

Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 477 4000
www.dunedin.govt.nz

COPY

PLEASE FILL IN ALL THE FIELDS

Application Details

I/We Mike and Kim Scurr (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☒ Subdivision Consent

Brief description of the proposed activity: Adjust the boundaries of their three titles to have two resultant titles as shown on M2029-1 and for the establishment of a new residential dwelling and shed on new Lot 2 within the red platforms identified.

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA ☒ No

Site location/description

I am/We are the: (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: 119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

Legal Description: Sections 6 – 22 Block XLVI Town of Hawskbury

Certificate of Title: OT9B/1129, OT30/204 & OT25/120

Address for correspondence (this will be the first point of contact for all communications for this application)

Name: C/- Terramark Limited (Maaike Duncan) (applicant/agent (delete one))

Address: PO Box 235, Dunedin Postcode: 9054

Phone (daytime): 03 477 4783 Email: maaike@terramark.co.nz

Address for invoices or refunds (if different from above)

Name: As above

Address: _____

Bank details for refunds

Bank Account Name _____

Account Number:

--	--

Bank Branch

--	--	--	--

--	--	--	--	--	--

Account Number

--	--

Suffix

Ownership of the site

Who is the current owner of the site? As above

If the applicant is not the site owner, please provide the site owner's contact details:

Address: _____ Postcode: _____

Phone (daytime): _____ Email: _____

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

_____ (month and year)

Warning Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

See attached application for specific detail

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

See attached application for specific detail

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Rural

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

See attached application for specific detail

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: See attached

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

See attached application for specific detail

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☒ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of Applicant/Agent (delete one):



Date: 19.9.17

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☒ Completed and Signed Application Form
- ☒ Description of Activity and Assessment of Effects
- ☒ Site Plan, Floor Plan and Elevations (where relevant)
- ☒ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☒ Written Approvals
- ☒ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☒ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)

In addition, subdivision applications also need the following information

- | | |
|--|---|
| ☒ Number of existing lots. | ☒ Number of proposed lots. |
| ☒ Total area of subdivision. | ☒ The position of all new boundaries. |

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments: _____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____ Date: _____



Affected Person(s) Consent Form

50 The Octagon, PO Box 5045, Moray Place, Dunedin 9058. Ph 477 4000
www.dunedin.govt.nz

IMPORTANT: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Charles Duncan, Frederick George Duncan and Peter Duncan

being the: ☐ Owner ☒ Occupier ☐ Owner and Occupier

of the property situated at (address and/or legal description of your property):

31 Dumbarton Street, Waikouaiti

I have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

Adjust the boundaries of their three titles to have two resultant titles as shown on the attached plan M2029-1 and for the establishment of a new residential dwelling and shed on new Lot 2 within the red platforms identified.

on the following property (address of application site):

119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: AK Duncan

Date: 3/9/2017

Telephone: 03 4157310 0273894214

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Amy Louise Blaikie, Barry John Cockburn and Blair Andrew Cockburn

being the: ☒ Owner ☐ Occupier ☐ Owner and Occupier

of the property situated at (address and/or legal description of your property):

24, 25 & 35 Dumbarton Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

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☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: [Signature]

Date: 3/9/2017

Telephone: 03 4157310 0273894214

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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Charles Duncan, Frederick George Duncan and Peter Duncan

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

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☒ I/we have signed and dated the application and plans as attached.

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☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: [Signature]

Date: 7-7-17

Telephone: 040 794 8652

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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Amy Louise Blaikie, Barry John Cockburn and Blair Andrew Cockburn

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

24, 25 & 35 Dumbarton Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

Adjust the boundaries of their three titles to have two resultant titles as shown on the attached plan M2029-1 and

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119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

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Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

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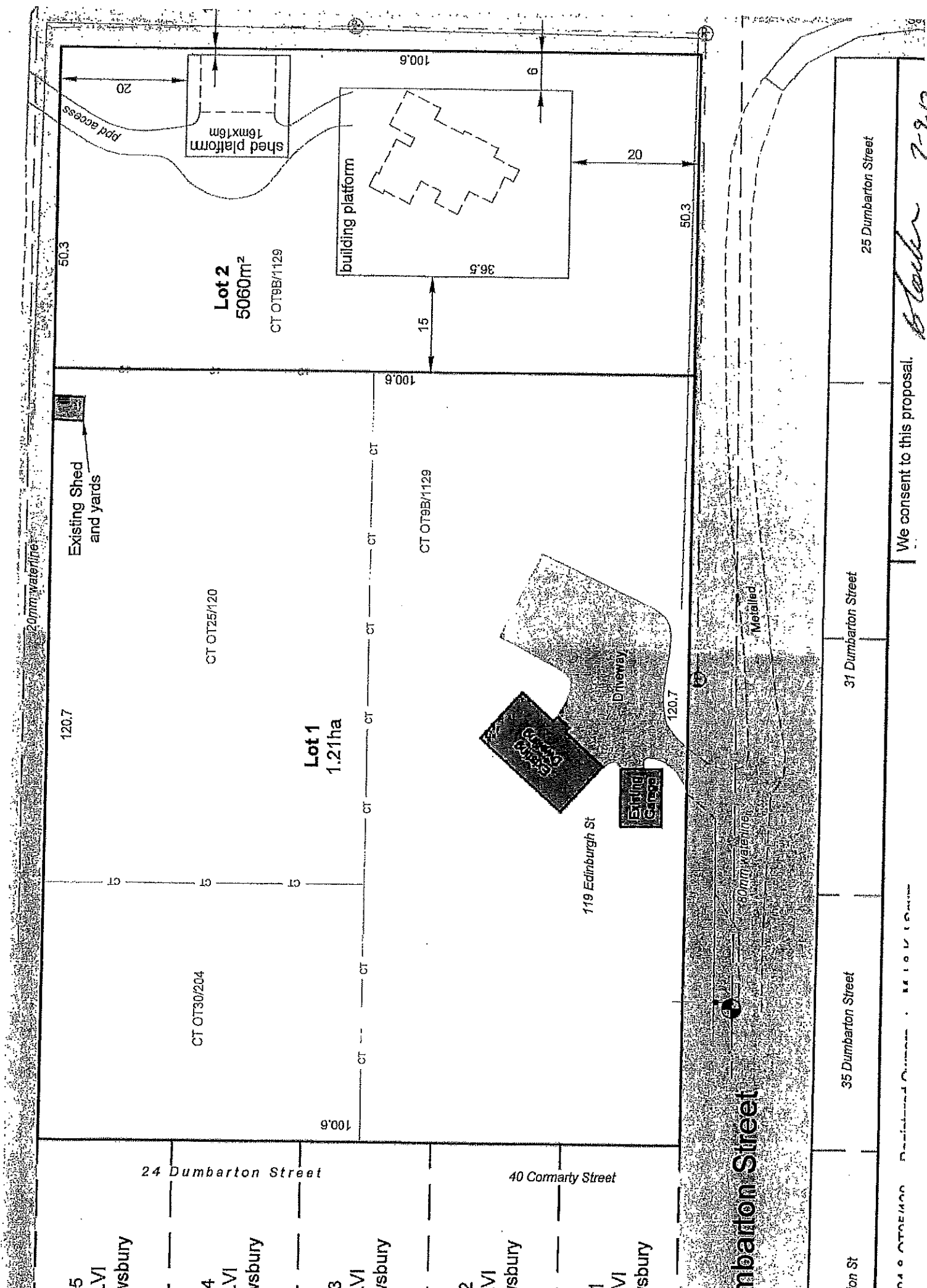
Signed: [Signature]

Date: 7-9-17

Telephone: 0407 988632

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

[illegible]



We consent to this proposal.

Blacker 7-9-12



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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Charles Henry Beaton and Liana Janice Beaton

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

111 Edinburgh Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

Adjust the boundaries of their three titles to have two resultant titles as shown on the attached plan M2029-1 and

for the establishment of a new residential dwelling and shed on new Lot 2 within the red platforms identified.

on the following property (address of application site):

119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: CH Beaton

Date: 3.9.017

Telephone: 0275016499

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

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Dunedin City Council
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Facsimile: 474 3451
PO Box 5045, Moray Place, Dunedin 9058
www.dunedin.govt.nz

[illegible]

 terramark <i>nothing ever impossible</i> Surveying, Mapping, Engineering & Projecting New York City, New York 10013-2104 www.terramark.com		Subdiv: 11:700 @ A3	Job No.: M2029
		Date: August 2017	Plan No.: M2029-1



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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Amy Louise Blaikie, Barry John Cockburn and Blair Andrew Cockburn

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):
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to (description of proposed activity):
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119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: Blair Cockburn

Date: 10-9-17 Telephone: 03 415 7421

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Charles Duncan, Frederick George Duncan and Peter Duncan

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

31 Dumbarton Street, Waikouaiti

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☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: Ble. Cao Khan

Date: 10-5-17

Telephone: 034157421

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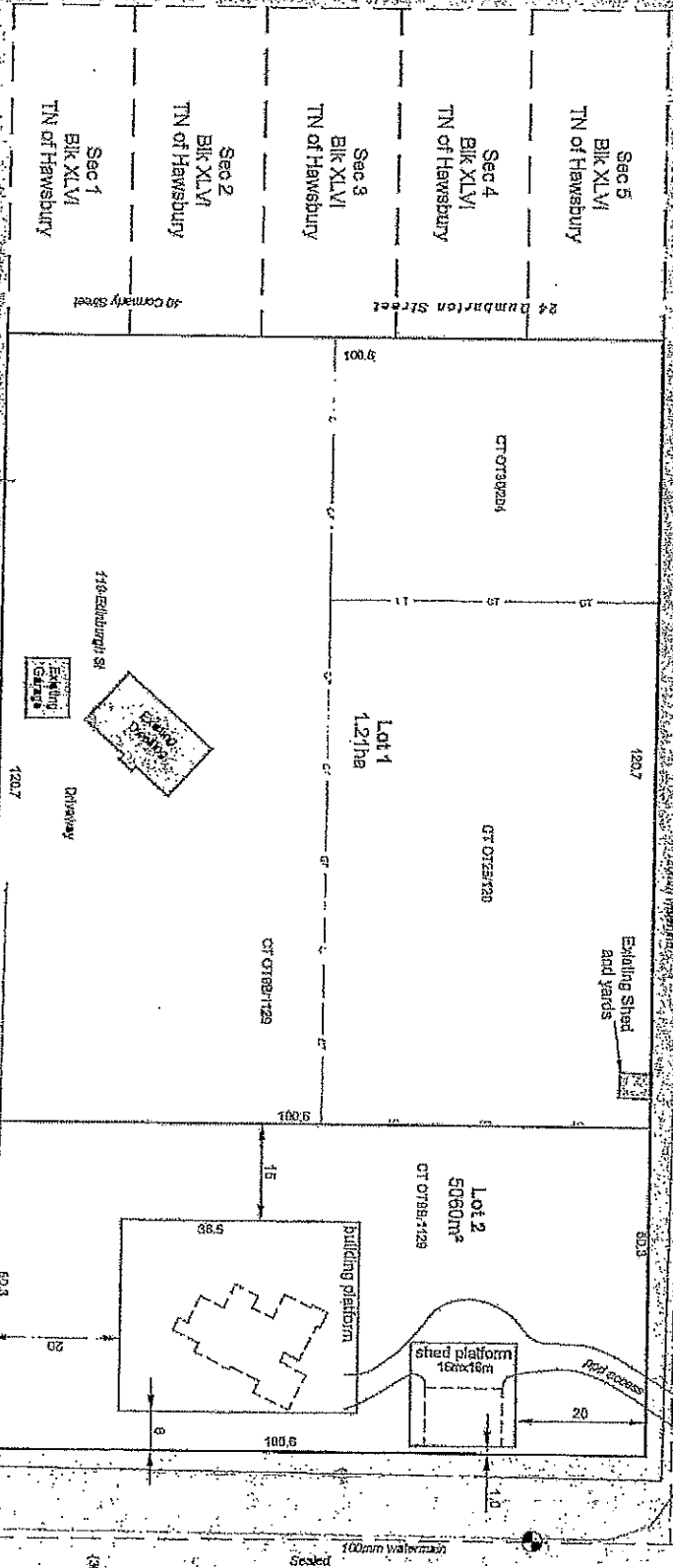
[illegible]

718
Eckhardt S



Dumbarton Street

Edinburgh Street



We consent to this proposal.
Signature: *AS*

**Lots 1 & 2 Being a Subdivision of
Sections 6-22 Blk XLVI Town of Hawksbury**

Shiloh has 76 million

Rec'd:
1:700 @ A3

Date:
August 2017

Job Neg: M2029
Plan No: M2029-1



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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Katrina Jane Marshall and Leslie Harold McAra

being the: ☒ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

40 Cromarty Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

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☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: L H McAra

Date: 3/9/17

Telephone: 03 4658 221

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274 *Colloquium* 59

Cromarty Street

Edinburgh Street

24 Dumbarton Street	40 Cornhill Street
---------------------	--------------------

Dumbarton Street

25 Dimbleton Street

We consent to this proposal
Signature:

ESTRATK

Job No:	M2029
Plant No:	

Followed by: 249550



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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Peter William Oliver

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

118 Edinburgh Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

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☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: P.W. Oliver

Date: 3-9-2017

Telephone: 027 3811693

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D. W. Chung 3-9-2017



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To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): John Brett Ollerenshaw and Myra Julie Ollerenshaw

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

39 Dumbarton Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

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119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: M. J. Ollerenshaw J.S. Ollerenshaw 2/9/2014

Date: 2 - 4 - 2017 Telephone: 027 4657141

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team
City Planning Department
Dunedin City Council
Telephone: 477 4000
Facsimile: 474 3451
PO Box 5045, Moray Place, Dunedin 9058
www.dunedin.govt.nz

17 to Romney Street

111 Eötvösügyi St

123
English

Rothsday Street

Cromarty Street

Edinburgh Street

Sec 5
Blk XLVI
TN of Hawsbury

Sec 4
BK XLVI
TN of Hawsbury

Sec.3
Blk XLV1
TN of Hawsbury

Sac 2
Blk XLVI
TN of Hawsbury

Sec 1
Blk XLVI
TN of Hawsbury

Dumbarton Street

Further Study

ಮುಖ್ಯಮಂತ್ರಿ ಬಿ.ಜೆ.ಪಾಟೀಲ

Figure 1

225 Dumbarton Street

Comprised in : OT9B/12B, OT30/204 & OT26/120
Total Area : 1.7202 ha

Registered Owners : M.J & K.J Scott
Property Address : 119 Edinburgh

We consent to this proposal.
Signature: _____

**Lots 1 & 2 Being a Subdivision of
Sections 6-22 Blk XLVI Town of Hawksbury**

GET IT?

