

APPENDIX 4:
HISTORICAL SUBDIVISION INFORMATION



D.G. HATFIELD & ASSOCIATES

18 February 1993

Planning Department
Dunedin City Council
PO Box 5045
DUNEDIN

Attention: Mr R A Storer

Dear Sir

Re: SUBDIVISION : G SCURR & CO LTD, CHAIN HILLS ROAD

Further to your Councils subdivision consent dated 11 August 1992, we would now forward the Title Plan for sealing.

The conditions of consent have been complied with as follows:

1. Construction has been completed, and an inspection undertaken by Messrs McQueen & Tweedie on 8th February 1993. Additional matters of construction subsequently attended to.
2. Electrical reticulation has been installed.
3. Our clients instructed Telecom and made payment on 17 December 1992. Telecom have today advised that the cable will be installed within two weeks.
- 4 & 7 Councils solicitors have been instructed to prepare these documents.
5. Condition endorsed on plan.
6. Our clients cheque is attached.

Would you kindly advise when the sealed plan is available for uplifting.

Yours faithfully
D G HATFIELD & ASSOCIATES

P M HADDON
Registered Surveyor

PMH:ADJ

CONSULTANTS IN:
SURVEYING & LAND DEVELOPMENT
PLANNING & RESOURCE MANAGEMENT
CAD SERVICES
PROPERTY MANAGEMENT

PLEASE REPLY TO: Mosgiel

Our Ref: 655
Your Ref: A 92344

DUNEDIN:
Donald G. E. Hatfield Dip. Surv. MNZIS MPMI
Murray D. Body Dip. Surv., Dip. Sci (Geod) MNZIS
77 Stuart Street Tel. (03) 477-4783
P.O. Box 235 Fax. (03) 477-4293

BALCLUTHA:
Geoff W. Bates. B. Surv. MNZIS
6 John Street Tel. (03) 418-0470
P.O. Box 178 Fax. (03) 418-3158

MOSGIEL:
Paul M. Haddon B. Surv. MNZIS
4 Glasgow Street Tel. (03) 489-7107
P.O. Box 235 Fax. (03) 489-7411



50 THE OCTAGON, P.O. BOX 5045, DUNEDIN, NEW ZEALAND, TELEPHONE: (03) 477-4000, FACSIMILE: (03) 474-3594

APB:TAE

11 August 1992

Mr P Haddon
D G Hatfield & Associates
Box 235
MOSGIEL

Dear Sir

SCHEME PLAN A92344

Thank you for your letter of 29 May 1992 submitting a Scheme Plan for subdivision at 89-103 Flower Street.

This has now been considered and approved subject to the conditions contained in the attached schedule.

A copy of the approved plan is enclosed.

