



31 January 2017

SUBDIVISION PLANS

PROPOSED MORAY PLACE DUNEDIN HOTEL

These notes accompany the subdivision plans that form part of the resource consent application for the proposed Dunedin Moray Place Hotel. The purpose of these notes is to describe the relevant matters attached to these plans.

1.0 Fee Simple Subdivision

The fee simple subdivision plan, titled 'Lots 1 and 2 DP 507559 (Subdivision by Dunedin City Council)' illustrates the 2-Lot subdivision that is yet to be completed by the current landowner of the Hotel site in support of the necessary ownership transfer of the application land. This subdivision is expected to be completed in a timely manner following issue of consent for the Hotel activity.

No further comment is considered necessary in regard to the fee simple subdivision.

2.0 Unit Title Subdivision

The purpose of this subdivision is to separate the ownership of the private apartments and penthouse units from the Hotel ownership. It is the author's understanding that the private apartments and penthouse units will be able to be purchased by individuals who will have an option of living in the units as permanent residents or alternatively allowing the Hotel operation to manage the units as an investment property. Either way, a separate certificate of title is needed to be created by a subdivision process to support the ownership transfer of these units.

The concept unit title plan supplied is reasonably simple. This plan essentially creates three groups of areas-

1. Unit 1 is all of the parts of the Hotel building that will form part of the Hotel operation.
2. Common Property is all of the parts of the Hotel building that will be needed to support both the Hotel operation and the new private apartments and penthouse units.
3. All other labelled units are those individual private apartments and penthouse units that will be offered for sale.

The plan sheets need to be read in conjunction with the X-Section AA sheet for the reader to properly appreciate the shapes of the various units.

I note that there is a 0.200m difference in the elevation levels between the architectural concept plans and the unit title subdivision plans. This appears to be a rounding difference resulting from independent design processes. While this difference exists, it is not of a size that is considered to either i) materially affect the various assessments that have been undertaken, or ii) materially affect the accurate interpretation of the proposed activity.

There are likely to be a number of accessory units required as part of the subdivision process. These will likely be for the purposes of allocated car parks and other exclusive areas. These are not indicated on the unit title plans at this time as the location of these areas is not currently known.

The Common Property areas will be managed by a Body Corporate. It is likely that the Hotel operation will maintain a majority control of the Body Corporate so that the Common Property areas can be managed and maintained in an integrated and comprehensive manner.

Notes prepared by:

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