Superint. Wilson & Clark, Garden & House

2025年12月29日 星期一 12:25:29.1 2025.12.29

Prepared by: NAME

प्रयोगः

Job No.Notes:

Open No.

១៖ ក្រុមប្រឹក្សាភិបាល

1-877-977-4444

M. J. O'Leary
2-9-2017



Affected Person(s) Consent Form

50 The Octagon, PO Box 5045, Moray Place, Dunedin 9058. Ph 477 4000

www.dunedin.govt.nz

IMPORTANT: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Alan John Poulsen

being the: ☐ Owner ☐ Occupier ☒ Owner and Occupier

of the property situated at (address and/or legal description of your property):

41 Inverary Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

Adjust the boundaries of their three titles to have two resultant titles as shown on the attached plan M2029-1 and

for the establishment of a new residential dwelling and shed on new Lot 2 within the red platforms identified.

on the following property (address of application site):

119 Edinburgh Street and 20 & 26 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: [Signature]

Date: 2.9.2017

Telephone: 03 465 8393

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team
City Planning Department
Dunedin City Council
Telephone: 477 4000
Facsimile: 474 3451
PO Box 5045, Moray Place, Dunedin 9058
www.dunedin.govt.nz



Affected Person(s) Consent Form

50 The Octagon, PO Box 5045, Moray Place, Dunedin 9058, Ph 477 4000
www.dunedin.govt.nz

IMPORTANT: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Bernard George Terry, Bronwyn Ann Terry and Murray Bethridge Topp

being the: ☒ Owner ☐ Occupier ☐ Owner and Occupier

of the property situated at (address and/or legal description of your property):

130 Edinburgh Street, Waikouaiti

have read and understand the information on the reverse side of this page and consent to the proposal by (name of applicant(s)):

Mike and Kim Scurr

to (description of proposed activity):

Adjust the boundaries of their three titles to have two resultant titles as shown on the attached plan M2029-1 and
for the establishment of a new residential dwelling and shed on new Lot 2 within the red platforms identified.

on the following property (address of application site):

119 Edinburgh Street and 20 & 25 Rothesay Street, Waikouaiti

☒ I/we have read and understand the application.

☒ I/we have signed and dated the application and plans as attached.

Where there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: B. Terry B. Terry M.T. Topp

Date: _____ Telephone: 4822 721

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team
City Planning Department
Dunedin City Council
Telephone: 477 4000
Facsimile: 474 3451
PO Box 5045, Moray Place, Dunedin 9058
www.dunedin.govt.nz

PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS
SUBJECT TO RESOURCE
CONSENT & FINAL SURVEY

36 Cromwell St

17 & 18 Rodney Street

221 Edinburgh St

218
Edinburgh S

Rothsay Street

Cromarty Street

Edinburgh Street

BiK XLVI
TN of Hawsbury

Sec 2
Bik XLVI
TN of Hawsbury

Sec 3.
Bik XLVI
TN of Hawsbury

Sec 4
Bik XLVI
TN of Hawsburg

Sac 5
BKXLEVI
TN of Hawsbury

Dumbarton Street
(20.12)

38 Durninton St.

SE. Durrant, Oregon, Silver

31 Dumbarton Street

25. Dumbarton Oaks

Comprised in : OT9B/1129, OT30/204 & OT25/120
Total Area : 1.7202 ha

Registered Owners : M.J. & K.J. Scum
Property Address : 119 Edinburg

Property Address : 118 Edinburgh St, 20 & 26 Rathesay St, Melkouniti

We consent to this proposal
Signature: BO [Signature]

25 Dumbarton Street
Glasgow
J. H. B. 1911

**Lots 1 & 2 Being a Subdivision of
Sections 6-22 Blk XLVI Town of Hawksbury**

terramark
setting new standards
 Surveying, Resource Management & Engineering
 Founded in 1972, the company has grown to become a leading
 provider of surveying, mapping and engineering services.

Plotted by: Admin

100%

1:700 @ A3

Date: _____

August 2017

Job No.

M2025

Plan No.

M2029-1

Tiddy

3/9/17

PROVISIONAL ONLY
REAL ESTATE BROKERS
SUBJECT TO THE
CONSENT OF THE
COUNCIL & THE
CITY OF EDINBURGH

38 Cromarty St

17 & 18 Rothesay Street

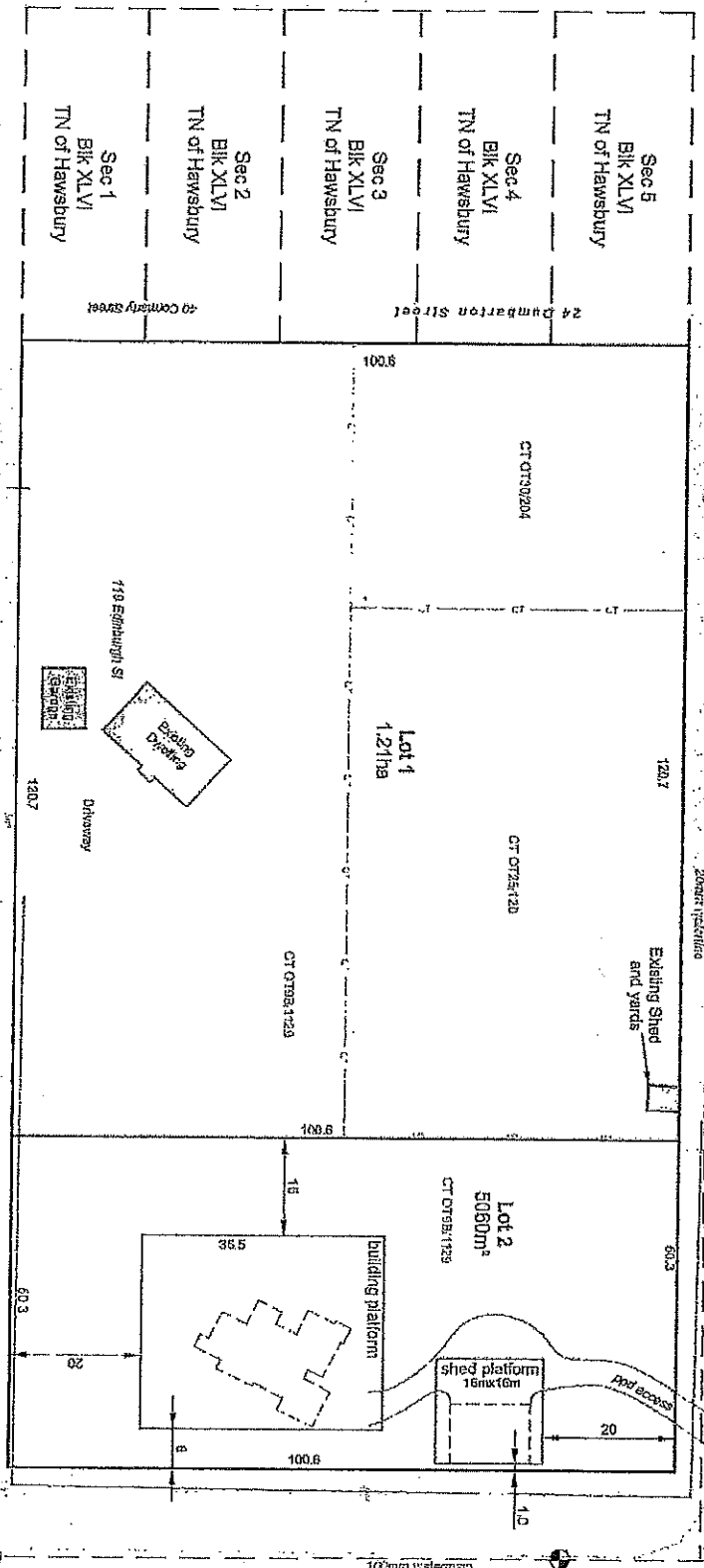
111 Edinburgh St

118
Edinburgh S

Rothesay Street

Cromarty Street

Edinburgh Street



Dumbarton Street

33 Dumbarton St

39 Dumbarton Street

35 Dumbarton Street

25 Dumbarton Street

Completed in : OT9B/129, OT30/204 & OT25/120
Total Area : 1.7202 ha

Registered Owners : M.J. & K.J. Seur
Property Address : 119 Edinburgh St, 20 & 26 Rothesay St, Walkcraigh

We consent to this proposal.
Signature:

Lots 1 & 2 Being a Subdivision of
Sections 6-22 Blk XLVI Town of Hawksbury

Edinburgh City Council

Edinburgh City Council

Edinburgh City Council

Scale: 1:750 @ A3

Date: August 2017

Job No: M2029

Plan No: M2029-1

Prepared by: [Signature]



PLEASE REPLY TO DUNEDIN
OUR REF: M2029

19 September 2017

City Planning
Dunedin City Council
PO Box 5045
Moray Place
DUNEDIN 9058

ATTENTION: The Senior Planner

Dear Sir/Madam

SUBDIVISION AND LAND USE APPLICATION
119 EDINBURGH ST, 20 AND 26 ROTHESAY ST, WAIKOUAITI

Please find attached on behalf of our client, Mr and Mrs M and K Scurr, subdivision, and land use consent application for consideration by Council under the provisions of the Resource Management Act 1991.

1.00 Site Information

1.10 General Locale

The property is situated within a Rural zoned, small enclave of rural-residential/residential properties to the east of Waikouaiti generally bound by Dumbarton, Nairn, Perth and Edinburgh Streets. The site is approximately 1.0 km east of Waikouaiti township.

The property subject to this application is rectangular in shape and is bounded to the south, east and west by Dumbarton St, Edinburgh St and Rothesay St respectively. The site adjoins two properties addressed as 40 Cromarty St and 24 Dumbarton St to the west.

1.20 Ownership Details

The land is contained in three Computer Freehold Registers specifically OT9B/1129, OT30/204 and OT25/120 all in the name of Michael John Scurr and Kim Janet Scurr. The legal description is Sections 6 – 22 Block XLVI Town of Hawksbury and the total area comprises 1.7202ha. A copy of the titles is attached.

1.30 Topography and Improvements

As evidenced in the photos attached, the site is gently rolling with a generally north-western aspect, with an elevation range of approximately 4-6m.

Mr and Mrs Scurr's current home and a detached garage are situated slightly left of centre near the southern boundary off Dumbarton St. A shed and yards are located opposite the house along the Rothesay St boundary.

The property is internally and peripherally fenced, and apart from the residential curtilage, is in pasture to support stock grazing.

Surveying, Resource Management and Engineering Consultants

DUNEDIN 9054
PO Box 235 - (03) 477 4783
dunedin@terramark.co.nz

MOSGIEL 9053
PO Box 235 - (03) 489 7107
mosgiel@terramark.co.nz

BALCLUTHA 9240
PO Box 178 - (03) 418 0470
balclutha@terramark.co.nz



1.40 Roading

Edinburgh St is classified as a Collector Road while both Rothesay St and Dumbarton St are considered local roads in the District Plan Roding Hierarchy.

Edinburgh St has a legal corridor width of 30.18m and a sealed formation width of approximately 6.0m with watertables and grass berms on either side.

Dumbarton St and Rothesay Streets both have a legal road width of 20.12m and are sealed for the first 30m from the Edinburgh St intersection before converting to a 3-4m metalled formation width.