Yours faithfully

Adrian Blair
COMMITTEE SECRETARY

Encl

11-8-92 File A92344
dated ~~11-1-92~~ 12-1-92

Principal Administration Officer
Dunedin City Council

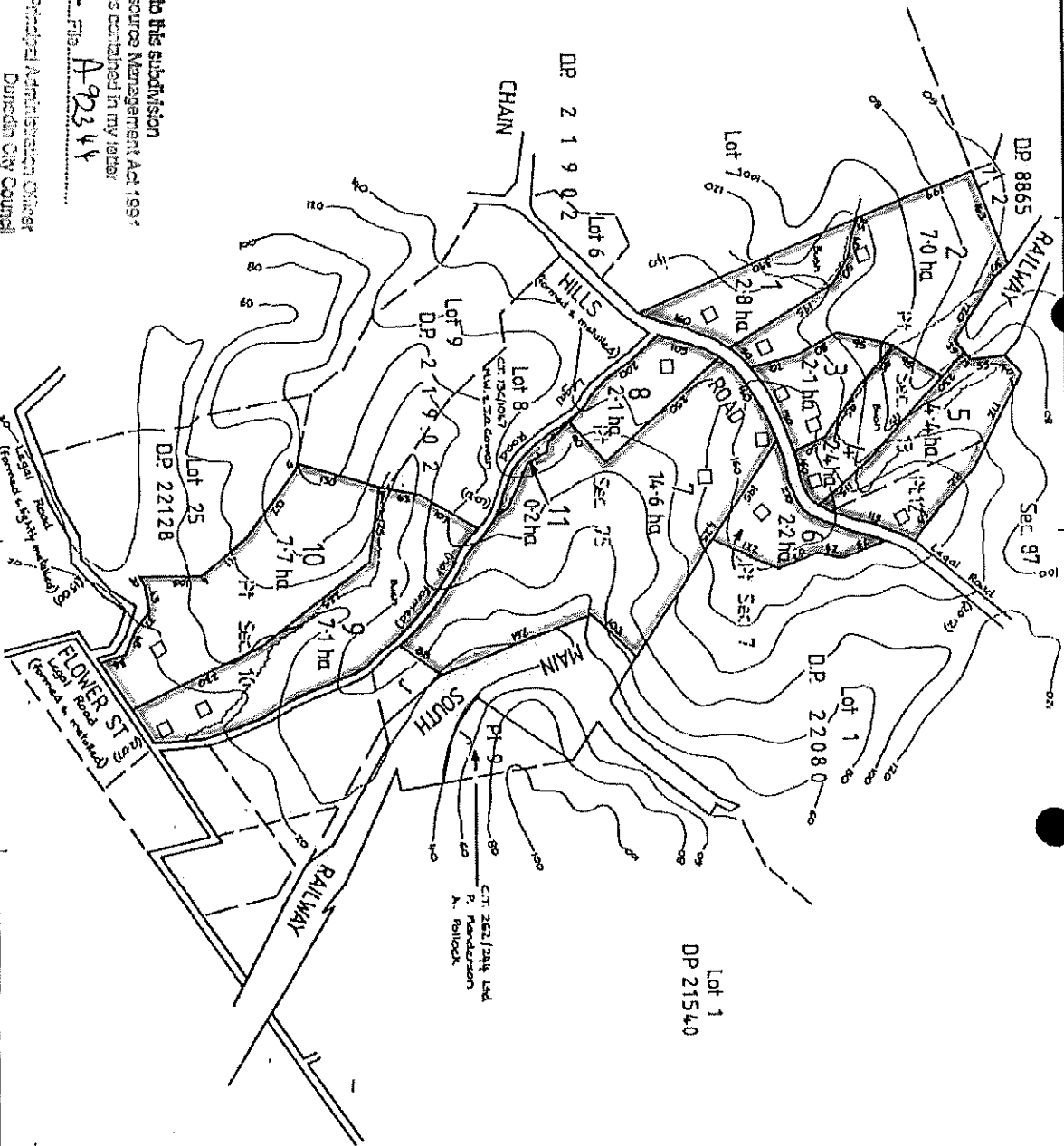
LOTS 1-11 BEING A PROPOSED SUBDIVISION OF PT SEC'S

7, 10, 12, 13, & 75 BLK VII DUNEDIN & EAST TAIERI S.D.

No.	ADJUSTMENTS	Initial	Date	CORR. SCALE 1-5800	JOB NO. 655
				DATED M.S.I.	FLOOR IN 703
SURFACE		CRACKS			
CEILING		TRACED			
WALL		C.F.M.	E.P.B.		
DOOR	P.H.L.	G.W.G.			
WINDOW		CHANGED			
		L.B.R.			

Legend

☐ Potential Building Platform



Lot 1
DP 21540



TO: APPLICATIONS SUBCOMMITTEE – 16 JULY 1992

FROM: STAFF SURVEYOR – B G RICHARDS

DATE: 14 JULY 1992

SUBJECT: SUBDIVISION 307-351 CHAIN HILLS ROAD, 89-103 FLOWER STREET, A92344

Reference: Letter dated 29 May 1992 from D G Hatfield and Associates (P Haddon)

INTRODUCTION

This application is the last subdivision of land owned by G Scurr and Company Limited on the Chain Hill.

PLANNING

All subject land is zoned Rural G, Silverpeaks.
All lots comply as to frontage and area.

DRAINAGE

All lots are capable of self disposal of foul sewage and stormwater.

ROADING

Roading have agreed to the extension of Chain Hills Road at the same standard as the previous subdivision. Furthermore, roading request that all landowners be made aware that Council gives no undertaking to upgrade Chain Hills Road. A consent notice would be appropriate.

SERVICES

Each lot is to be serviced with electricity and telephonic communications.

AMALGAMATION

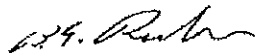
Lot 11 is to amalgamated with CT 13C/1047. This is to ensure the landholding is in accordance with the occupation.

