and is only to be used by the intended recipient. If it is not, you should immediately contact the sender and not use, copy, copy, distribute or release any of it without authority.

From: Simon Beardmore
 Sent: Wednesday, 1 July 2015 12:24 p.m.
 To: Tracey Diack
 Subject: FW: Dalziel Road

Hi tracey,

Could you have a look at this request please? I am getting a bit behind!

Simon

From: Andrew Robinson [mailto:andrew.robinson@ppgroup.co.nz]
 Sent: Thursday, 25 June 2015 11:16 a.m.
 To: Simon Beardmore
 Subject: Dalziel Road

Hi Simon,

Could you please check your records for any record of contamination at 35-47 Dalziel Rd, 473 Taien Road (excluding 33, 37 & 45 Dalziel Rd)? The legal descriptions appear to be Lots 2, 5, 7, 8, 9 & 10 DP 470050 and Pt Sec 34, 36 and 38 Wakari Survey District.

Best Wishes

Andrew Robinson
 Technician
andrew.robinson@ppgroup.co.nz

PATERSON PITTS GROUP
 Your Land Professionals
 229 Moray Place
 PO Box 5933
 Dunedin 9058

Ph. 03 477-3245
dunedin@ppgroup.co.nz
www.ppgroup.co.nz

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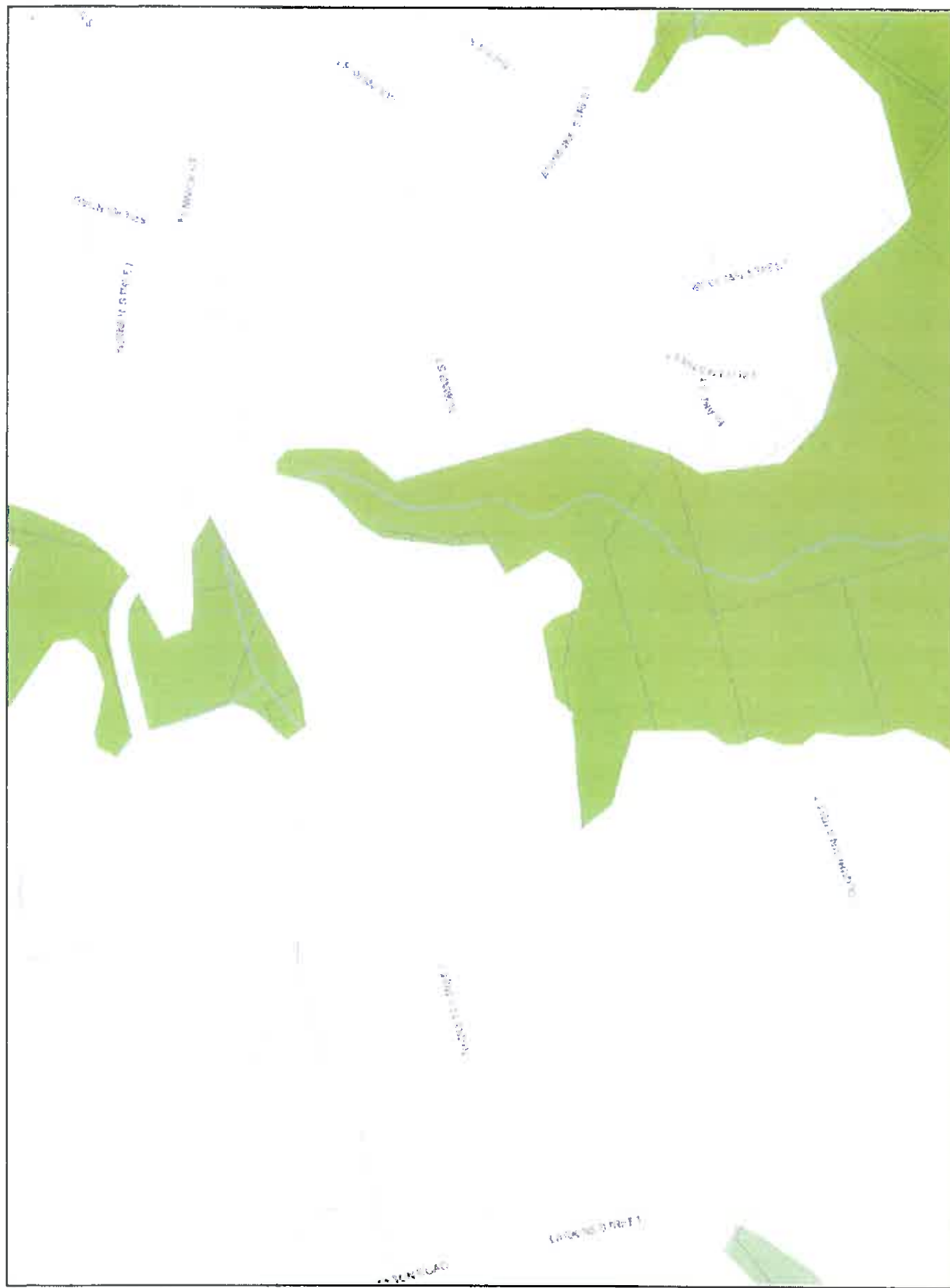
----- Original Message -----
 From: Simon Beardmore
 To: Andrew Robinson
 Sent: Friday, June 05, 2015 4:08 PM
 Subject: RE: Lundy St