1.50 Land Use

The underlying parcels were granted titles in 1876 upon the laying out of Waikouaiti. The house title being OT9B/1129 was issued in 1983 as a result of an amalgamation of 5 underlying titles.

The dwelling and garage on the property was constructed in 1983 by previous owners. Mr and Mrs Scurr have lived on the property since 2002.

2.00 Consent Proposal

Mr and Mrs Scurr wish to build a new home for their own use and adjust the boundaries of the titles such that it resides on its own title. Simultaneously, the two remaining titles will be collapsed into one title.

The resultant title configuration is shown on Terramark Plan M2029-1. Accordingly, this proposal seeks:

- (a) Subdivision consent to create two undersized rural allotments,
- (b) Landuse consent to allow the existing residential activity to continue on Lot 1, and to establish a new residential activity on Lot 2.
- (c) Landuse consent for earthworks associated with establishment of the new dwelling on Lot 2.

2.10 Proposed Lot Layout

Lot 1 will be a parcel of 1.21ha and contain the existing dwelling, garage, shed and yards and a considerable area of pasture. It will retain legal and physical access to both Dumbarton and Rothesay Streets.

Lot 2 will be rectangular site of 5060m² fronting Dumbarton, Edinburgh and Rothesay Streets. This is the lot upon which Mr and Mrs Scurr propose to build their new home. Access will be off the sealed portion of Rothesay St.

The proposed boundary between Lot 1 and 2 will generally follow the back of the current underlying sections which front Edinburgh St at a depth of 50m.

2.20 Proposed Building Platforms

Indicative dwelling and shed footprints have been shown pecked, but to allow final design and rotation, specific building and shed platforms have been defined in red on the scheme plan. The proposed building platforms also provide certainty of the minimum yard setbacks.

In summary, the shed platform is to be an 16mx16m platform which is located 1.0m offset the Edinburgh St boundary and 20m offset the Rothesay St boundary.

Equally the dwelling platform is to be a rectangle of length 36.5m. It will have a minimum offset to Dumbarton St of 20m, 6m to Edinburgh St and 15m to the proposed boundary between Lot 1 and 2.

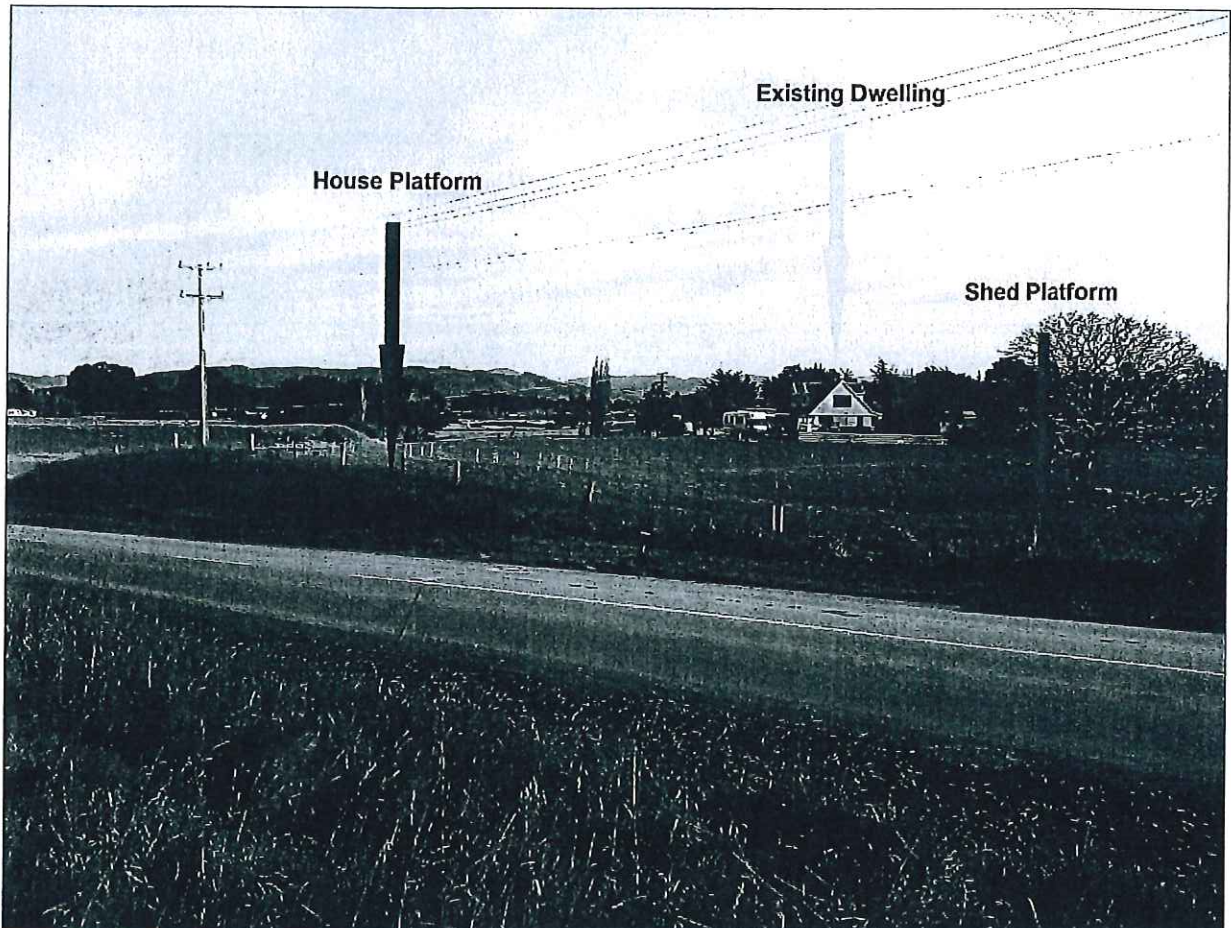


Image 1: Photo taken from Edinburgh St, near Rothesay St illustrating the approximate location of the proposed platforms in the existing environment.

2.30 Proposed Building Characteristics

The dwelling is proposed to be a modern design single storey home. The footprint is still to be finalised however the overall appearance would be similar to that shown below. The external cladding will be Linea board or brick in a dark tone with schist and cedar features generally as per the plan attached. The tone is likely to be darker than that shown in the photo. The roofing material is to be darker shade using colour steel or a similar material.

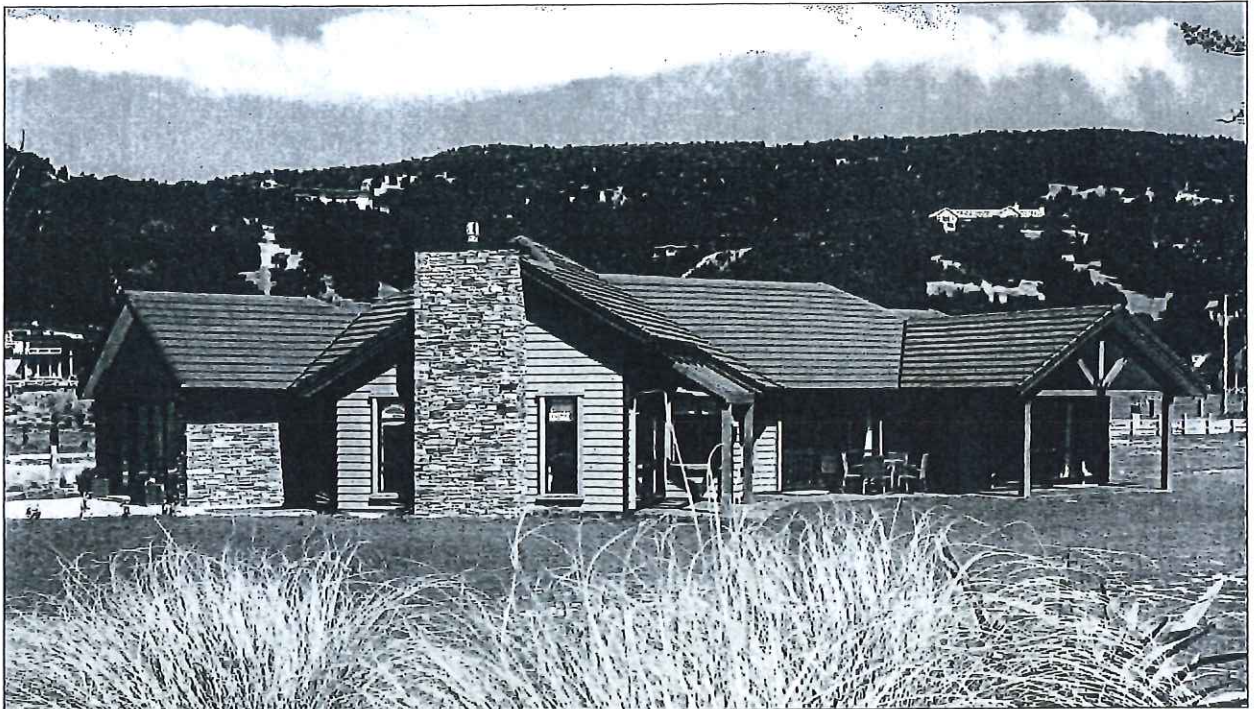


Image 2: Indicative image of proposed dwellings overall appearance.

The shed is proposed to be a four bay shed measuring approximately 9m deep x 12m long x 3.6m high. The external cladding is proposed to be coloured steel in a dark tone similar to the house.

2.40 Servicing

The existing dwelling is individually served for all critical services including electricity, telecommunications and water from the networks within Dumbarton St, and sewage to a septic tank and effluent disposal field located to the east of the dwelling. No change to the status quo is proposed as part of the subdivision.

The new home will connect to the same electricity, telecommunications and water networks. The specific point of connection will be advised by each of the respective authorities upon application. The site will be self-sufficient for effluent and stormwater disposal using appropriate methods which will be assessed as part of a building consent application.

Specific to this application, is the intention for Lot 2 to connect to the existing water reticulation network. Though connection to a reticulated water network is not usually offered to Rural zoned properties, we understand that in this area of Waikouaiti connection to the network is likely to be available.

2.50 Fire Fighting

Upon review of LUC-2013-227, we determined that though a reticulated water network exists within Edinburgh and Dumbarton Streets upon which there are fire hydrants, the likelihood of sufficient flow to meet fire-fighting requirements is low.

As such, we have consulted with NZFS via Beca (their agents) and sought their written consent to this proposal. We have confirmation of their pending consent subject to the inclusion of the following conditions (as per LUC-2013-227). Their consent will be forwarded upon receipt.

1. *"At the time a dwelling is established on Lot 2, fire-fighting storage is to be provided. A minimum of 20,000 Litres shall be maintained at all times as a static fire-fighting reserve. Alternatively, a 7,000 litre fire-fighting reserve is to be made available in association with a sprinkler system installed to an approved standard."*
2. *"The tank(s) and/or sprinkler system shall be installed prior to occupation of the dwelling."*
3. *"A fire fighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90 metres of any proposed building on site. In order to ensure the connections are compatible with the NZ Fire Service equipment, the fittings are to comply with the following standards:*
 - a. *Either: for flooded sources – 70mm Instantaneous Couplings (Female) NZS4505, or for suction sources – 100mm Suction Couplings (Female) NZFS 4505 is to be provided.*
 - b. *Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.*
 - c. *The connection shall have a hardstand area adjacent to it to allow for a NZ Fire Service appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5metres. Access shall be maintained at all times to the hardstand area.*
 - d. *Underground tanks or tanks that are partially buried (provided the top of the tank is not more than 1.0m above the ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.*
4. *"Fire-fighting water supply may be provided by means other than the above if written approval of the NZ Fire Service is obtained for the proposed method. "*

2.60 Earthworks

Earthworks involving cut and fill are required to facilitate the construction of a dwelling and shed within the proposed building platforms and for access and onsite manoeuvring associated therewith. The total volume of cut and fill onsite will be approximately 900m³ with 75% of that being fill required for the shed, access and onsite manoeuvring areas and 25% being cut and fill to create a level platform for the house.

In total, an excess of fill results and material will need to be brought to site to complete the works. The maximum depth of cut is 0.5m associated with the house and the maximum depth of fill is approximately 1.4m associated with the turning area in front of the shed. The earthworks associated with the house will remain at least 5m clear of the boundary whilst those associated with filling the depression will extend to the boundary in order to match existing levels.

3.00 Zoning and Activity Status

3.10 Current Dunedin City District Plan

The site is located within the Rural zone of the Dunedin City District Plan, Map 10. The site is not within the area of High Class Soils east of Waikouaiti identified on Map 77.

3.11 *Subdivision*

The boundary adjustment fails to comply with Rule 18.5.1(i) requiring that each resulting lot must be 15ha or greater.

Therefore the subdivision application is considered to be a **non-complying activity**.

3.12 *Land Use*

Rule 6.5.2(iii) states that residential activity is permitted provided the minimum area of the site is not less than 15ha. Lots 1 and 2 are thus considered *non-complying activities*.

All of the existing buildings on Lot 1 fail to comply with Rule 6.5.3(i)(a)(i) requiring a minimum setback of 20m to a front boundary for all buildings. These non-compliances exist and are not changing as a result of the proposal hence they are not discussed further.