RESERVES CONTRIBUTION

Payable on Lots 1,3,4,5,6 and 8. It is accepted that these blocks will sell for an average price of \$35,000. This gives \$1.31 m². Reserves contribution is $6 \times 130 \times 1.31 = \1021.80 plus GST.

RECOMMENDATION

It is recommended that resource consent be given subject to the conditions on the attached schedule.



B G Richards
STAFF SURVEYOR

SCHEDULE FOR REPORT ON A92344

Resource consent for subdivision is given subject to the following conditions:

1. The extension of Chain Hills Road shall be constructed to the same specification as previous subdivisions by the developer on this road. Construction is to be to the approval of the Roading Manager.
2. That 11KV electricity be available to all lots.
3. That underground telephonic communications be available for all lots.
4. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be prepared for Lots 1 – 8 inclusive and include the condition:

'That the Dunedin City Council gives no undertaking to upgrade the formation of Chain Hills Road and the Flower Street extension beyond the unsealed pavement standard'.

5. That Lot 11 be amalgamated with CT 13C/1047.
6. Payment of a Reserves Contribution of $6 \times 130 \times \$1.31 = \1021.80 plus GST.
7. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be prepared for Lots 9 – 10 inclusive and include the condition:

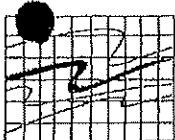
'That the Dunedin City Council gives no undertaking to upgrade the formation of Flower Street beyond the unsealed pavement standard'.

The surveyor is advised that the amalgamation condition for the survey plan is to be:

'That Lot 11 hereon be transferred to the owners of Lot 8, DP 21902 (CT 13C/1047) and that one certificate of title be issued to include both parcels.
(LRR.....)

The surveyor is advised of the following addresses:

Lot	Address
1	307 Chain Hills Road
2	317 Chain Hills Road
3	329 Chain Hills Road
4	341 Chain Hills Road
5	351 Chain Hills Road
6	344 Chain Hills Road
7	322 Chain Hills Road
8	312 Chain Hills Road
9	103 Flower Street
10	89 Flower Street.



D.G. HATFIELD & ASSOCIATES

CONSULTANTS IN:
SURVEYING & LAND DEVELOPMENT
URBAN & RURAL PLANNING
PRECISE MEASUREMENT
PROPERTY MANAGEMENT

PLEASE REPLY TO: Mosgiel

Our Ref: 655

29 May 1992

Technical Services Engineer
Dunedin City Council
PO Box 5045
DUNEDIN

ATTENTION: MR R A STORER

Dear Sir

Re: PROPOSED SUBDIVISION : G SCURR & CO LTD, CHAIN HILLS ROAD

Please find attached for consideration by your Council our plan and subdivision application submitted under the provisions of the Resource Management Act 1991.

The land is in the ownership of G Scurr & Co Ltd, and is zoned Rural G in the Silverpeaks District Plan. The legal description is Pt Sec's 7, 10, 12, 13 & 75, Blk VII, Dunedin and East Taieri Survey District, and the area is approximately 51.8 hectares, held in a single Certificate of Title yet to be issued as a result of Councils condition of consent to Scheme Plan 814 dated 18 March 1991. As will be evident from your Councils file this title will comprise the balance of CT's 5A/662 and 9B/522, and is the last of the land our clients own on the Chain Hills. Your Council will be aware of our clients staged subdivisional proposals between the Chain Hills and Abbotsford commencing in 1984.

Previous applications have all documented information on the topography, elevation and cover, and we do not intend to duplicate that information. We would however, refer you to our application dated 14th May 1990, and in particular the sections headed Topography, Applications to Date, and District Scheme Requirements.

Contours are shown on our plan in terms of Mean Sea Level. There are no buildings on the subject land.

Our clients are now farming their respective properties on the Taieri Plain, and it is their desire to now conclude the subdivision of this Chain Hills land in a manner appropriate to its zoning. To that end, and as with previous applications, we have identified a number of suitable building platforms and designed the lot boundaries around those, while not disregarding the topographical limitations. An inspection of the site and our plan will reveal that each of the smaller sites, namely lots 1, 3-5, 6 & 8, comprise the land of easier contour along the central ridgeline.

