

IN THE MATTER OF THE RESOURCE CONSENT APPLICATION FOR

LAND USE: LUC-2018-555

15 RUSSELL STREET, DUNEDIN

APPLICANTS: DUNEDIN RESIDENTIAL DEVELOPMENTS LTD

Introduction

1. My name is Geoff Bates. I am a Director of Terramark Ltd, a Dunedin Surveying, Resource Management & Land Development Engineering Consultancy.
2. I hold a Bachelor of Surveying degree (with credit) from Otago University and have been a Member of the New Zealand Institute of Surveyors (now trading as Survey & Spatial NZ) since 1984. I hold the title of a Registered Professional Surveyor and am also a Licensed Cadastral Surveyor.
3. My professional experience comprises 33 years in private practice, consulting in matters of resource management planning, surveying and land development.
4. I am the applicants surveying consultant.
5. While this is a Council Hearing, I have read and understand the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise, or I have stated where I am relying on the evidence of another expert.

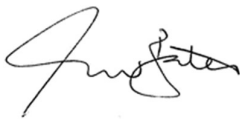
Background

6. Terramark Ltd was commissioned by the applicants Roger & Derryn Fewtrell Directors of Dunedin Residential Developments Ltd in July 2016 to undertake an accurate topographical survey of 103 Arthur Street and 15 Russell Street, Dunedin relative to their title boundaries. This survey was undertaken under my direction.
7. 15 Russell Street is legally described as Lot 3 DP 16212, and is comprised in Record of Title OT7B/881. See appendices A & B respectively.
8. Terramark Ltd plans D11610-S4 (site contours), D11610-S4A (site dimensions) & D11610-S4B (heights annotated) were supplied to Cameron Grindlay the applicant's Architectural Draughtsman and Director of Dwelling Architectural Design Limited

9. These plans were for the purpose of the dwelling design and for assessment in terms of the Dunedin City District Plan bulk & location performance standards that are now subject to LUC-2018-555. See appendices C, D & E respectively.
10. In addition to the above mentioned plans neighbouring the facing window heights of neighbouring housing was surveyed relative to the site datums for 103 Arthur Street and 15 Russell Street to provide further assessment. See Terramark Ltd plans D11610-S4C & D11610-S4D, appendices F & G respectively.

Recommended Conditions of Consent - Surveyor

11. *Condition 30. 'The applicant shall engage a licensed cadastral surveyor to accurately identify the location of the northern boundary (with 19 Russell Street), and set out the location of foundations for the proposed building. The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries.'*
12. I can confirm that on previous projects undertaken by Dunedin Residential Developments Ltd, Terramark Ltd has been commissioned to mark the site boundaries, set out the new build foundations, and as-built the finished build for the production of a building to boundary certificate for code of compliance purposes.
13. Mr Fewtell has confirmed to me that he accepts condition 30.



Geoff Bates

Professional Registered Surveyor

4 June 2019

Appendices:

- A: DP 16612
- B: Record of Title OT7B/881
- C: Plan D11610-S4
- D: Plan D11610-S4A
- E: Plan D11610-S4B
- F: Plan D11610-S4C
- G: Plan D11610-S4D

APPENDIX A:

DP 16212

APPENDIX B:

Record of Title OT7B/881

APPENDIX C:

Terramark Plan 11610-S4

APPENDIX E:

Terramark Plan 11610-S4B

APPENDIX F:

Terramark Plan 11610-S4C

APPENDIX G:

Terramark Plan 11610-S4D