The existing shed on Lot 1 near Rothesay St fails to comply with Rule 6.5.3 requiring a minimum setback of 6m to a side boundary for buildings not housing animals. This non-compliance exists toward the current title boundary and will continue in relation to the new boundary between Lot 1 and 2.

The proposed building platform on Lot 2 will fail to comply with Rule 6.5.3(i)(a)(i) requiring a minimum separation of 20m to a front yard. The minimum setback to Edinburgh St of the proposed dwelling will be not less than 6.0m.

The proposed building platform on Lot 2 will fail to comply with Rule 6.5.3(i)(b)(i) requiring a minimum separation of 40m to a side/rear yard. The proposed distance will be not less than 15m to the internal Lot 1/2 boundary.

The proposed shed platform on Lot 2 will fail to comply with Rule 6.5.3(i)(a)(i) requiring a minimum separation of 20m to a front yard. The minimum setback to Edinburgh St of the proposed shed will be not less than 1.0m.

Earthworks are proposed which exceed the 200m³ scale threshold specified by Rule 17.7.3. The volume of earthworks proposed onsite is approximately 900m³ and is thus considered a *controlled activity* in accordance with Rule 17.7.4(iii).

Earthworks to fill up a depression to match surrounding ground levels at the boundary will result in fill works within the minimum setback distances of the property boundary as specified in Rule 17.7.3. The fill works are considered a *discretionary restricted activity* in accordance with Rule 17.7.5(i).

Overall, the land use application is considered to be a **non-complying activity**.

3.20 Proposed Second Generation Dunedin City District Plan

The site is located within the Rural-Residential 1 zone of the Notified Proposed Second Generation Dunedin City District Plan.

The minimum site size in the Rural Residential 1 zone is 2ha. The proposal does not meet the proposed 2GP provisions.

The majority of the Proposed Second Generation District Plan has no legal effect as it continues through the public hearings process. Given the proposed zoning and zone rules could change and are not yet currently operative, the Proposed Plan provisions are not relevant to the activity status of the application at this time. Accordingly, Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this subdivision and land use application.

The activity status of this proposed subdivision is therefore determined by the Dunedin City District Plan, and overall is considered to be a **non-complying activity**.

4.00 Resource Management Act – Part 2 Assessment

Clause 2 of Schedule 4 of the Resource Management Act (RMA) requires that an activity is assessed against the matters set out in Part 2 of the RMA.

Part 2 of the RMA sets out the purpose and principles of the Resource Management Act and specifically addresses matters of National Importance, Other Matters and the Treaty of Waitangi.

This proposal recognises and provides for the matters of National Importance as specified in Section 6, the Other Matters as specified in Section 7 and the Treaty of Waitangi in Section 8 on the premise that it is consistent with these matters by virtue of their lack of relevance to the site.

5.00 Regional Policy Statement for Otago

Section 104(1)(b)(iii) of the Act requires Council to have regard to the relevant provisions of the Regional Policy Statement for Otago. The following are considered to be relevant:

5.10 Land

Objective/Policy	Comment
Objective 5.4.1 and Policies 5.5.2, 5.5.3 & 5.5.4 To promote the sustainable management of Otago's land resources in order to maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and to meet the present and reasonably foreseeable needs of Otago's people and community.	This proposal is consistent with these objectives and policies, as the subject site does not contain high class soils, does not contain outstanding natural features and is not being utilised for primary production. Further the holding is quite small to support a viable primary production unit.
Objective 5.4.2 & Policies 5.5.2 - 5.5.4 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.	
Objective 5.4.3 & Policy 5.5.6 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.	

5.20 Built Environment

Objective/Policy	Comment
Objective 9.4.2 and Policies 9.5.4 & 9.5.5 To avoid, remedy, or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.	The property is not in a Landscape Conservation Area, and is located within an enclave of built structures on established semi-rural residential sites on the outskirts of a district town centre. The proposal is therefore consistent with this Objective and Policies.

6.00 Dunedin City District Plan Objectives and Policies

Council's Current Dunedin City District Plan contains many Objectives and Policies that are relevant when considering this proposal. These are discussed as follows:

6.10 Sustainability Section

Objective/Policy	Comment
Objective 4.2.1 Enhance the amenity values of Dunedin.	The property sits within a very tight "enclave" of semi-rural residential blocks, each with a dwelling, and the proposal exhibits a very strong degree of compatibility with this local environment. The proposed will be observed within the context of existing dwellings and the associated amenity that is already established with by a semi-rural residential area. The proposal is not inconsistent with these objectives and policies.
Policy 4.3.1 Maintain and enhance amenity values.	
Objective 4.2.2 Ensure that the level of infrastructural services provided is appropriate to the potential density and intensity of development and amenity values of the area.	Roading access, electrical, telephone and water services are all available to the property. The practise in this area of Waikouaiti is to make a connection to the water scheme available for some rural zoned parcels, however given the water main is located in the St fronting the site, no expansion of the Council infrastructure is anticipated.
Policy 4.3.2 Avoid developments which will result in the unsustainable expansion of infrastructure services.	
Objective 4.2.4 Ensure that significant natural and physical resources are appropriately protected.	The subject parcel does not contain any High Class Soils as mapped on District Plan Map 77. The site at 1.7ha, situated as it is amongst semi-rural residential activity, has limited potential for productive agricultural use. Furthermore the proposal is not fragmenting land beyond the title structure that already exists but rather consolidating land from 3 titles into 2 and promoting a sustainable land use upon each resultant title.
Policy 4.3.4 Provide for the protection of the natural and physical resources of the City commensurate with their local, regional, and national significance.	
Policy 4.3.7 Use zoning to provide for usage and developments which are compatible with identified areas.	The existing residential land use activity was lawfully established onsite. The dwelling will fit within the existing lifestyle cluster of over 20 land holdings ranging in size between 1012m ² and 2.2ha. It is contended that the proposal, though inconsistent with the zoning, is consistent with the receiving environment.
Policy 4.3.8 Avoid the indiscriminate mixing of incompatible uses and developments.	

6.20 Rural Section

Objective/Policy	Comment
Objective 6.2.1 Maintain the ability of the land resource to meet the needs of future generations.	The limited size, and location of the subject site determines that it has limited primary productive potential in providing for the needs of future generations. While the proposal does not maintain and enhance any such potential, it is not inconsistent with these Objectives and Policies.
Policy 6.3.1 Provide for activities based on the productive use of the rural land.	
Objective 6.2.2 Maintain and enhance the amenity values associated with the character of the rural area.	The underlying title structure of this wider area combined with the natural terrain has meant ownership and land uses within this six block area are already significantly fragmented. Even with multiple titles in a single landholding, the largest is only 2.2ha. It is only beyond the six block rectangle that the size of landholdings increases considerably.
Policy 6.3.3 To discourage land fragmentation and the establishment of non-productive uses of rural land and to avoid potential conflict between incompatible and sensitive land uses by limiting the density of residential development in the Rural zone.	
Policy 6.3.5 Require rural subdivision and activities to be of a nature, scale, intensity, and location consistent with maintaining the character of the rural area and to be undertaken in a manner that avoids, remedies, or mitigates adverse effects on rural character.	The subject proposal, while not promoting a true productive use of land, demonstrates a sustainable use of the land, amalgamates titles and by way of compatible land uses would be unlikely to generate conflict.
Objective 6.2.5 Avoid or minimise conflict between different land use activities in rural areas.	The proposal is consistent with this Objective as it will minimise conflict by virtue of compatibility.
Policy 6.3.8 Ensure development in the Rural and Rural-Residential zones promotes the sustainable management of public services and infrastructure and the safety and efficiency of the roading network	Effluent disposal will be by septic tank and disposal fields within Lot 2.
Policy 6.3.9 Ensure residential activity in the rural area occurs at a scale enabling self-sufficiency in water supply and on-site effluent disposal.	Water supply can be by roof collection and tank storage though is likely to be via connection to the water network located in the abutting road. To this extent, the new site will be generally self-sufficient and should not require the extension of any public infrastructure.
Objective 6.2.6 Maintain and enhance the life-supporting capacity of land and water resources.	The subject parcel does not contain any High Class Soils as mapped on District Plan Map 77. Therefore, any food producing potential inherent in the soils is not compromised by this proposal and the proposal is therefore not inconsistent with this objective and policy.
Policy 6.3.10 Protect areas that contain "high class soils", as shown on District Plan Map 75, 76, & 77, in a way which sustains the productive capacity of the land.	

6.30 Landscape

Objective/Policy	Comment
Objective 14.2.3 & 14.2.4 Ensure that land use and development do not adversely affect the quality of the landscape. Encourage the maintenance and enhancement of the quality of Dunedin's landscape.	The application promotes a building and shed platform and indicates the point of access to provide certainty of the dwelling position. The proposal includes confirmed external claddings aimed at blending with the existing environment. The proposal is consistent with these objectives and policies.
Policy 14.3.4 Encourage development which integrates with the character of the landscape and enhances landscape quality.	

6.40 Transportation

Objective/Policy	Comment
Objective 20.2.2 Ensure that land use activities are undertaken in a manner which avoids, remedies, or mitigates adverse effects on the transportation network.	Edinburgh St is a collector road comprising a sealed carriageway. The proposal intends to have no vehicular access direct to Edinburgh St but rather provide access off the sealed portion of Rothesay St to maintain a safe and efficient transportation network. The proposed driveway will be 3.5-4.0m wide consistent with rural-residential land uses.
Objective 20.2.4 Maintain and enhance a safe, efficient, and effective transportation network.	
Policy 20.3.4 Ensure traffic generating activities do not adversely affect the safe, efficient, and effective operation of the roading network.	
Policy 20.3.5 Ensure safe standards for vehicle access.	

Overall it is considered that the proposal is generally consistent with the relevant provisions and policies of the Dunedin City District Plan.

7.00 **Assessment of Effects on the Environment**

Schedule 4 of the Resource Management Act 1991 requires that every application for resource consent is to include an assessment of environmental effects and that the information must be in sufficient detail to satisfy the purpose of the assessment.

7.10 Consultation

The following adjoining owners/occupiers have provided their consent and their affected person's forms are attached. The NZ Fire Service was considered an affected party and their consent is being sought.

Name	Property Address	Consent of Owner/Occupier	Date of Consent
Charles Beaton Liana Beaton	111 Edinburgh St Waikouaiti	Yes	3-9-17
Peter Oliver	118 Edinburgh St Waikouaiti	Yes	3-9-17
Bernard Terry Bronwyn Terry Murray Topp	130 Edinburgh St Waikouaiti	Yes	Emailed 31-8-2017
Alan Poulsen	41 Inverary St Waikouaiti	Yes	2-9-17
Amy Blaikie Barry Cockburn Blair Cockburn	24, 25 and 35 Dumbarton St Waikouaiti	Yes	Amy 3-9-17 Barry 7-9-17 Blair 10-9-17
Charles Duncan Frederick Duncan Peter Duncan (as executors) <i>Rated to:</i> Barry Cockburn Blair Cockburn Maurice Cockburn (estate)	31 Dumbarton St Waikouaiti	Yes, by ratepayer	Barry 7-9-17 Blair 10-9-17
John Ollerenshaw Myra Ollerenshaw	39 Dumbarton St Waikouaiti	Yes	2-9-17
Katrina Marshall Leslie McAra	40 Cromarty St Waikouaiti	Yes	3-9-17
Graham McMurray	36 Cromarty St Waikouaiti	No	-
Arnold Tiddy Elsie Tiddy	17 and 19 Rothesay St Waikouaiti	Yes	3-9-17
NZ Fire Service		Pending by 22/9/17	

7.11 *36 Cromarty St – Mr G McMurray*

The property of 36 Cromarty St is owned by Mr Graham McMurray. No residential activity takes place onsite. The site is generally unattended and there are a few old cars and caravans thereon.

Mrs Scurr sought to make contact with the owner by visiting his rating address in Dunedin, as he is not in the phone book, however this was unsuccessful. Discussion with the neighbour of the property adjoining the rating address, indicated that Mr McMurray had only been seen a handful

of times in the past 10 years and that he was difficult to track down. The neighbour did not have a contact number for him either.

As such, we consider Mrs Scurr has undertaken all that can be expected to acquire the written consent of Mr McMurray. We would further submit that as his property is also the furthest from the subject site and generally unattended.

7.12 31 Dumbarton St– C, F and P Duncan as Executors

The DCC property details state that Maurice Cockburn (estate), Blair and Barry Cockburn are the ratepayers on the land addressed as 31 Dumbarton St however the title is registered to C, F and P Duncan (as Executors). Mr and Mrs Scurr inquired with the Cockburns regarding this anomaly and the Cockburns indicated they have owned and farmed that piece of land within their landholding for the past 50 years. They have never heard of the Duncans. In this instance, the ratepayers of the property have signed the affected persons form.