DUNEDIN:

Donald C. E. Hatfield, Dip. Surv. MNZIS MPMI
Murray D. Body Dip. Surv., Dip. Sci (Geod) MNZIS
77 Stuart Street
P.O. Box 235
Tel. (03) 477-4783
Fax (03) 477-4293

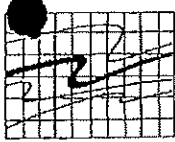
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Fax (03) 418-3158

MOSGIEL:

Paul M. Haddon B. Surv. MNZIS
4 Glasgow Street
P.O. Box 235
Tel. (03) 489-7107
Fax (03) 489-7411

In association with C. HUGHES & ASSOCIATES, Cromwell



-2-

The remaining sites, Lots 2, 7, 9 & 10 are of slightly steeper contour facing Wingatui and Fairfield, and comprise the gullies of scrub and manuka, and significant areas of native bush.

Each of the lots complies with the minimum area and frontage requirements of Scheme Change 13. See further reference later to servicing and roading.

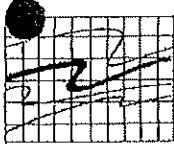
D.P. 21902, dated December 1990, defined as the eastern boundary of Lot 8, the alignment of the unformed and unnamed legal road. It was established at that time that the existing fenceline did not coincide with that boundary. The present owners Mr & Mrs Cowan have advised us of their wish to secure ownership of the land up to the fenceline. They do not wish to initiate procedures to stop and obtain ownership to the road. In order to satisfy their request we have shown on our plan Lot 11, having an approximate area of 0.2 hectares, and bounded by the fenceline and the eastern side of the road. We fully expect that Council would require this parcel to be amalgamated with Lot 8, DP 21902 and would accordingly request that an appropriate condition be imposed.

In March 1987, engineering plans for the formation of Chain Hills Road, up to Lot 5 on the attached subdivision plan, were submitted to the Silverpeaks County Council. These were approved in August 1987. Since that time Chain Hills Road up to and including the Flower Street extension have been duly constructed and approved. During 1991 our clients commenced excavation work on that portion of Chain Hills Road from the intersection with the Flower Street extension up to Lot 5. The completed subgrade was inspected by Councils Engineer, Mr J McQueen in December 1991, and approved for the laying of metalcourses subject to attending to some isolated ponding of water. The spreading of metal has continued, but further grading and rolling is required before we seek Councils final inspection and approval.

All previous applications have promoted that the septic tank system be utilised for the disposal of household effluent. We propose that all allotments in this stage would be serviced in a similar manner. Each of the potential building platforms is sufficiently clear of the boundaries to ensure that effluent can be disposed of within the allotment.

Domestic water supply would be from rainwater collected from individual roofs. Each dwelling should have an adequate storage tank for both domestic and fire fighting purposes.

Overhead power and underground telephone were installed in Chain Hills Road in the previous stages (DP 21902). We propose that these serves be extended along Chain Hills Road to reticulate Lots 1-8 in the same manner. We assume that Lots 9-10 could be adequately reticulated from the existing services in Flower Street, but have yet to confirm this with the appropriate authorities.



-3-

We acknowledge that as part of this subdivision is for residential purposes a contribution to assist with the provision of reserves is applicable. We would submit that it should only be levied on those allotments of a rural/residential nature namely Lots 1, 3, 4, 6 & 8, and would request that the contribution be calculated on the same basis as the previous stage. Namely the equivalent value of 130m² of the sites, based on an estimated value of \$30,000 + G.S.T. This gives an average land value of \$1.29/m².

We are conscious that your Council has outlined its concern at the pressure for uneconomic and ad hoc extensions that could follow rural/residential developments. Council in fact imposed conditions on the previous approval advising that no undertaking was given that road upgrading would occur.

In respect to this proposal we would submit that;

- (i) The balance of our clients two former titles now forming the subject of this application is of such a configuration and area that it could no longer be farmed efficiently.
- (ii) The land could be better utilised under the form of development we propose in compliance with the subdivisional standards outlined in Scheme Change 13.
- (iii) This proposal is the practical limit of development permitted by Scheme Change 13. We do not envisage any of the larger allotments having any potential for resubdivision.

Accordingly, and as this application complies with the subdivisional requirements for this zone, we would request that approval be given on the same basis as the previous stage, and that we be advised of any conditions of consent in due course.

