



APPLICATION FORM FOR A RESOURCE CONSENT

PLEASE FILL IN ALL THE FIELDS

Application details

I/We

(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

I opt out of the fast-track consent process: Yes No

(only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity:

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 (tick one)

Street address of site:

Legal description:

Certificate of Title:

Contact details

Name: (applicant agent (tick one))

Address:

Postcode:

Phone (daytime):

Email:

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service (tick one): Email Post Other:

Ownership of the site

Who is the current owner of the site?

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

Address:

Postcode:

Phone (daytime):

Email:

Planning Application Fees Payment Details (Who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email planning@dcc.govt.nz

Deposit Payment Payee Details:

Full Name of Deposit Payee (Person or Company):

Mailing Address of Deposit Payee (please provide PO Box number where available):

Email Address of Deposit Payee:

Daytime contact phone number:

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unspent, it will be refunded to the payee.

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.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Occupation of the site

Please list the full name and address of each occupier of the site:

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)

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.

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.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site?

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.

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:

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.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have been applied for: Yes No

Water Permit	Discharge Permit	Coastal Permit	Land Use Consent for certain uses of lake beds and rivers	Not applicable
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Assessment of Objectives and Policies

In this Section you need to consider and assess how your application proposal aligns with the relevant objectives and policies in the District Plan relating to your activity. If your proposal is a discretionary or non-complying activity under the District Plan more attention to the assessment will be necessary as the objectives and policies of the District Plan may not always be in support of the proposed activity.

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 (tick one): 

Date:

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 Māori 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.

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, Dunedin 9054

IN PERSON: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

BY PHONE: (03) 477 4000

BY EMAIL: planning@dcc.govt.nz

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

Information requirements

- Completed and Signed Application Form
- Description of Activity and Assessment of Effects
- Site Plan, Floor Plan and Elevations (where relevant)
- Written Approvals
- Payee details
- Application fee (cash, eftpos, direct credit or credit card (surcharge may apply))
- Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- Forms and plans and any other relevant documentation signed and dated by Affected Persons

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)?		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:
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RESOURCE CONSENT APPLICATION
(Residential Activity)

Assessment of Environmental Effects
Including
Commentary of the Relevant Provisions
of the
Dunedin City District Plan

Application
by
GK Accommodation Limited
at
1044 Brighton Road Brighton

Anderson & Co Resource Management
Advising on Planning and Resource Management
www.RMApro.co.nz *your RMA professionals*
P O Box 5933
Dunedin 9058

Ref:12953/AEE20220505

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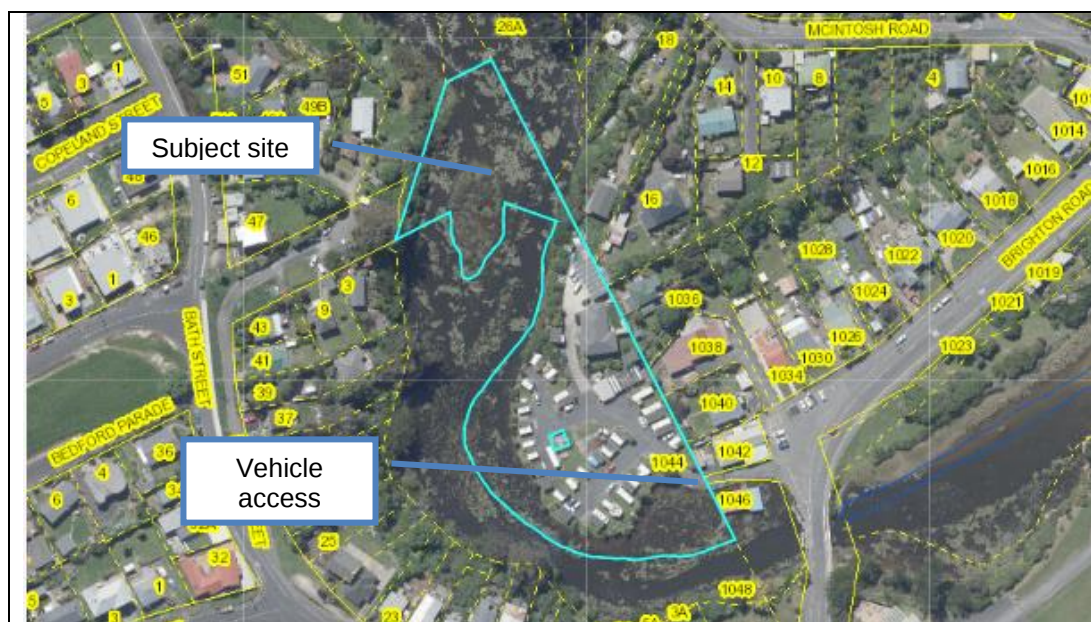
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AUTHOR

