

From: Warren Hanley <warren.hanley@orc.govt.nz>
Sent: Wednesday, 30 November 2016 04:15 p.m.
To: Lianne Darby
Subject: D Reid SUB-2016-90, LUC-2016-459 - ORC confirmation not submitting

Hi Lianne

I've had a look at this application. I couldn't identify any issues which warrant a formal submission from ORC at this time.

Couple of points I'd share as I'd noted them at my end (but which don't warrant a submission, particularly as the first two relate to matters of process)

The property is within the Saddle Hill Conservation Zone. The decision's version of the proposed Regional Policy Statement contains Policies 3.2.5 and 3.2.6 which relates to highly values landscapes. Schedule 3 gives attributes to assess against when considering these policies against a proposal such as this application.

The proposal is within Air Zone 3 as shown in the Regional Plan: Air. As the proposed lots for residential use are less than 2ha, if the domestic heating solution for the proposed dwellings involve a discharge, they would either need to comply with permitted activity rule 16.3.1.5 of RPA or have resource consent from ORC.

Finally a lot of the surrounding properties to this site have identified land instability features mapped as shown on the ORC natural hazards database. I suspect one mitigating factor why they don't appear to have been identified on this property to date is the vegetation cover across much of it. I expect this will be kept in mind when considering any clearance of exotic species, particularly if it was to be near the proposed building platforms (if consent is granted) to ensure no instability issues are created. I'd note I don't make these comments as a hazard's analyst, only from a planner's point of view.

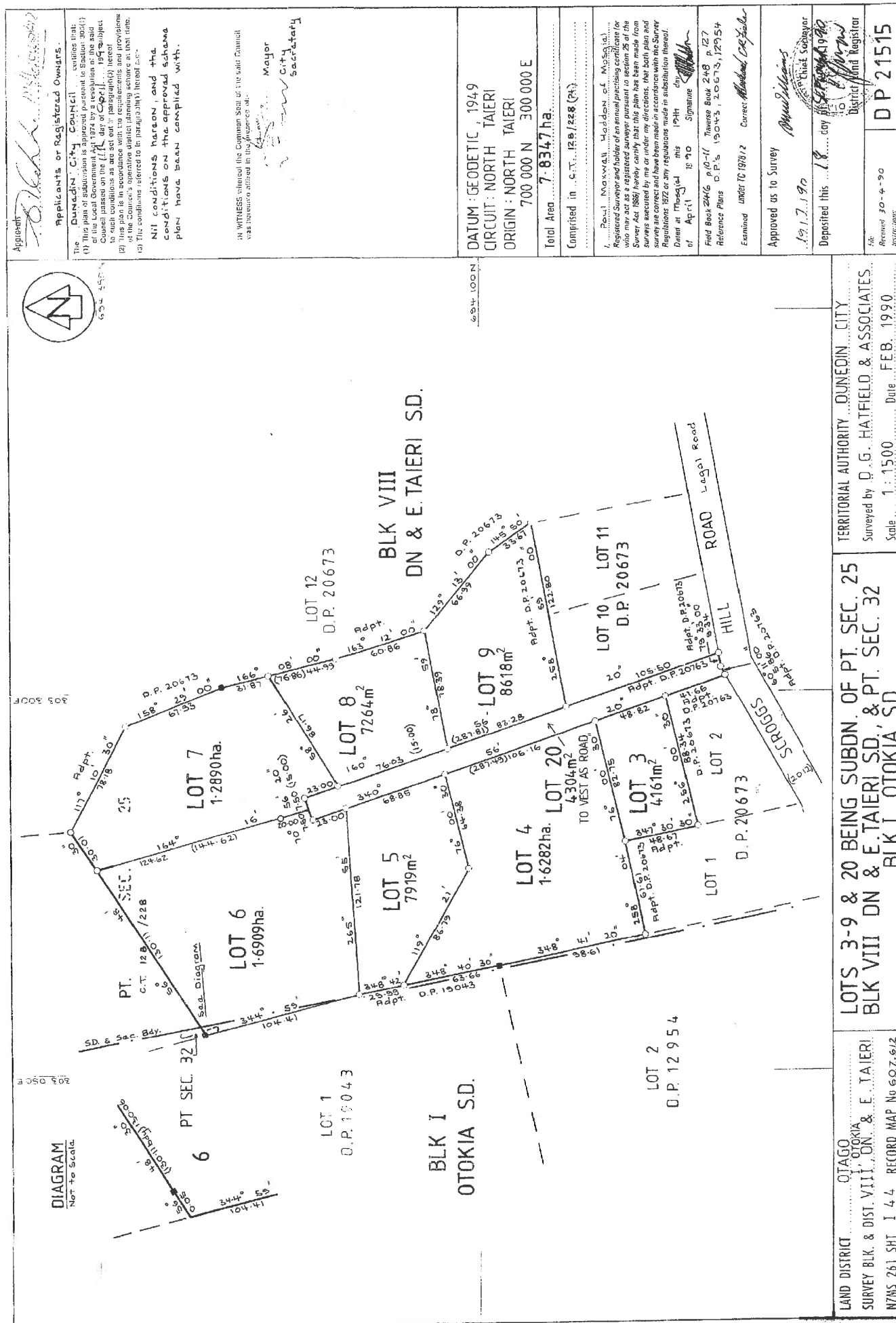
Regards

Warren.