Yours faithfully
D G HATFIELD & ASSOCIATES

P M HADDON
Registered Surveyor

PMH:ADJ
22MA/14

Encl: 1 X A2 copy of plan
5 x A4 copies of plan
Resource Consent Form
Cheque \$350.00 Consent Fee

Application For Resource Consent
Under Section 88 Of The Resource Management Act 1991

92344

To the Dunedin City Council
P O Box 5045
Dunedin

I George Scurr & Company Ltd of Riverside Road, RD 2, MOSGIEL
(name) (address)

apply for resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

_____	_____
(name)	(address)
_____	_____
(name)	(address)

2. The location to which this application relates

Address: Chain Hills Road

Legal Description: Pt Sec's 7,10,12,13 & 75, Blk VII, Dunedin & East Taieri
Survey District

Valuation Number: 27841-409

Other Relevant Information which identifies location: See attached plan

3. The type of resource consent(s) sought is/are: Subdivision

4. A description of the activity to which the application relates is: Rural-residential
subdivision. See D G Hatfield & Associates plan and correspondence
attached.

(2)

5. The following additional resource consents are required in relation to this proposal and (have/have not) been applied for: N/A
6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. **(This does not apply to a controlled activity unless otherwise specified)**
7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.
8. I attach information in accordance with section 219 of the Act sufficient to adequately define:
 - (a) The position of all new boundaries:
 - (b) The areas of all new allotments *(Not required for cross leases or unit plans)*;
 - (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act;
 - (d) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to vested in the Crown under Section 235 of the Act;
 - (e) The location and areas of land to be set aside as new road.



D G Hatfield & Assoc.
(signature of applicant)

29/5/92
(date)

Address for Service of Applicant

D G Hatfield & Associates
PO Box 235, Dunedin ATTN: P M Haddon
Telephone No.: 489 7107
Fax No.: 489 7411

Annexures

1. An assessment of effects on the environment in accordance with forth schedule to the Act *(If Required)*;
2. Any other information required by the district plan or regional plan or Act or regulation to be included;
3. Other information in accordance with section 219 of the Act. *(For subdivisions only)*

DEV100

DEPARTMENT OF
JUSTICE
NEW ZEALAND

Land Registry Office

4th floor
John Wickliffe House
Princes Street
Dunedin
Telephone: (3) 477 8991
Fax: (3) 477 8993

Please address all correspondence to:

District Land Registrar
Private Bag
Dunedin

In reply, please quote

26 June 1992

Dunedin City Council
P O Box 5045
DUNEDIN

Attention: R A Storer

Dear Sir

PROPOSED SUBDIVISION BY GEORGE SCURR & CO. LTD
CERTIFICATES OF TITLE 5A/662, 9B/522
YOUR REFERENCE: A92344
OUR REFERENCE: LRR 804008

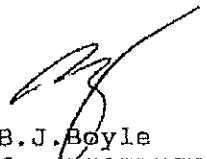
I acknowledge receipt of your letter of 16.6.1992.