1. My name is Conrad Anderson, and I am a director of Anderson & Co (Otago) Limited.
2. I hold a Master in Planning from the University of Otago. I have over nine years of professional experience in planning, and I am a member of the New Zealand Planning Institute.
3. I completed this Assessment of Environmental Effects (AEE).
4. While this assessment is not for an Environment Court hearing, I confirm that I have read the Environment Court's Code of Conduct for Expert Witnesses, and I agree to comply with it.
5. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

SUMMARY

6. The subject site is located behind the commercial area of the Brighton township, with access to at the southern end of the site.



Above: The subject site.

7. The site is 10,081m² and of an irregular in shape. The site is essentially in three parts:
 - Towards the southern end is a large flat area of approx. 3,500m². This area contains a former caravan/campervan park and associate facilities.
 - Further north, at a slightly higher elevation is a dwelling and associated garaging. The dwelling was formally the camp managers residence. This area is approx. 1,700m².
 - Around the site to the north and west, the site extends into the Otakia River, which accounts for approx. 4,881m².
8. The site is zoned Township and Settlement (T&S).
9. The new Dunedin Hospital represents a significant construction project for Dunedin, and will result in a significant number of construction workers moving to Dunedin on a semi-permanent basis (up to 8+ years). Many of the construction workers will be associated with large firms, and are likely to have agreements that provide for either "fly-in fly-out"

employment or for longer working weeks with extend time-off to return to their home countries for breaks.

10. The result of the new Dunedin Hospital construction project is that a significant pool of construction workers will be from outside of Dunedin, and the corresponding need for 'worker accommodation'. This application seeks to reuse the subject site for residential activity, in the form of worker accommodation.
11. Note: The Visitor Accommodation activity is not appropriate, as it restricts stays to less than three months within any calendar year.
12. This proposal will result in:
 - Earthworks to prepare the site for construction.
 - Construction, use and maintenance of a multiple temporary residential units, along with some shared facilities, such as parking and laundry services. All as shown in the attached plans.
13. While the most appropriate activity use is Standard Residential, the proposal is somewhat unique, hence the Applicant is offering a number of conditions to assist with mitigation, along with specific design elements. These include:
 - The facility will have an on-site Manager.
 - The Managers contact details will be provided to adjacent neighbours, and clearly displayed at the site entrance.
 - The individual residential units will not be rented/leased separately.
 - The individual residential units will have a maximum of 1 person per habitable room¹.
 - The layout has been designed to avoid providing a large area for congregation.
14. Resource consent is required due to:
 - Land Use Activities:
 - i. Density
 - ii. Outdoor living space: quantity, quality and location
 - iii. Service area
 - Development Activities:
 - i. Multi-unit development
 - ii. Parking, loading and access standards
 - Subdivision Activities:
 - i. -
 - Hazards:
 - i. -
 - Earthworks:
 - i. -
15. Overall, the proposal is a **non-complying** activity.

DESCRIPTION OF THE SITE AND LOCATION

16. The site is located at 1044 Brighton Road, Brighton, and is legally described as PT LOT 2 DP 2277, held in OT170/55.
17. The owner of the site is the Applicant. The Applicant's address is c/- PO Box 5933, Dunedin 9058.
18. Up until early 2022 the site operated as the Brighton Motor Camp, including:
 - A managers dwelling.
 - 5 cabins and 29 caravan parks (20 permanently used, 9 for casual use). The majority of the permanent caravans had permanent awnings.
 - A shared facilities block.

¹ Except for the existing onsite dwelling.