7.20 Effects on the Environment

The following assessment of effects addresses those assessment matters listed in Sections 6.7 & 18.6.1 that are considered relevant to this proposal. The local environment is characterised by an enclave of semi-rural residential properties on less than 2.2ha landholdings bound by Dumbarton, Nairn, Perth and Edinburgh Streets, surrounded by large farmed land holdings all on the fringe of Waikouaiti. The effects assessment has been undertaken in the context of this environment.

7.21 Lot Dimension, Bulk and Location

Lot 2 is an area of 5000m² and of sufficient area to contain a residential dwelling, associated curtilage and still run a few sheep. The depth of Lot 2 from Edinburgh Street has been dictated by the eastern extent of the effluent field associated with Lot 1, combined with practical boundary alignments.

The proposal has included specific platforms on the scheme plan within which a dwelling and a shed must be located. These platforms have been defined at this stage in order to provide Council some certainty as to their location thereby facilitating an assessment of the visual impact of the activity on the environment.

The lay of the land has dictated where Mr and Mrs Scurr wish to establish their new home on Lot 2. The proposed dwelling is to be located a minimum of 6m from the Edinburgh St boundary at its closest point but then angle away. The presence of a dwelling in closer proximity to the building will be mitigated to some degree by Mr and Mrs Scurr planting a vegetation strip along the boundary of the site between Edinburgh St and the proposed dwelling, with the intent of softening the visual bulk of the building on the site as viewed from Edinburgh Street.

As the platform allows for final design and this includes rotation, the platform extends to the common boundary of Lot 1 and 2 such that a yard width of 15m is retained. This non-compliance is internal to the boundary adjustment. The physical separation between the existing and the proposed residential activities remains in excess of 60m and has existing planting between providing privacy. Plantings in association with Mr and Mrs Scurr's new residence will also help to increase screening between the two properties and there remains sufficient land area within Lot 1 to plant additional plantings if future owners want to screen the new dwelling entirely.

The shed platform will breach the 20m yard requirement to Edinburgh St as it is intended to establish a four bay shed, a distance of 1.0m off the boundary. The shed will be 3.6m high and have its back to Edinburgh St. The exterior cladding will be dark grey colour steel to help minimise its visual impact on the landscape. Planting will be placed along the back of the shed to visually break the solid expanse facing Edinburgh St and additional planting will extend around the shed once final hard surfaced areas are completed. This will help to mitigate the dominance of the shed in the front yard.

In both cases the breaches of the front yards to Edinburgh St may be perceived as being less than their actual breaches. This arises as a result of the location of the existing fences which means the visual separation to occupied extents is increased to 9m for the house and 4m for the shed.

Both the building and the shed platforms retain compliant yard widths to Dumbarton and Rothesay Streets at 20m.

7.22 Amenity Values and Character

Amenity and character within an area is only likely to be compromised when new development is not in keeping with that. The majority of the existing properties contain dwellings with surrounding landscaping and gardens with some having additional areas of pasture. The plans and details comprising this application indicate that the proposed dwelling will be a single storey dwelling of conventional design and appearance. Though unable to comply with the rural bulk and location provisions the development will remain characteristic of residential development in the area and combined with the low reflective tones, and screen planting aims to have minimal effect on the surrounding environment.

Significant in this local environment, is the established pattern of small holdings generally supporting residential land use, and the ability of the proposal to fit into that environment. Supporting plan M2029/2 illustrates the existing land holdings that support a residential activity, and highlights the "enclave" described earlier. The development proposed for Lot 2 will be perceived as being consistent with this environment, with certainty in that respect able to be controlled by appropriate consent conditions. The Council considered that the location of the site as part of an existing residential cluster was an important feature distinguishing the proposal and mitigating effects, when granting consent to LUC-2013-227.

7.23 Transportation

The existing access off Dumbarton St to the dwelling on Lot 1 will remain as the status quo upon adjustment of the boundaries. No additional effects are anticipated to arise therefrom.

Access to Lot 2 is proposed to be off the sealed portion of Rothesay St being a local road promoting a safe and efficient roading network along Edinburgh St given its Collector road status.

7.24 Services

With the exception of electricity and telephone, servicing in this area is generally on-site self-serviced: i.e. effluent disposal is by onsite sewage systems and effluent field disposal, and stormwater is disposed of on-site.

Inherent in effluent disposal by on-site means, is a requirement that the disposal of treated wastewater to ground be contained within that site and not cause nuisance or health issues. The use of the latest septic tank and treatment technology will achieve this and will be detailed with

the respective building consent application for Lot 2. Lot 1 boundaries extend beyond the existing effluent disposal field associated with the existing dwelling.

Lot 2 proposes to connect to the local water network which is located within the roads abutting the site. It is our understanding that the practise of a rural property connecting to the network is acceptable in this vicinity of Waikouaiti as a result of the increased residential activity which is present.

7.25 Fire-Fighting Water Supply

The potential adverse effects associated with allowing a new dwelling to be established in an area which does not have sufficient flow in the network for fire-fighting has been avoided by inclusion of consent conditions pertaining to the storage of water onsite with specific installation requirements.

7.26 Hazards - NES

Subdivision activates the requirement to assess the application in respect of the provisions of the NES (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health). As such, HAIL search applications have been obtained from the DCC and ORC. These are attached for your reference.

On review of the results of the DCC Hail search (#2017-68), and ORC search, the block seems to have been entirely undeveloped except for a dwelling erected at the north west end in 1898 prior to the construction of dwellings in the latter half of the 20th century. The applicants have confirmed that though there are yards, no sheep dip has been present onsite.

Subsequently, we do not believe the site has ever been or was likely have been used for a hazardous activity or industry. As such we do not believe this proposed boundary adjustment and land use evokes the NES.

7.27 Hazards - Earthworks

The proposed earthworks are required to facilitate the development and do not extend beyond that which is required. The earthworks which primarily involve fill works will alter the localised landscape. However, given that they are reducing a depression and not raising beyond surrounding ground levels, evidence of the fill works upon completion will be difficult to detect when observed against the larger undulations present in the wider landscape.

The fill works will require material to be sourced and transported to site. The source location is not yet determined but will be managed by the contractor. The transportation of material could result in adverse effects on the roading network however these will be temporary in nature. Edinburgh St as a collector road in a rural-residential environment and serving the wider rural area is considered appropriate for providing truck access to the site in conjunction with the short section of Rothesay St. Use of the smaller local roads namely Dumbarton, Cromarty and Nairn Streets by the trucks delivering material is not recommended given their narrower formation width.

7.28 Cumulative Effects

The nature of cumulative effects is defined as the gradual build-up of consequences as a result of the activity that is under consideration.

The increased density of residential development is the primary cumulative factor in relation to this application. Plan M2029/2 is helpful in an assessment of whether this effect is significant or not. The site is located within the existing enclave of semi-rural residential land holdings, most with dwellings. The proposal is consistent with this pattern of development and the adjustment of the boundaries and addition of a compatible dwelling is submitted as not particularly significant in the context of this local environment. The cumulative effect of this increase in density is considered to be so small as to be insignificant.

7.29 *Positive Effects*

An assessment need not be restricted to just adverse effects, and can include the positive effects of granting consent to a proposal. Consent to the proposal applied for has been found to show consistency with the Resource Management Act provisions which seek to promote the sustainable management of natural and physical resources to enable people and communities to provide for their social and cultural well-being.

7.30 Mitigation Measures

In order to provide certainty to the council and to mitigate potential adverse effects, the proposal includes a number of conditions with respect to specified building platforms and fire-fighting water reserves.

Council can achieve further mitigation that might be deemed necessary through additional resource consent conditions and subsequent monitoring procedures.

7.40 Monitoring

Council will be able to monitor the consent and subsequent compliance via its established monitoring procedures.

9.00 Resource Management Act Tests

9.10 Section 104D

Section 95A(ii)(a) states that Council must publicly notify an application if it decides the activity will have, or is likely to have, adverse effects on the environment that will be more than minor. This application is clearly non-complying, however, any need for notification has yet to be determined.

It has been submitted that the effects are likely to be no more than minor. Despite any decision Council makes under Section 95A, a consent authority may grant a resource consent for a non-complying activity, only if it is satisfied that either the adverse effects will be minor, or the activity will not be contrary to the objectives and policies of the District Plan. This is referred to as the Section 104 test.

It is submitted that the first limb of this test is passed. While "minor" is not defined, case histories have established that it suggests effects that are less than major, and can include those effects that are more than simply minute or slight. Whether effects are minor is to be determined after having regard to any mitigation of effects that might be achieved by imposing conditions.

The assessment of the application against the Objectives and Policies, while not finding a total measure of consistency, did not determine the application to be repugnant.

9.20 Section 104 – True Exception

Case law has directed that for consent to be granted to a non-complying activity, the application needs to be a "true exception". This is to ensure that granting of a non-complying activity does not set an undesirable precedent that could lead to a proliferation of similar activities, undermining the integrity and consistent administration of the District Plan. Equally case law has suggested that concern regarding "consistent administration" is being overstated and needs to be applied with caution. It is considered each application should be treated on its own merits and consideration needs to be given to whether this proposal exhibits any aspects which separates it from the majority of sites in the Rural zone.

In this case, this proposal is non-complying because of the present Rural zoning. The site is situated within an area of established semi-rural residential development. The new site can be self-serviced for foul and stormwater, connect to the existing network for potable water supply, be adequately accessed, and platforms control the extent of development onsite.

The proposal is to adjust the boundaries and amalgamate titles such that only two resultant titles exist, which reduces the amount of fragmented land. The existing and proposed residential land uses will be consistent with the existing residential character of the cluster and due to the limited initial site area are considered a sustainable use of the land. To this end we submit that the risk of setting an undesirable precedent is significantly diminished and the integrity of the plan is retained.

10.00 Conclusion

This application proposes to adjust the boundaries of three titles with a combined area of 1.7ha into two titles, authorise the continuation of the existing residential activity and obtain consent for a new residential activity, both on undersized lots.

While the application status is non-complying, our assessment has determined that it is not repugnant in terms of the District Plan and Regional Plan Objectives and Policies, and that the adverse effects on the environment are less than minor. Furthermore, the risk of a precedent being set is remote given the exceptional and unique circumstances associated with the specific location of the proposal. In conclusion, these are summarised as follows:

- **This site is situated within the bounds of an "enclave" of semi-rural residential holdings bound by Dumbarton, Nairn, Perth and Edinburgh Streets.**
- **The historic title structure and limited site size restricts the sites ability to support viable rural zone activities.**
- **The proposal involves the creation of two large sites from the amalgamation of existing titles and will not result in the fragmentation of land.**
- **The overall density of residential dwellings will not significantly increase as a result of consent to this proposal.**
- **Identified affected parties have granted consent.**
- **Council is able to impose mitigating conditions as considered appropriate.**

In these circumstances, we are of the view that any effects will be able to be confined to the site, and once carrying out the required statutory tests, Council should be able to reach a favourable decision.

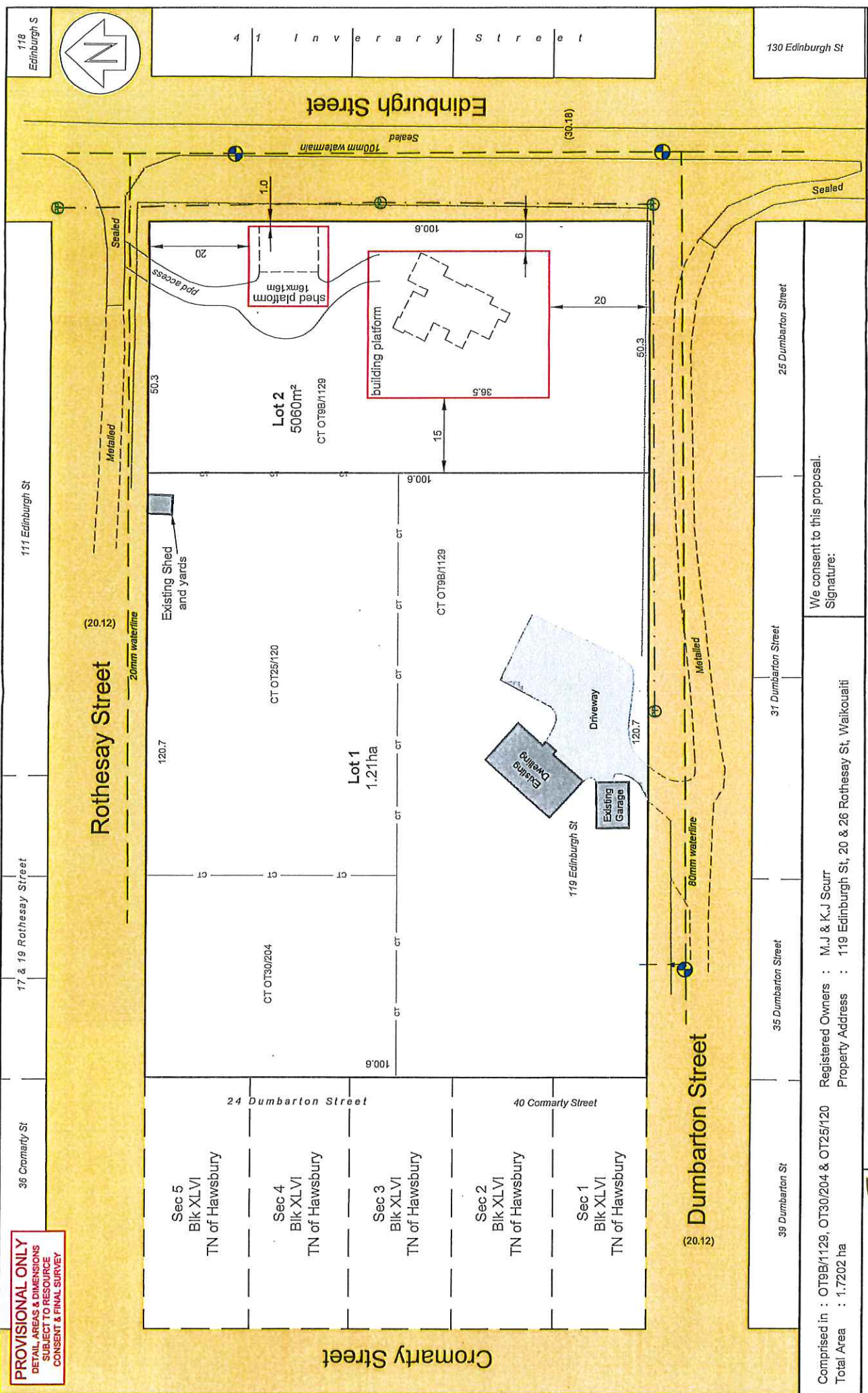
Yours faithfully
Terramark Ltd



Maaike Duncan
Licensed Cadastral Surveyor
e-mail: maaike@terramark.co.nz

Encl: Resource Application Form
Deposit for Processing \$1850
Copies of Plan M2029/1 and M2029/2
Copy of CFR OT9B/1129, OT30/204 and OT25/120
Copy of Affected Persons Forms x10
Copy DCC Hail Search 2017-68
Copy ORC Hail Search