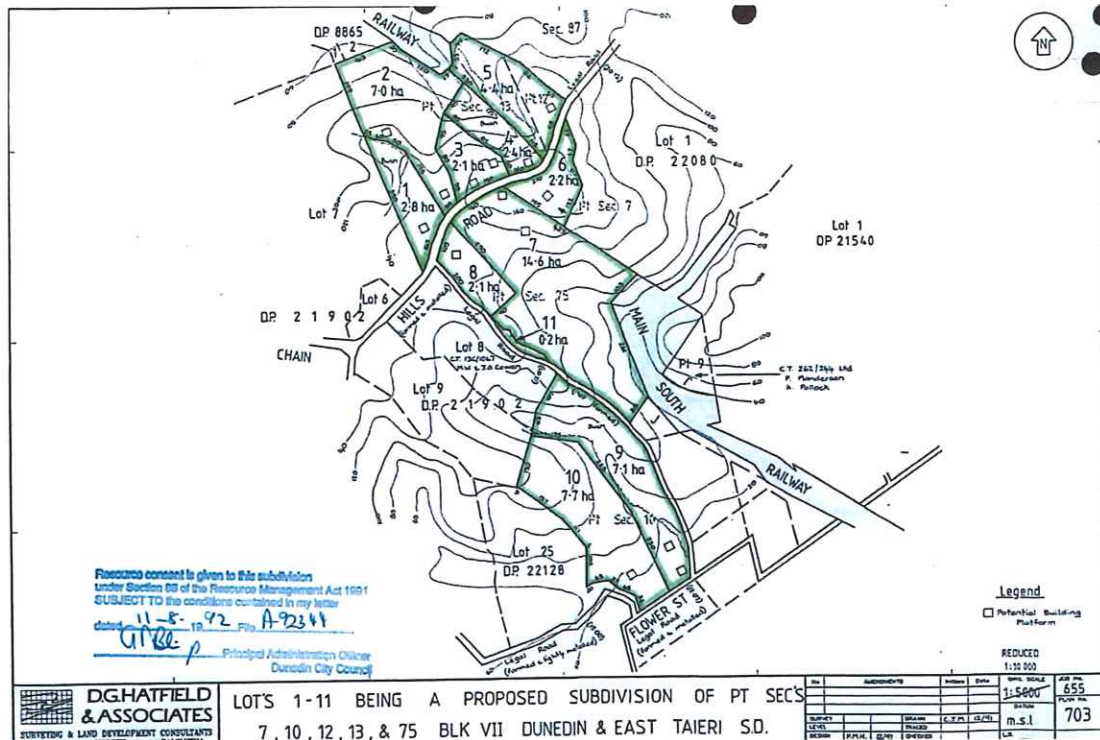
The condition of amalgamation which your Council wishes to impose is hereby approved under the provisions of Section 220(3) of the Resource Management Act 1991 subject to its being expressed on the survey plan as follows:

"That Lot 11 hereon be transferred to the owners of Lot 8 D.P. 21902 (C.T. 13C/1047) and that one certificate of title be issued to include both parcels.
(LRR 804008)"

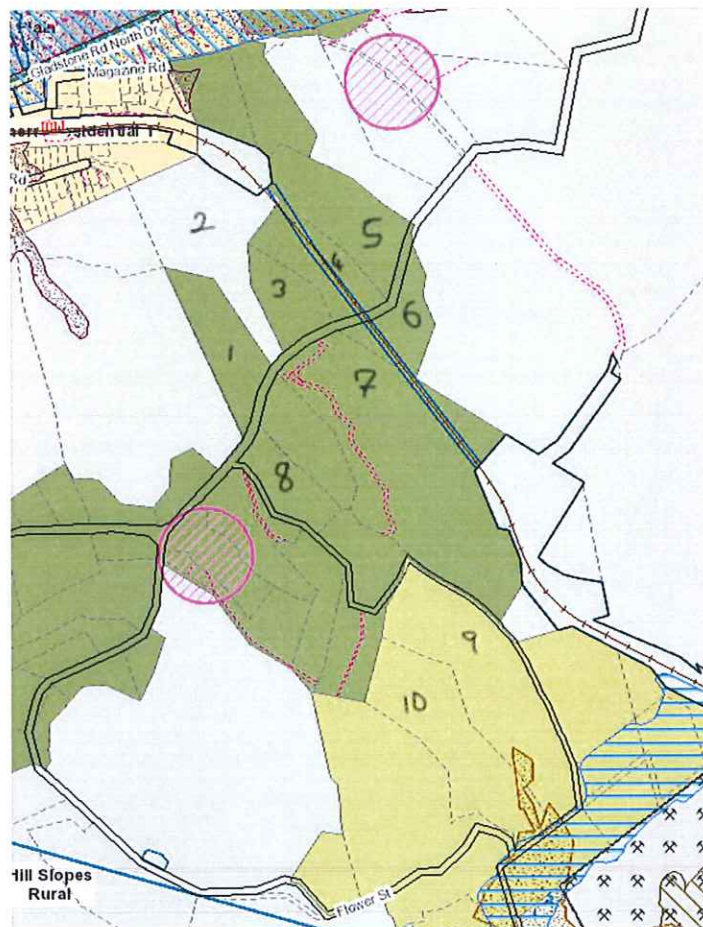
Provided that the survey uplifts the Limited as to Parcels status of the land in C.T. 9B/522.

Yours faithfully


B.J. Boyle
for DISTRICT LAND REGISTRAR



Original subdivision scheme plan from when site was created



Zoning of same sites today showing all bar subject site as rural residential 1 and 2.