19. However, the majority of the fixed caravans and vacant sites were used as residential activity. Hence the camper van facility was secondary to the residential use of the majority of the site.
20. The site is 10,881m², and has street frontage and a formed access. The site is within the DCC reticulated wastewater area.
21. In practical terms the site has 6 neighbours, all on the eastern boundary, which includes a mix of commercial, community and residential activity.
22. Within the site there is a DCC pump station, and associated access easement.

DESCRIPTION OF THE PROPOSAL:

23. This proposal will result in:

- Earthworks to prepare the site for construction.
- Construction, use and maintenance of a multiple temporary residential units, along with some shared facilities, such as parking and laundry services.

Earthworks to prepare the site for construction:

24. The earthworks will be limited to the flat area at the southern end of the site, and will be largely associated with the provision of services and access. The extent and quantum of earthworks are both anticipated to be a permitted activity.

Construction, use and maintenance of a multiple residential units:

25. Residential activity within the existing dwelling is anticipated to continue. In addition, residential activity on the former caravan/campervan park is proposed as follows:

- 46 one bedroom transportable units, measuring approx. 3m x 6m and containing sleeping, living, cooking and bathroom facilities.
- Each with outdoor space that complies or almost complies with the 2GP requirements.

26. The transportable units will allow for the floor height to be set at an appropriate level to mitigate the flood risk.

27. The transportable units will have the following minimum setbacks:

- From each other: minimum of 1m
- From the Otakia River: 5m
- From the external neighbours: 2m

28. Notwithstanding that units are to provide worker accommodation and each unit is limited to one habitable room, for use by one person, and will not be leased separately, in accordance with the 2GP each unit is defined as a residential unit.

Shared facilities, such as parking and laundry services:

29. The site has a DCC pumping station centrally located, along with an associated access. It is proposed that shared parking is located adjacent to the access (13 parks). Refer to the attached plan. The Applicant is comfortable with the number of parks being provided on site, as the people living on the site will be associated with a construction company, who are anticipated to provide transport to the work site (thus resulting in a reduced level of parking demand).

30. While each residential unit will be self-sufficient (sleeping, living, cooking and bathroom), a limited amount of shared services will be provided within the existing facility block. These shared services will be commercial laundry machines, along with ovens. Such facilities are too large to fit within the proposed residential units, and are anticipated to have limited demand (as an external laundry service is likely to be utilised).

31. While the proposal differs in form from traditional residential developments, it is specific to workers accommodation, and will provide quality small housing, in new insulated

dwelling, with on-site amenity including the provision of sizeable, functional, sunny, and accessible outdoor living spaces.

32. Due to the site being centrally managed, it is envisaged that private arrangements for rubbish and recycling will be provided.
33. Due to the unique nature of the proposal, the Applicant is offering a number of conditions to mitigate the effects, including
- The facility will have an on-site Manager.
 - The Managers contact details will be provided to adjacent neighbours, and clearly displayed at the site entrance.
 - The individual residential units will not be rented/leased separately.
 - The individual residential units will have a maximum of 1 person per habitable room².
 - The layout has been designed to avoid providing a large area for congregation.
 - If required, conditions can also extend to external laundry services, and contracted rubbish and recycling services.

RELEVANT SITE HISTORY / BACKGROUND TO THE APPLICATION

34. The site has been operating as a caravan/campervan park for a number of years, with RMA-1988-354527 authorising the caravan/campervan park, and RMA-2002-365925 providing for 2 additional units. Other resource consents are associated with the erection of garages.
35. The consented environment includes
- The existing house
 - 20 caravan/campervan parks
 - a disposal point for campervan effluent
 - ablution block
 - two accommodation units (6m x 3.6m)
36. Assuming 3.5 people in the dwelling, and 2 people per caravan/campervan park/accommodation units, the maximum capacity of the site is: 47.5 people.

ACTIVITY STATUS

37. Dunedin currently has two district plans: the operative Dunedin City District Plan, and the proposed Second Generation Dunedin City District Plan (the "2GP"). Until the 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.
38. In situations where rules and/or zoning/overlays that apply to a site are subject to appeal, both the 2GP and operative District Plan rules apply.
39. In situations where there are no appeals on the rules and/or zoning/overlays that apply to a site, then only the 2GP is required to be considered (in terms of determining the activity status).
40. To follow is the consideration of the activity status under the operative District Plan and/or the 2GP. The activity status applied by the National Environmental Standard is also considered.