PROVISIONAL ONLY
 DETAIL AREAS & DIMENSIONS
 SUBJECT TO RESOURCE
 CONSENT & FINAL SURVEY



terramark
 setting new boundaries
 Surveying, Resource Management & Engineering
 Dunedin 03 477 7473 Mobile 03 497107 Balmain 03 418479

Lots 1 & 2 Being a Subdivision of Sections 6-22 Blk XLVI Town of Hawksbury

Scale:	1:700 @ A3	Job No:	M2029
Date:	August 2017	Plan No:	M2029-1

We consent to this proposal.
 Signature:

Registered Owners : M.J & K.J Scurr
 Property Address : 119 Edinburgh St, 20 & 26 Rothesay St, Waikouaiti

Comprised in : OT9B/1129, OT30/204 & OT25/120
 Total Area : 1.7202 ha



PROVISIONAL ONLY
DETAIL AREAS & DIMENSIONS
SUBJECT TO RESOURCE
CONSENT & FINAL SURVEY

Comprised in : OT95/1129, OT30/204 & OT25/120
Total Area : 1.7202 ha
Registered Owners : M.J & K.J Scurr
Property Address : 119 Edinburgh Street, Waikouaiti



Lots 1 & 2 Being a Subdivision of Sections 6-22 Blk XLVI Town of Hawsbury

Scale:	1:700 @ A3	Job No:	M2029
Date:	July 2017	Plan No:	M2029/2

Notes:

[illegible]

Gardner Homes
*** ALL CONSTRUCTION MUST BE BUILT IN**
COMPLIANCE WITH CURRENT NEW ZEALAND
BUILDING CODE *

• ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING.



ph: 03 442 8240

ph: 03 442 8230
e: queenstown@gigardner.co.nz

[illegible]

:5010M



* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING.



ph: 03 442 8840
e: queenstown@gardner.co.nz

SIGNATURE	NAME	DATE	TIME
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[Signature]	RJ Gardner Homes - signawho		
[Signature]			

These authors have been successful in demonstrating that the use of a single, well-defined, and easily reproducible method for the determination of the concentration of the active component in the sample is essential for the accurate determination of the concentration of the active component in the sample. The authors have also demonstrated that the use of a single, well-defined, and easily reproducible method for the determination of the concentration of the active component in the sample is essential for the accurate determination of the concentration of the active component in the sample.

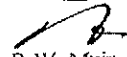
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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **OT9B/1129**
Land Registration District **Otago**
Date Issued 27 September 1983

Prior References

OT219/197	OT24/207	OT25/121
OT26/124	OT30/66	

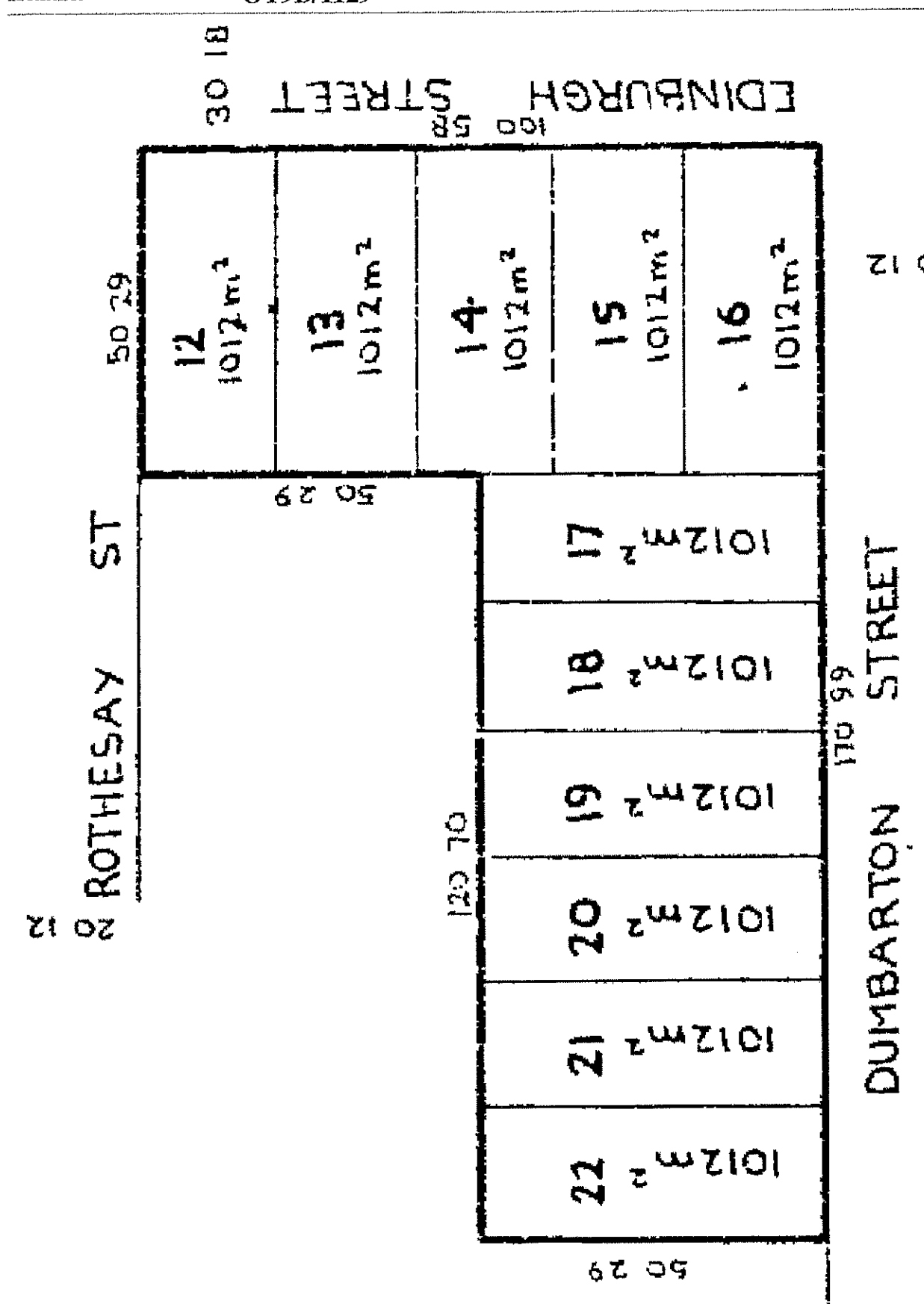
Estate	Fee Simple
Area	1.1132 hectares more or less
Legal Description	Section 12-22 Block XLVI Town of Hawksbury

Proprietors

Michael John Scurr and Kim Janet Scurr

Interests

Limited as to Parcels as to Section 14
5387866.3 Mortgage to Bank of New Zealand - 31.10.2002 at 9:00 am





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **OT30/204**
Land Registration District **Otago**
Date Issued 21 November 1876

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Section 6-7 Block XLVI Town of
Hawksbury

Proprietors
Michael John Scurr and Kim Janet Scurr

Interests
5387866.3 Mortgage to Bank of New Zealand - 31.10.2002 at 9:00 am

Identifier

OT30/204

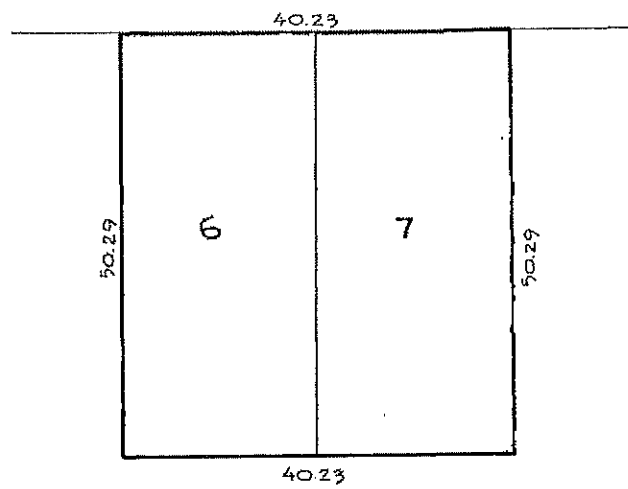
Title Diagram diagram

Copy -- 01/01, Pgs -- 001, 12/08/10, 11:05



DocID: 111080414

ROTHESAY ST.



AREA : 2023 m²

Measurements are Metric
1/8"



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **OT25/120**
Land Registration District **Otago**
Date Issued 09 February 1876

Estate Fee Simple
Area 4047 square metres more or less
Legal Description Section 8-11 Block XLVI Town of
Hawksbury

Proprietors
Michael John Scurr and Kim Janet Scurr

Interests
5387866.3 Mortgage to Bank of New Zealand - 31.10.2002 at 9:00 am

Identifier

OT25/120

Title Diagram OT25/120

Cpy - 01/01, Pas - 001, 19/07/10, 09:13



DocID: 111064043

ROTHESAY ST.

80.47

50.29

8

9

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11

50.29

80.47

AREA : 4047 m²

Measurements are Metric
etc

9 August 2017

Dear Maaïke,

Thank you for your enquiry regarding information that the Otago Regional Council may hold regarding potential soil contamination at the properties indicated below:

Address	Legal Description or Valuation Number
119 Edinburgh Street, Waikouaiti	
20 Rothesay Street, Waikouaiti	

The Otago Regional Council maintains a database of properties where information is held regarding current or past land-uses that have the potential to contaminated land. Land-uses that have the potential to contaminate land are outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

Where investigation has been completed, results have been compared to relevant soil guideline values. The database is continually under development, and should not be regarded as a complete record of all properties in Otago. The absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database. You may also wish to examine the property file at the relevant City or District Council to check if there is any evidence that activities occurring on the HAIL have taken place.

I can confirm that:

The above land does not currently appear on the database.

If your enquiry relates to a rural property, please note that many current and past activities undertaken on farms may not be listed on the database, as they can be more difficult to identify. Activities such as use, storage, formulation, and disposal of pesticides, offal pits, landfills, animal dips, and fuel tanks have the potential to contaminated land.

Similarly, the long-term use of lead-based paints on buildings can, in some cases, cause soil contamination. The use of lead-based paint is generally not recorded on the database.

Please feel free to contact me if you have any other enquires, or you would like to discuss the matter further.