Hi Andrew

Landuse and Site Contamination Status Request

16/07/2015

Contaminated	Managed	Remediated/...	Remediated	Not Contaminated	Unknown
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The Otago Regional Council do not make any warranty, expressed or implied, or assume any legal liability or responsibility whatsoever for the accuracy or completeness of this information nor does it make any representation whatsoever that the information is fit for any particular purpose.

14 July 2015

Andrew Robinson
Paterson Pitts Group Ltd
P O Box 5933
Dunedin 9054

Dear Andrew

HAIL-2015-59 ~ 35,39,41,43,47,49 DALZIEL ROAD

Please find enclosed the results of the Hazardous Activities and Industries List (HAIL) Property Search lodged on 24 June 2015. This HAIL property search details the information which is documented on Council record's for the sites listed above. Please note the attached documentation only includes information that is available on the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of this site.

There is no specific evidence of HAIL activity on the sites listed above. It appears that it has been used for farming purposes since at least the earliest aerial photograph taken in 1947.

It is recommended that further investigation of the historic land use be undertaken through other means including consulting with any former land owners and checking with the Otago Regional Council.

This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Yours sincerely



Phil Marshall
Senior Planner

Phil Marshall

From: Chris Scott
Sent: Tuesday, 30 June 2015 09:02 a.m.
To: John Sule
Cc: Resource Consents Front Counter
Subject: RE: HAIL-2015-59, 35 Dalziel Road Dunedin, HAIL application lodged

Hi John,

I have examined the archival records relating to this area, and can find no evidence of HAIL activity taking place there. The usual aerial photos are attached.

Regards,

Chris Scott
Archivist, Information Solutions
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand

Telephone: 03 477 4000; Fax: 03 474 3694

Email: <mailto:chris.scott@dcc.govt.nz>; <http://www.dunedin.govt.nz> P Please consider the environment before printing this e-mail

-----Original Message-----

From: Talei Anderson
Sent: Thursday, 25 June 2015 10:59 a.m.
To: Information Solutions - Archives
Subject: HAIL-2015-59, 35 Dalziel Road Dunedin, HAIL application lodged