Proposed Second Generation Dunedin City District Plan (the "2GP")

41. The 2GP maps show the site as being zoned Township and Settlement (T&S). The site has a number of overlays over various parts of the site, as follows:
- Archaeological Alert Layer overlay – eastern edge only.
 - Hazard 1 (flood) Overlay– only along the river edge.

² Except for the existing onsite dwelling.

- Hazard 2 (flood) overlay – Mainly along the river edge on the western part of the site, but also includes a small part on the southern edge of the site.
- Hazard 3 (coastal) Overlay Zone – majority of the site, save for the higher ground associated with the main (existing) dwelling.

42. The 2GP maps show that neither the zone nor any overlay is subject to appeal.

43. While access is via a short extension to the road, the adjacent road (Brighton Road) is a Commercial Centre road in the Road Classification Hierarchy.

44. In terms of the Land Use Activity Performance Standards, I have assessed the following as being relevant to the proposal. Each are discussed below:

- Rule 15.3.3.1.d Noise
- Rule 15.3.3.3.a Density
- Rule 15.3.3.3.c Outdoor Living Space
- Rule 15.3.3.3.d Service Areas

45. Rule 15.3.3.1.d Noise links to Rule 15.5.10 which requires compliance with Rule 9.3.6. Rule 9.3.6 provides for maximum noise levels at the adjacent properties. Compliance is anticipated, hence this application does not seek to exceed the permitted noise levels.

46. Rule 15.3.3.3a Density links to Rule 15.5.2, with the relevant matters being:

- Rule 15.5.2.1.i.i provides for 1 residential unit/500m² of site.
- Rule 15.5.2.1.i.ii provides for a maximum development of 1 habitable room per 100m² of site.

47. In terms of Rule 15.5.2.1.i.i a “site” is defined in the 2GP, with the definition including “one allotment in one certificate of title”. The site is one allotment with an area of 10,081m². That title provides for a:

- density of residential units of 10,081/500 = 20 residential units.
- density of habitable rooms of 10,081/100 = 100 habitable rooms.

48. The proposal does not comply with the maximum density of residential units. As a result, in line with Rule 15.5.2.4 the proposal is a **non-complying** activity.

49. In terms of density the following is noted:

- The proposal could be re-arranged to provide for two transportable units to be used as one residential unit (i.e. by removing a kitchenette from every second transportable unit), which would result in an almost permitted density of residential units.
- The permitted 20 residential units at 3.5 people per unit would result in 70 people being onsite. The proposal is less than that quantum of people.
- Initial research into the waste water network has indicated the existing infrastructure is working at around 20% of capacity.
- Expected waste water flows are similar between the permitted and proposed situation:

	Permitted	Proposed
Units	20 dwelling (3.5 people each)	1 dwelling (3.5 people) 46 units (1 person each)
Waste water flows per person per day	225 litres	225 Litres (dwelling) 365 litres (unit)
Total waste water flows calculation	20 x 3.5 x 225	1 x 3.5 x 225 plus 46 x 1 x 365
Total waste water flows	15,750 litres	17,578 litres ³

³ This figure could be reduced via the installation for water saving devices and/or utilising an off site laundry services.