Warren Hanley
Resource Planner - Liaison

Otago Regional Council
70 Stafford St, Private Bag 1954,
Dunedin 9054
Phone (03) 470 7443 or 0800 474 082
www.orc.govt.nz



Agencies: *D. G. Hatfield & Associates*

Applicants or Registered Owners.

The **Dunedin City Council** certifies that:
(1) This plan of subdivision is approved pursuant to Section 223(1) of the Local Government Act 1974 by a resolution of the said Council passed on the **11th** day of **April**, 1990.
(2) This plan is in accordance with the requirements and provisions of the Council's operating and administrative procedures.
(3) The conditions referred to in paragraph (1) hereof are:

Nil conditions hereon, and the conditions on the approved scheme plan have been complied with.

IN WITNESS whereof the Common Seal of the said Council was hereunto affixed in the presence of:

[Signature] Mayor
[Signature] City Secretary

DATUM: GEODETIC, 1949
CIRCUIT: NORTH TAIERI
ORIGIN: NORTH TAIERI
700 000 N 300 000 E
Total Area **7.8347 ha**

Comprised in **C.T. 12.9/228 (2A)**

Paul Maxwell Licenced of Maps
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certifies that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1982 and any regulations made in substitution thereof.

Dated at **Dunedin** this **19th** day of **April** 1990 Signature *[Signature]*

Field Book **24/6** p. 10-11 Township Book **248** p. 127
Reference Plans **D.P. 5 19043, 120673, 12054**

Examined **UNDER TC 1978/2** Correct *[Signature]*

Approved as to Survey *[Signature]*

Deposited this **18th** day of **April** 1990

[Signature] District Registrar

DP 21515

Received 30-4-90

SP 429

[illegible]