Please do the archival search

Additional Info:
Attachment links to HAIL-2015-59, 35 Dalziel Road Dunedin

27

YEAR 1947



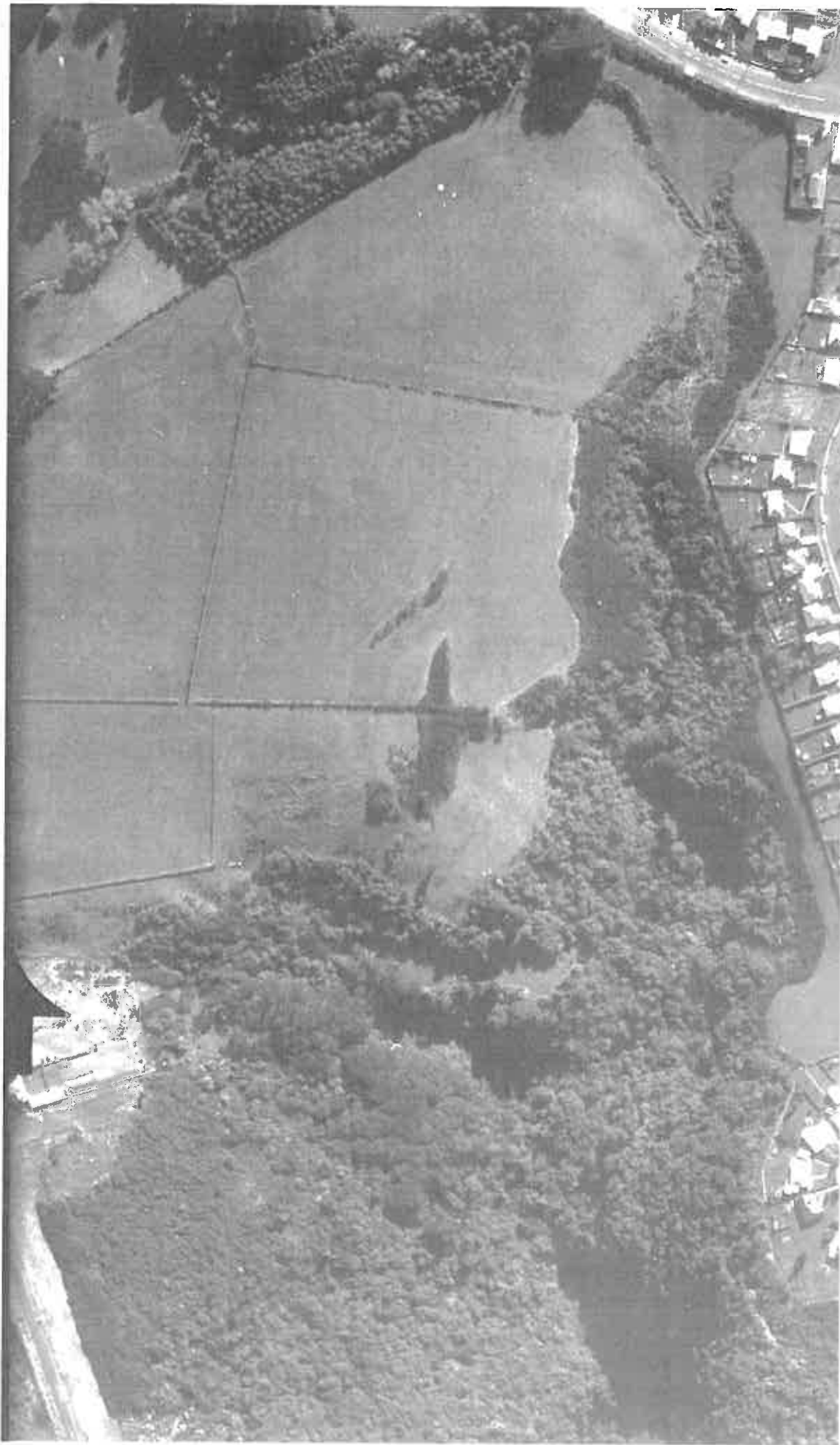


YEAR 1957. — Z —



year 1967

→



1978.

10F2.



1978
2 of 2.



0661
YEAR
1990





YEAR 2000

SITE COMPRISING: 35,39,41,43,47,49 DALZIEL ROAD

THERE ARE NO BUILDING CONSENTS RELATING TO THESE SITES.