50. Rule 15.3.3.3.c Outdoor Living Space links to Rule 15.5.11, with the following being relevant:
- For the transportable units (1 habitable room), when not at ground level, 25m² of outdoor living space is required.
51. While the proposed has been arrange to provide a good level of outdoor space, with most having 20m² or more, the proposal does not fully comply.
52. In keeping with Rule 15.5.11.1.b the reduced outdoor space for some of the units is a **restricted discretionary** activity.
53. In addition, Rule 15.5.11.3 provides standards in terms of the quality and location of outdoor living space. The most relevant matters are:
- Rule 15.5.11.3.a.iii which requires outdoor living spaces to have dimensions no less than 3m.
 - Rule 15.5.11.3.c.i which requires outdoor living spaces to be located on the northern, eastern or western sides of residential buildings.
 - Rule 15.5.11.3.c.ii which requires outdoor living spaces to be directly accessible from a principal living area.
54. In terms of the 3m dimension, the majority of the units comply, with the exceptions being being limited to Units 37 and 38. This is due to the resulting shape of the outdoor areas.
55. In terms of the location of the outdoor space, the majority of the units comply, with the exceptions being limited to 40 and 41. This is due to a preference not to locate the units adjacent to the pumping station.
56. In terms of direct access from the living area, the outdoor spaces are link via a short 3-4m distance from the door. For an abundance of caution, this could be considered as not being direct access.
57. In keeping with Rule 15.5.11.3.d the non-compliances associated with outdoor space matters is a **restricted discretionary** activity.
58. However, due to the close compliance and the internal nature of the matters, the effects associated with the outdoor space matters are assessed as being de minimis and do not warrant further discussion.
59. Rule 15.3.3.3.d Service Areas links to Rule 15.5.12, which requires 2.5m² of outdoor service area per unit. The proposal results in 47 residential units (main dwelling and 46 x 1 bedroom transportable units), which requires 117.5m² of service space.
60. A service area of 20m² is proposed, along with managed services such as recycling and rubbish, which results in a smaller space requirement.
61. In keeping with Rule 15.5.12.2 the proposed rubbish management and resulting reduced service area is a **restricted discretionary** activity.
62. However, due to the managed nature of the proposal, the effects of the reduced service are are assessed as de minimis and do not warrant further discussion.
63. Overall, in terms of **Land Use Activity Performance Standards**, due to the density of residential units the proposal is a **non complying** activity.
64. In terms of the Development Activity Performance Standards, I have assessed the following as being relevant to the proposal. Each are discussed below:
- Rule 15.3.4.1.a Natural Hazards Performance Standards
 - Rule 15.3.4.1.b Maximum building site coverage and impermeable surfaces
 - Rule 15.3.4.2.a Boundary Setbacks

- Rule 15.3.4.2.c Fire fighting
 - Rule 15.3.4.2.f Setback from coast and water bodies
 - Rule 15.3.4.5 Multi Unit development
 - Rule 15.3.4.31.a Parking, loading and access standards
65. Rule 15.3.4.1.a Natural Hazard Performance Standards links to Rule 15.6.4. The most relevant matter is Rule 15.6.4.3 which requires relocatable buildings in the Hazard 3 (Coastal) overlay. The proposed new units are to be relocatable, hence the proposal complies with this rule.
66. Rule 15.3.4.1.b Maximum building site coverage and impermeable surfaces links to Rule 15.6.10. The relevant matters are:
- Rule 15.6.10.1.f.i: 40% Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)
 - Rule 15.6.10.1.f.ii: 70% Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)
67. Compliance with the above is anticipated.
68. Rule 15.3.4.2.a Boundary Setbacks links Rule 15.6.13, which requires:
- 4.5m setback from the road.
 - 2m setback from the side and rear boundaries.
 - 1m setback from boundary with right of ways.
69. Compliance with the above is anticipated
70. Rule 15.3.4.2.c Fire fighting links to Rule 15.6.3, which in turn links to Rule 9.3.3. In terms of new residential building (Rule 9.3.3.2), the proposal will be connected to the public water supply. Therefore the proposal complies.
71. Rule 15.3.4.2.f Setback from coast and water bodies links to Rule 15.6.13, with the relevant matter being Rule 15.6.13.3 which links to Rule 10.3.3. Rule 10.3.3 provides for certain setbacks. Due to the adjacent waterbody/stream being a stream/lagoon, rather than a harbour or coast, the mean high water springs (MHWS) setback is not relevant. Therefore Rule 10.3.3.5 is the most relevant matter, which requires a 5m setback - to which the proposal complies.
72. Rule 15.3.4.5 Multi Unit development has an activity status of **Restricted Discretionary**.
73. Rule 15.3.4.31.a Parking, loading and access standards links to Rule 15.6.12 which requires compliance with Rule 6.6. The relevant matters of Rule 6.6 are below:
- a. Rule 6.6.1.1 Minimum parking space dimensions: The proposal includes both angle and parallel parks, long with some parks having a permanent obstruction higher than 150mm at one end (for example parks 3, 4, 5, 10 and 11.) The parks have been designed to comply with the relevant dimension, save for the required aisle width. The proposal has been designed around the existing access easement which is 6m wide. Parks at 90 degree requires an aisle of 6.2m, while parallel parks require an aisle of 6.6m. In keeping with Rule 6.6.1.1.f the proposal is a **restricted discretionary** activity. However, for the following reasons the reduced aisle is assessed as having de minimis effects and does not warrant further discussion:
 - The site will be a managed site.
 - Only 13 parks are associated with the units (i.e. very limited traffic movements)
 - The aisle width is close to the complying width.
 - b. Rule 6.6.1.2 Minimum manoeuvring space dimensions for parking areas – requires that motor vehicles are not required to reverse onto or off the site if the parking area provides for five or more parking spaces that share a common access. In this case

