

To Hearings Committee

From Philip Wilson

Date 31 July 2018

Subject Resource Consent Application
LUC-2018-208
53 Nichols Road, Momona
P and H Wilson

Background

We own properties on Otokia Road and Henley Berwick Road that along with the Dunedin Airport were flooded in 1980.

We sought to purchase some 'high land' to future proof our business.

In 2012 we purchased 2 titles from the 'G.L.Ding Family Trust and the W. Ding Family Trust Partnership'. This land contains areas of high land that did not flood in 1980 or the July 2017 flooding.

No listed significant trees were listed (see attached)

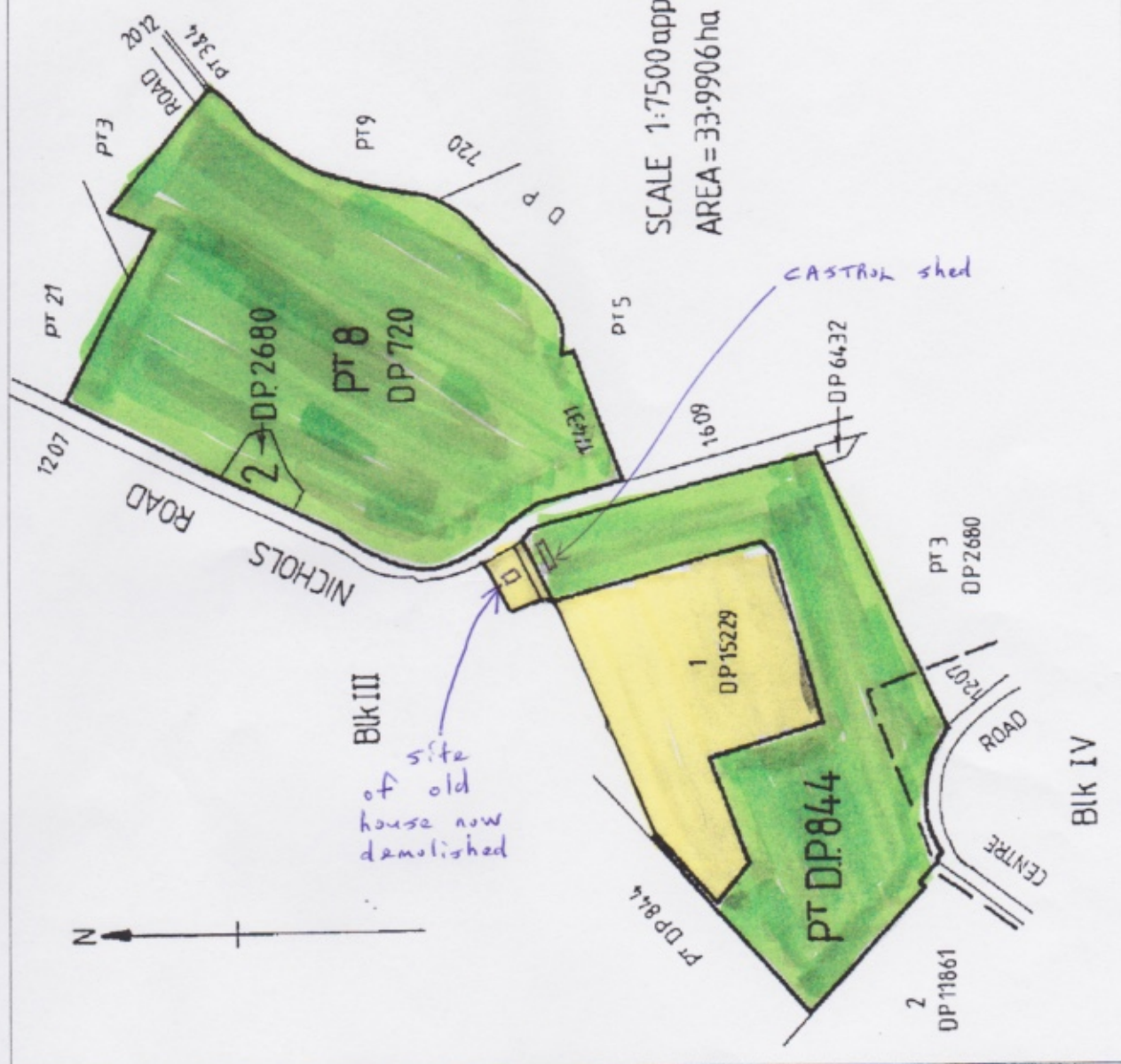
We wanted to 'tidy up' the titles as: -

- 1) Not all boundary fences existed between the titles, and if they did would constrict farming operations.
- 2) The Shed (Castrol) and house have always been utilized together – we wanted to maintain this and felt they should both be on the same title.
- 3) We wanted to preserve 'top quality soils' and felt this more likely by forming one large block of farm land and building on the existing house site which is not suitable for farming.
- 4) The presence of the existing easement between the old house and the shed we were told would pose problems to getting permission to rebuild on the existing site. The easement has been shifted from the west side to the east side of the shed.

Identifier

OT13A/1096

SCALE 1:7500 approx
AREA = 33.9906 ha



yellow = 7.4656 ha title
(with house and sheds)
on different titles

green = 33.99 ha

W 95 -



yellow = 0.7209 ha

(with proposed house
and sheds on same
title)

Now

green = 40.7 ha



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **OT6B/335**
Land Registration District **Otago**
Date Issued 06 June 1975

Prior References

OT311/161

Estate Fee Simple
Area 7.4656 hectares more or less
Legal Description Lot 1 Deposited Plan 15229

Proprietors

Philip Stephen Wilson, Heather Jean Wilson and Practice Management Trustee Limited

Interests

441355.1 Transfer creating the following easement

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 15229 - herein	ROW DP 15229	Lot 2 Deposited Plan 15229 - CT OT6B/336	Section 37(1)(a) Counties Amendment Act 1961

441355.2 Transfer creating the following easement

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 15229 - herein	ROW DP 15229	Part Deposited Plan 844 - CT OT6B/336	

9141842.2 Mortgage to ANZ Bank New Zealand Limited - 1.11.2012 at 4:46 pm

Regd in 53 North Rd.