SUBDIVISION AND LAND USE CONSENTS RELATING TO THE ABOVE SITES ARE LISTED BELOW:

Planning Application	Status	Description	Lodge Date
<u>HAIL-2015-59</u> GEMS ID	HAIL request lodged	35-47 Dalziel Road	24/06/2015
<u>SUB-2012-92/A</u> GEMS ID	Consent Issued	s127 variation to conditions	17/10/2013
<u>SUB-2012-92/2</u> GEMS ID	s224c Issued	Stage 2	30/04/2013
<u>SUB-2012-92/1</u> GEMS ID	s224c Issued	Stage 1	30/04/2013
<u>LUC-2012-504</u> GEMS ID	Monitoring Commenced	consequential land use for residential activity on undersized lots	12/11/2012
<u>SUB-2012-92</u> GEMS ID	Bond Monitoring Commenced	subdivision creating 9 lots	12/11/2012
<u>SUB-2010-114</u> GEMS ID	s224c Issued	boundary adjustment	19/11/2010

RESOURCE CONSENTS WITHIN 50 METRES OF 35 DALZIEL ROAD DUNEDIN

5118536 31 Dalziel Road Dunedin

LUC-2014-148 Land Use Consent establish an accessory building on an under-sized rural lot. The outcome was Granted on 07/05/2014.

LUC-2010-515 Land Use Consent establish an existing dwelling on an undersized rural site by subdivision. The outcome was Granted - Environment Court on 28/05/2012.

SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

RMA-1998-362460 Resource Management Act (Historical Data) CONSTRUCTED OF PROPOSED SHED WHICH FAILS TO COMPLY WITH FRONT AND SIDE YARD REQUIREMENTS. Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 20/11/1998.

5119833 33 Dalziel Road Dunedin

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.

SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.

SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.

LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.

SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.

SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119835 37 Dalziel Road Dunedin

LUC-2014-574 Land Use Consent earthworks. The outcome was Granted on 09/12/2014.

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.
SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.
SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.
LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.
SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.
SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119836 39 Dalziel Road Dunedin

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.
SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.
SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.
LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.
SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.
SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119837 41 Dalziel Road Dunedin

LUC-2015-291 Land Use Consent land use consequential to a subdivision consent. There has been no outcome yet.
SUB-2015-54 Subdivision Consent subdivision creating 30 lots. There has been no outcome yet.
LUC-2013-445 Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 05/11/2013.
SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.
SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.
SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.
LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.
SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.
SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119838 43 Dalziel Road Dunedin

LUC-2015-291 Land Use Consent land use consequential to a subdivision consent. There has been no outcome yet.
SUB-2015-54 Subdivision Consent subdivision creating 30 lots. There has been no outcome yet.
SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.
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LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.
SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.
SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119839 45 Dalziel Road Dunedin

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.

SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.

SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.

LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.

SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.

SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119840 47 Dalziel Road Dunedin

LUC-2015-291 Land Use Consent land use consequential to a subdivision consent. There has been no outcome yet.

SUB-2015-54 Subdivision Consent subdivision creating 30 lots. There has been no outcome yet.

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.

SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.

SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.

LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.

SUB-2012-92 Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 30/04/2013.

SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.

5119841 49 Dalziel Road Dunedin

LUC-2015-291 Land Use Consent land use consequential to a subdivision consent. There has been no outcome yet.

SUB-2015-54 Subdivision Consent subdivision creating 30 lots. There has been no outcome yet.

SUB-2012-92/A Subdivision Consent s127 variation to conditions. The outcome was s127 Upheld on 05/11/2013.

SUB-2012-92 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/04/2013.

SUB-2012-92 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 31/07/2013.

LUC-2012-504 Land Use Consent consequential land use for residential activity on undersized lots. The outcome was Granted on 30/04/2013.

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SUB-2010-114 Subdivision Consent boundary adjustment. The outcome was Granted - Environment Court on 28/05/2012.