the site does share a common access. The access easement provides sufficient manoeuvring space at 6m wide.

- c. Rule 6.6.1.3 Minimum queuing space for parking areas – a 6m queuing space is required. This is provided.
- d. Rule 6.6.1.4 Gradient of parking areas – compliance is anticipated.
- e. Rule 6.6.1.5 Surfacing and marking of parking areas – n/a
- f. Rule 6.6.1.6 Lighting of parking areas – n/a
- g. Rule 6.6.1.7 Access to parking areas – compliance is anticipated.

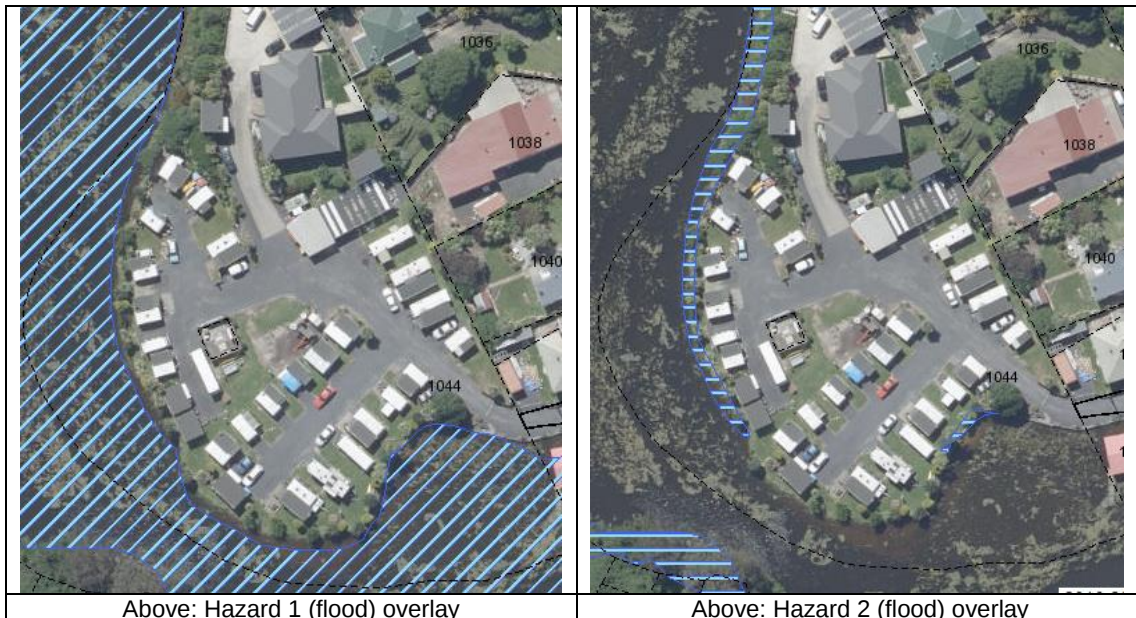
- h. Rule 6.6.2 Vehicle Loading Design – n/a

- i. Rule 6.6.3.1 Maximum number of vehicle crossings – existing and complies.
- j. Rule 6.6.3.2 Minimum sight distance from a vehicle access – n/a as the rule is for new vehicle accesses.
- k. Rule 6.6.3.3 Maximum width for a vehicle access – provides a maximum width of 6m, which the proposal complies with.
- l. Rule 6.6.3.4 Minimum distances of new vehicle crossing from intersections and level crossings – n/a.
- m. Rule 6.6.3.5 Standard of vehicle accesses onto state highways – n/a.
- n. Rule 6.6.3.6 Surfacing of driveways – requires the first 5m of the access way to be hard surfaced. The proposal complies with this
- o. Rule 6.6.3.7 Gradient of driveways – compliance is anticipated.
- p. Rule 6.6.3.8 Minimum distance between driveways and dwelling – complies.
- q. Rule 6.6.3.9 Width of driveways – requires a minimum 4.5m wide legal width and a minimum 3.5m formed width. The proposal complies.