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 19th day of 1993. The Common Seal of the Dunedin City Council is affixed hereto in the presence of: <i>[Signature]</i> Mayor <i>[Signature]</i> Alderman <i>[Signature]</i> Alderman Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the Resource Consent have been complied with to the satisfaction of the Dunedin City Council. Dated this 23rd day of 1993 <i>[Signature]</i> Authorised Officer		Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that a Consent Notice has been issued for Lots 1 & 2 hereat. Dated this 20th day of May 1993 <i>[Signature]</i> Authorised Officer		Total Area 4.4271 ha Comprised in Pt C.I. 9B/1123		I, Anthony Denys Hosker, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that said plan and survey are correct and that I have made no alterations or additions to the Survey Regulations 1972 or any amendments thereto. Dated at Dunedin this 12th day of July 1993 <i>[Signature]</i> Signature Field Book <i>[Blank]</i> Traverse Book <i>[Blank]</i> Reference Plans: D.P. 18518, 19043 Examined <i>[Signature]</i> Correct <i>[Signature]</i> Approved as to Survey <i>[Signature]</i> Chief Surveyor		Deposited this 20th day of September 1993 <i>[Signature]</i> Registrar DP 23389		Approved pursuant to Section 223 of the Resource Management Act 1991 on the 19th day of 1993. The Common Seal of the Dunedin City Council is affixed hereto in the presence of: <i>[Signature]</i> Mayor <i>[Signature]</i> Alderman <i>[Signature]</i> Alderman Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the Resource Consent have been complied with to the satisfaction of the Dunedin City Council. Dated this 23rd day of 1993 <i>[Signature]</i> Authorised Officer		Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that a Consent Notice has been issued for Lots 1 & 2 hereat. Dated this 20th day of May 1993 <i>[Signature]</i> Authorised Officer		Total Area 4.4271 ha Comprised in Pt C.I. 9B/1123		I, Anthony Denys Hosker, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that said plan and survey are correct and that I have made no alterations or additions to the Survey Regulations 1972 or any amendments thereto. Dated at Dunedin this 12th day of July 1993 <i>[Signature]</i> Signature Field Book <i>[Blank]</i> Traverse Book <i>[Blank]</i> Reference Plans: D.P. 18518, 19043 Examined <i>[Signature]</i> Correct <i>[Signature]</i> Approved as to Survey <i>[Signature]</i> Chief Surveyor		Deposited this 20th day of September 1993 <i>[Signature]</i> Registrar DP 23389		Approved pursuant to Section 223 of the Resource Management Act 1991 on the 19th day of 1993. The Common Seal of the Dunedin City Council is affixed hereto in the presence of: <i>[Signature]</i> Mayor <i>[Signature]</i> Alderman <i>[Signature]</i> Alderman Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the Resource Consent have been complied with to the satisfaction of the Dunedin City Council. Dated this 23rd day of 1993 <i>[Signature]</i> Authorised Officer		Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that a Consent Notice has been issued for Lots 1 & 2 hereat. Dated this 20th day of May 1993 <i>[Signature]</i> Authorised Officer		Total Area 4.4271 ha Comprised in Pt C.I. 9B/1123		I, Anthony Denys Hosker, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that said plan and survey are correct and that I have made no alterations or additions to the Survey Regulations 1972 or any amendments thereto. Dated at Dunedin this 12th day of July 1993 <i>[Signature]</i> Signature Field Book <i>[Blank]</i> Traverse Book <i>[Blank]</i> Reference Plans: D.P. 18518, 19043 Examined <i>[Signature]</i> Correct <i>[Signature]</i> Approved as to Survey <i>[Signature]</i> Chief Surveyor		Deposited this 20th day of September 1993 <i>[Signature]</i> Registrar DP 23389	
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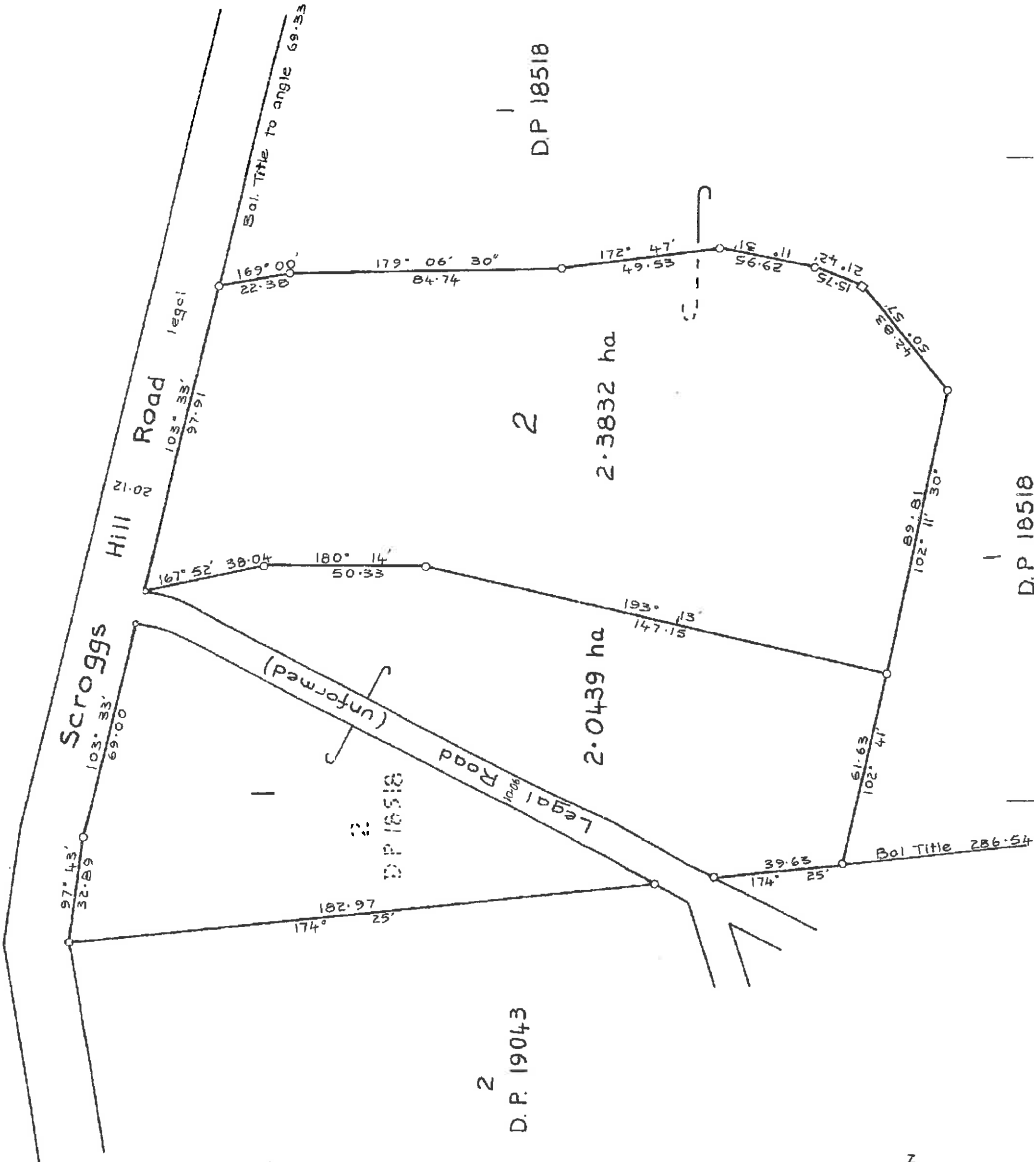
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

12 144/54

TERRITORIAL AUTHORITY Dunedin City
Surveyed by Paterson Pitts Partners
Scale 1:11,000 Date May 1993

Lots 1 & 2 being a subdivision
of Lots 1 & 2 D.P. 18518

LAND DISTRICT Otago
Survey Blk. & Dist. VIII Dunedin + E. Taieri
NZMS 261 Sheet I & II Record Map No. 607, 612



2
D.P. 19043

D.P. 18518

D.P. 18518