Regards,



Tracey Diack
Environmental Officer

The enclosed/attached information is derived from the Otago Regional contaminated land register and is being disclosed to you pursuant to the Local Government Official Information and Meetings Act 1987. This information reflects the Otago Regional Council's current understanding of this site, which is based solely on the information obtained by the Council and held on record. It is disclosed only as a copy of those records and is not intended to provide a full, complete or entirely accurate



Layers

☒ GISInternal.GISADMIN.SCL_Bores

☐ Property

☐ LINZParcels

☒ NZ Street Address (Electoral)

☐ NZ Property Titles

☐ Consents

☐ Consents Under Application

☐ Roads

☐ DCC_Contaminated_Land

☐ HAIL Register

☒ Contamination Status

☐ Acceptable

☐ At or Below Background Conce

☐ Contaminated

☐ Managed

☐ New Information Received

☐ Not Investigated

☐ Partially Investigated

☐ GPZ

☐ pbc-predicted-background-soil-c

☐ OtagoAquifers

☐ QLDCC2014Rural

☐ QLDCCCOCDCRural2013

☐ DunedinUrban2013

☐ OtagoRegionalAerials

☐ TopoMap50

☐ TopoMap250

☐ Otago10mtShade.ecw

☒ Imagery/newzealand

☐ LINZ/geotiffs

☐ Generic/newzealand



50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

18 August 2017

M J Scurr and K J Scurr
C/O Terramark Limited
Po Box 235
Dunedin 9054

Attention: Maaike Duncan

Dear M Scurr and K Scurr,

HAIL-2017-68 / 20 Rothesay Street and 119 Edinburgh Street, Waikouaiti

Please find enclosed the results of the Hazardous Activities and Industries List (HAIL) Property Search lodged on 7 August 2017. This HAIL property search details the information which is documented on the Council records for the sites at 20 Rothesay Street and 119 Edinburgh Street, Waikouaiti. 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 evidence in the Council records of any activities on the HAIL list having occurred on the above sites

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,

Lily Burrows
Planner

Lily Burrows

From: Chris Scott
Sent: Wednesday, 9 August 2017 10:46 a.m.
To: Phil Marshall
Cc: Lily Burrows
Subject: RE: HAIL-2017-68, 20 Rothesay Street Waikouaiti, HAIL application lodged
Attachments: 20 Rothesay 1958.jpg; 20 Rothesay 1971.jpg; 20 Rothesay 1980.jpg; 20 Rothesay 1990.jpg; 20 Rothesay 2000.jpg

Hi Phil,

I have examined the relevant archival records relating to this address, and can find no evidence to suggest that HAIL activity has taken place at the site. The block appears to have been entirely undeveloped, apart from a house erected at the north-west end around 1898, prior to the construction of other buildings of later 20th Century date. The available aerial photos are attached; if you require anything further, please let me know.

Regards,

Chris Scott
Archivist, Digital Services
Business Information Services
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>

Visit DCC Archives photo collection at www.flickr.com/photos/dccarchives P Please consider the environment before printing this e-mail

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

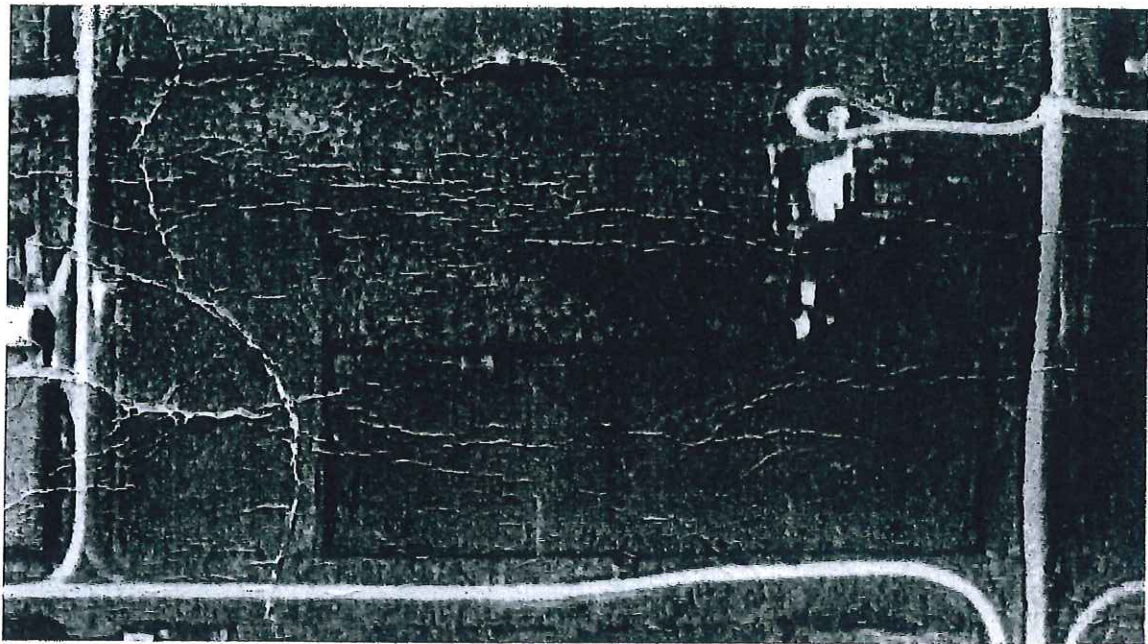
From: Paula Myers
Sent: Monday, 7 August 2017 3:10 p.m.
To: Digital Services - Archives
Subject: HAIL-2017-68, 20 Rothesay Street Waikouaiti, HAIL application lodged

Please do the archival search

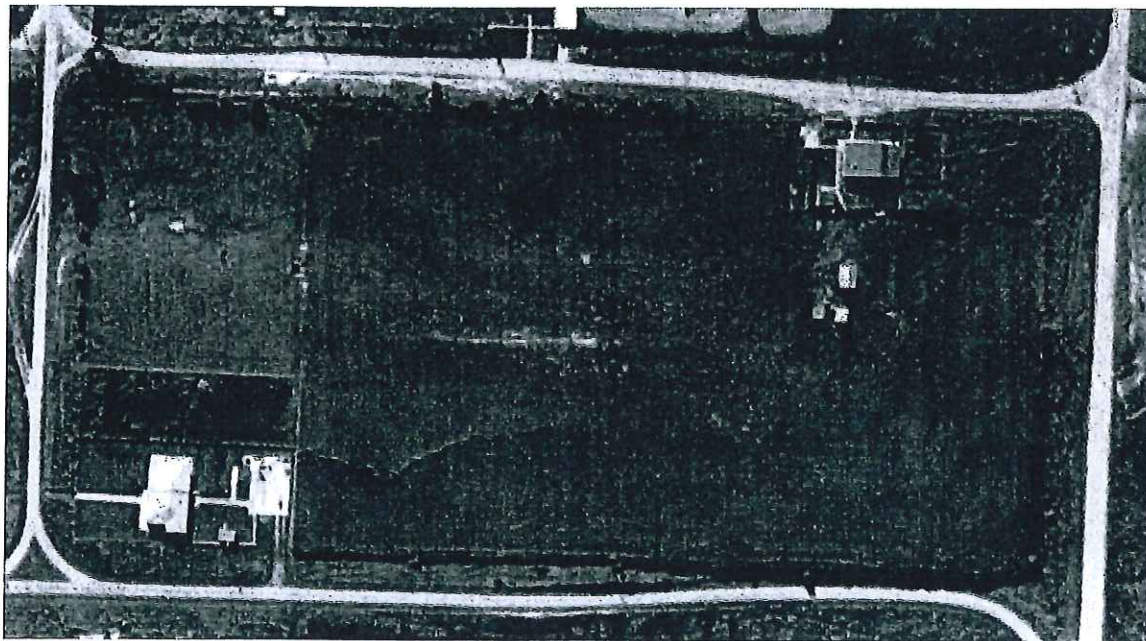
Additional Info:

Attachment links to HAIL-2017-68, 20 Rothesay Street Waikouaiti

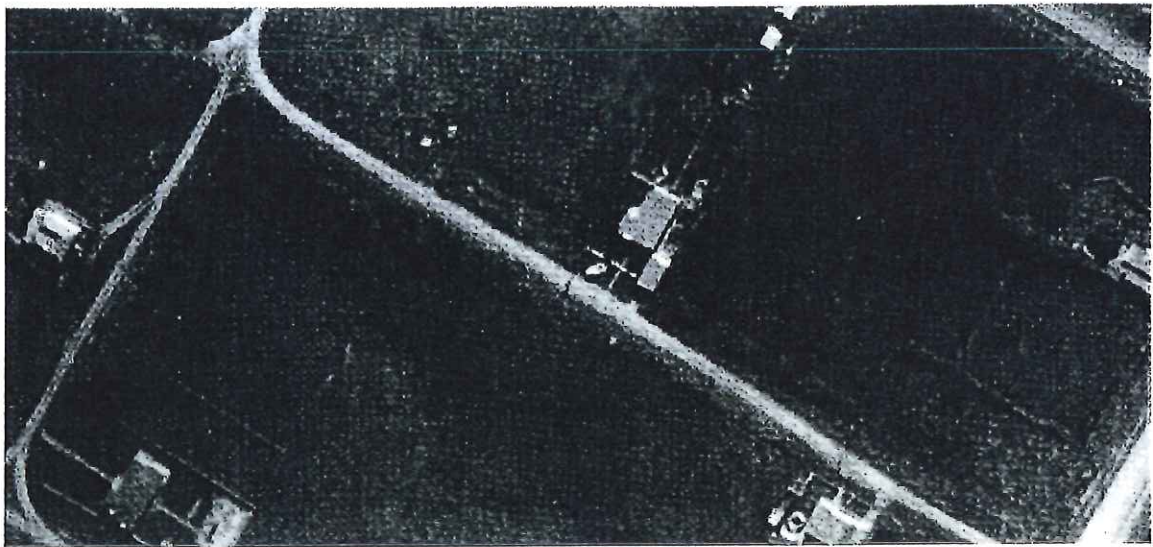
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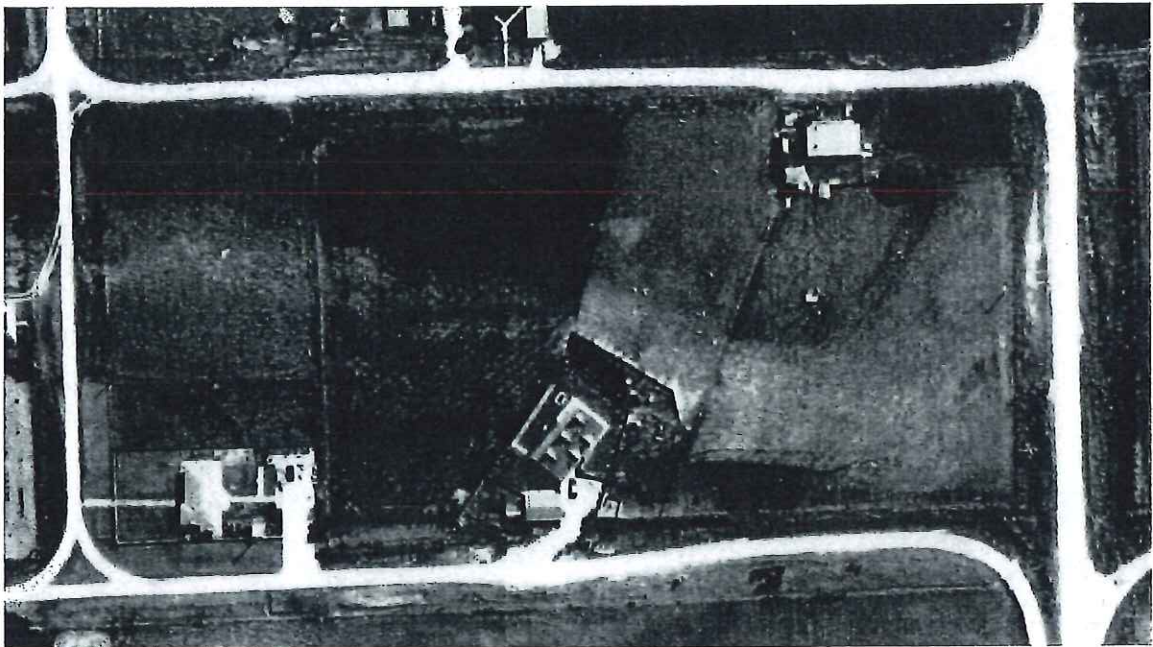
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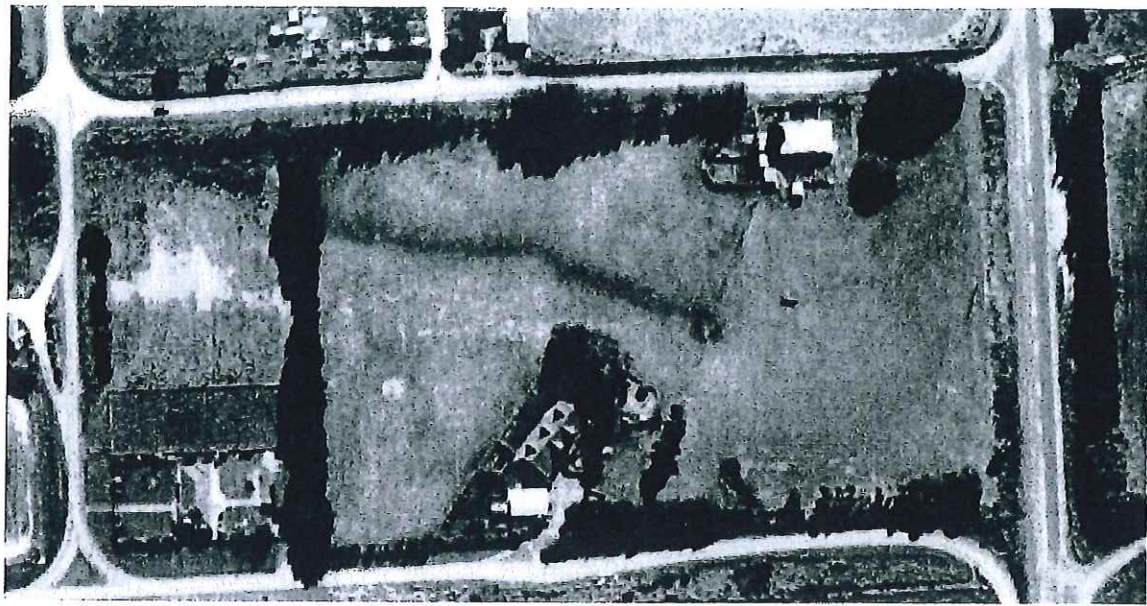
Date: 1971



Date: 1980



Date: 1990



Date: 2000



Date: 2006/2007



Date: 2013

**Consent Record for 20 Rothesay Street and 119 Edinburgh Street, Waikouaiti
(5121757 and 5047320)**

Building Applications for 20 Rothesay Street:

Nil.

Planning Applications for 20 Rothesay Street:

Nil.

Building Applications for 119 Edinburgh Street:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-2009-786</u>	CCC Issued	Install Heater - Metro Xtreme Rad Freestanding	06/05/2009	<u>175685</u> M J Scurr
<u>PIM-2009-786</u>	PIM Issued	Install Heater - Metro Xtreme Rad Freestanding	06/05/2009	<u>175685</u> M J Scurr
<u>H-1984-283907</u> GEMS ID AAS19840296	Historical Record	AAS19840296 B080558 - Erect Christies glasshouse, plan (Boyes)	29/03/1984	
<u>H-1984-283908</u> GEMS ID AAS19840297	Historical Record	AAS19840297 B080528 - Erect double garage, plan and specification (Boyes)	22/03/1984	
<u>H-1983-282791</u> GEMS ID AAS19830117	Historical Record	AAS19830117 4366 - Plumbing and drainage for new dwelling, plan (Boyes)	28/11/1983	
<u>H-1983-282790</u> GEMS ID AAS19830116	Historical Record	AAS19830116 B052945 - Erect dwelling and install Kent heater, plan and specifications (Boyes)	26/07/1983	

Planning Applications for 119 Edinburgh Street:

Planning Application	Status	Description	Lodge Date	Applicant
<u>RMA-1983-354272</u> GEMS ID RMA80872	Consent Declined	RETAIN, OCCUPY EXISTING DWG ON PROP NEW D Owner: RI AND JD BOYLES / App: RI AND JD BOYLES GREENLAW ST, WAIKOUAITI	10/10/1983	<u>148670</u> J C White

RESOURCE CONSENTS WITHIN 50 METRES OF 20 ROTHESAY STREET AND 119 EDINBURGH STREET, WAIKOUAITI

5047251 145 Edinburgh Street Waikouaiti

RMA-1997-360802 Resource Management Act (Historical Data) CONSTRUCT WALKBRIDGE ACROSS POST OFFICE CREEK DBTR: KARITANE & WAIKOUAITI BEAUTIFYING SOCIETY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/05/1997.

RMA-1996-359861 Resource Management Act (Historical Data) TO SUBDIVIDE AN EXISTING SITE INTO TWO ALLOTMENTS DBTR - DEREK WOOD (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

5047317 118 Edinburgh Street Waikouaiti

RMA-2005-369326 Resource Management Act (Historical Data) DEMOLISH EXISTING HOUSE AND ESTABLISH NEW COTTAGE AND CARPORT (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 31/08/2005.

5047323 40 Cromarty Street Waikouaiti

RMA-1998-361968 Resource Management Act (Historical Data) ERECT GARAGE/WORKSHOP (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/04/1998.

RMA-1994-357087 Resource Management Act (Historical Data) Owner: D & C MCATAMNEY (Non-Notified - Non Complying). This consent has since Lapsed.

5106597 26 Rothesay Street Waikouaiti

RMA-1983-354272 Resource Management Act (Historical Data) RETAIN,OCCUPY EXISTING DWG ON PROP NEW D Owner: RI AND JD BOYLES / App: RI AND JD BOYLES GREENLAW ST, WAIKOUAITI (Notified - Non Complying). The outcome was Declined on 20/12/1983.

5106598 20 Rothesay Street Waikouaiti

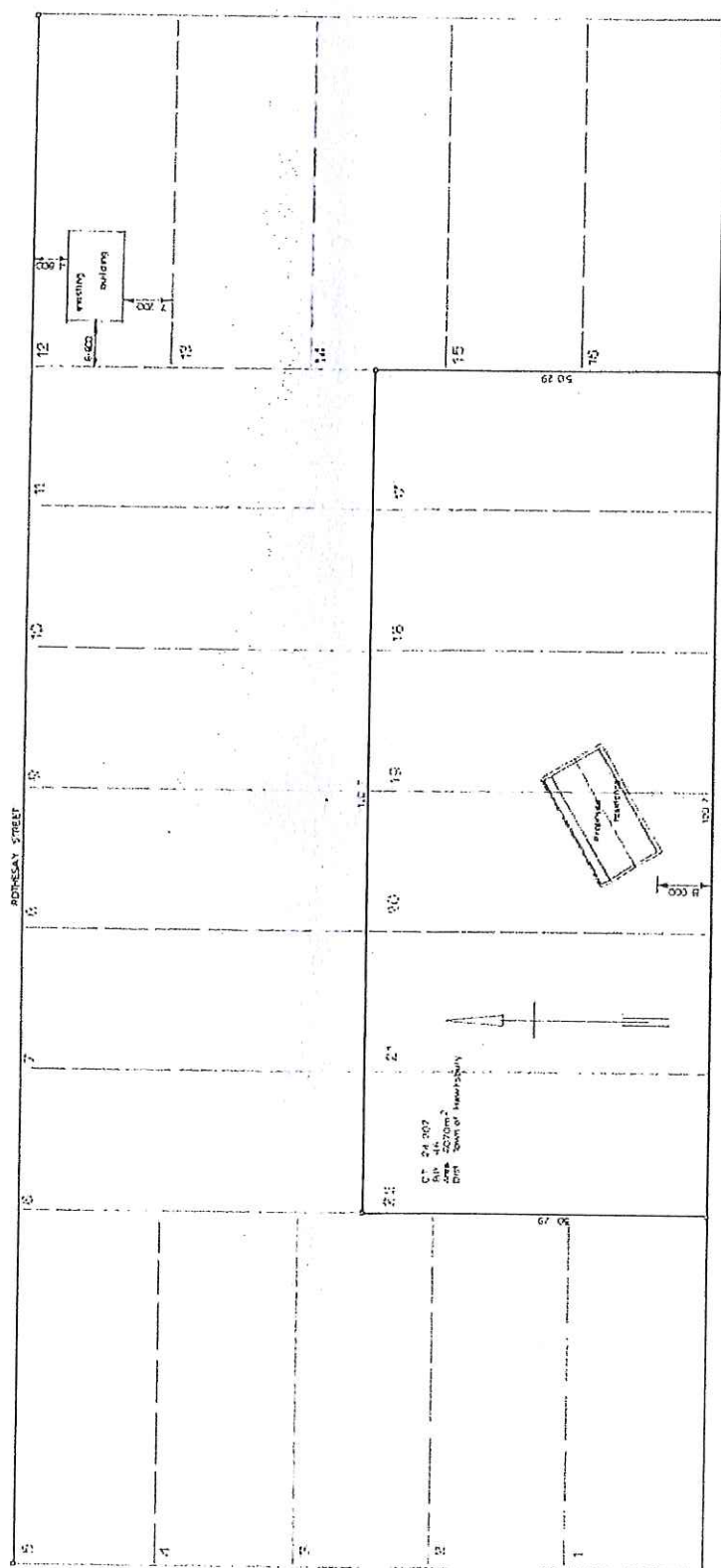
RMA-1983-354272 Resource Management Act (Historical Data) RETAIN,OCCUPY EXISTING DWG ON PROP NEW D Owner: RI AND JD BOYLES / App: RI AND JD BOYLES GREENLAW ST, WAIKOUAITI (Notified - Non Complying). The outcome was Declined on 20/12/1983.

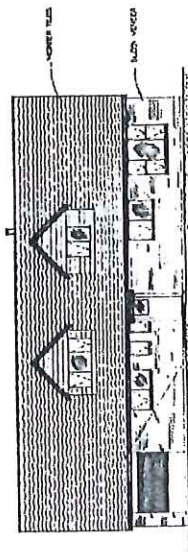
5120317 111 Edinburgh Street Waikouaiti

LUC-2013-227 Land Use Consent establish a dwelling. The outcome was Granted on 02/09/2013.

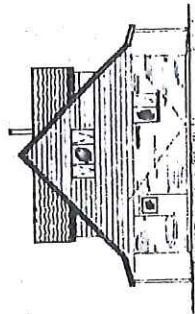
5122028 111 Edinburgh Street Waikouaiti

LUC-2013-227 Land Use Consent establish a dwelling. The outcome was Granted on 02/09/2013.

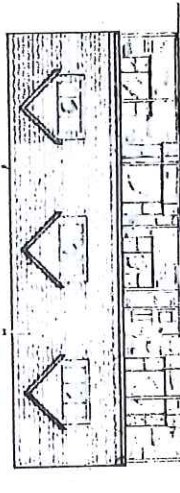




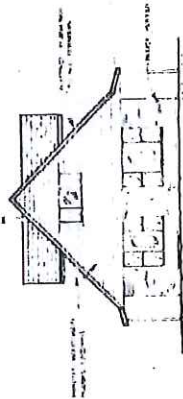
South Elevation



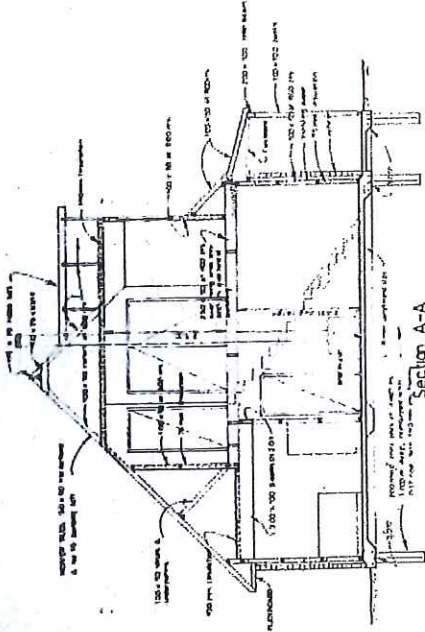
West Elevation



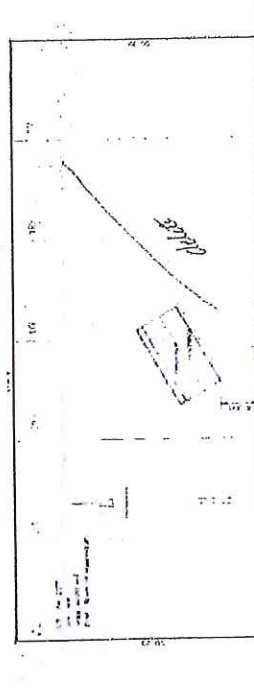
North Elevation



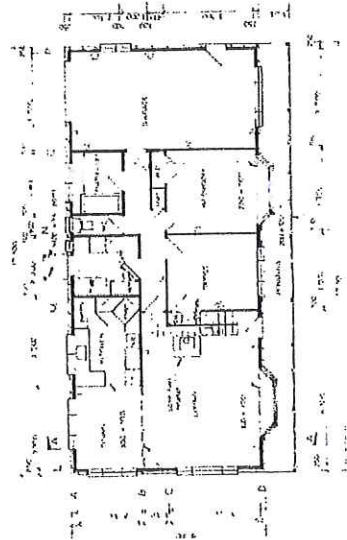
East Elevation



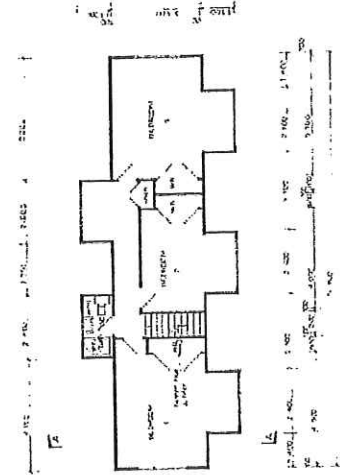
Section A-A



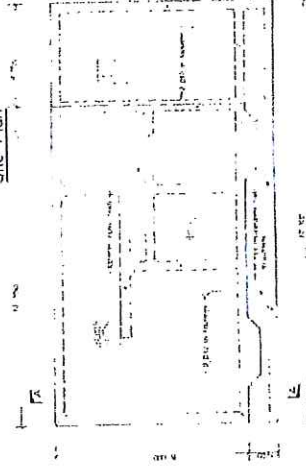
Site Plan



Ground Floor Plan



First Floor Plan



Foundation Plan

RECEIVED
COUNTY COUNCIL
Approved subject
to the Bylaws
Date 21st 1993