74. Overall, in terms of **Development Activity** Performance Standards associated with the the proposal is a **restricted discretionary** activity.

75. The subdivision activity status and performance standards do not apply.

76. In terms of the hazards, the site is associated with both the Hazard 1 (flood) and Hazard 2 (flood) overlays, as shown below:



77. The hazard mapped areas do not overlap, hence the Hazard 2 (flood) overlay is closer to the proposal. The Hazard 2 (flood) overlay is restricted to parts of the margins of the land area. The proposal does not seek to located any residential unit on the either of the Hazard 1 or 2 mapped areas.

78. In terms of the Earthworks, these will be relatively minor, and are anticipated with be within the permitted quantum.

79. Overall, the proposal is a **non complying** activity.

Operative Dunedin City District Plan

80. As the relevant 2GP zoning is not subject to appeal, there is no requirement to refer back to the operative District Plan zone rules.

81. For completeness in the operative District Plan, the site is zoned Residential 1.

82. There are no relevant 2GP performance standards that are subject to appeal.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the “NES”)

83. The proposal does not involve subdivision, while soil disturbance will be within the permitted levels. Further, the site is already associated with residential activity – hence the proposal is not introducing a new activity.

84. However, for completeness, a DCC HAIL Report has been received (HAIL-2021-224) which concludes the site is not a HAIL site.

Overall Activity Status

85. Overall, the proposal is a **non complying** activity.

NOTIFICATION

86. The matter of both public and limited notification is discussed below:

Public Notification (s95A)

87. In terms of Step 1 (Mandatory public notification in certain circumstances), public notification is not being requested and the application does not involve the exchange of recreation reserve land. Step 2 is to be considered.

88. In terms of Step 2 (Public notification precluded in certain circumstances), there are no rules or national environmental standards precluding public notification. The application is not for the listed activities. Step 3 is to be considered.

89. In terms of Step 3 (Public notification required in certain circumstances), there are no rules or national environmental standards requiring public notification, nor will the activity have, or be likely to have, adverse effects on the environment that are more than minor. Step 4 is to be considered.

90. In terms of Step 4 (Public notification in special circumstances), while the proposal is in a different form than what the district plan anticipates, the overall density of people is less, and the application includes specific mitigation measures. Therefore, it is concluded that there are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification (s95B)

91. In terms of Step 1 (Certain affected groups and affected persons must be notified), the activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement. Step 2 is to be considered.

92. In terms of Step 2 (Limited notification precluded in certain circumstances), there are no rules or national environmental standards precluding limited notification. The application is not for: a controlled activity that is not a subdivision; nor an activity prescribed in regulations as being precluded from limited notification. Step 3 is to be considered.
93. In terms of Step 3 (Certain other affected persons must be notified), the application does not involve a boundary activity. It is assessed that there are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Step 4 is to be considered.
94. In terms of Step 4 (Further notification in special circumstances), while the proposal is in a different form from what the district plan anticipates, the overall density of people is less, and the application includes specific mitigation measures. Therefore, it is concluded that there are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

EFFECTS ON THE ENVIRONMENT

95. To follow is a review of both the permitted baseline and the receiving environment. That review informs the assessment of effects.

Permitted Baseline

96. Under Sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect. This is called the permitted baseline.
97. For the subject site, the use of the site for residential purposes is anticipated. The 2GP provides for 20 residential units, and using Councils policy of 3.5 people/unit, 70 people could reside on the site.

Receiving Environment

98. The existing and reasonably foreseeable receiving environment is made up of:
- The existing environment and associated effects from lawfully established activities;
 - Effects from any consents on the subject site (not impacted by the proposal) that are likely to be implemented;
 - The existing environment as modified by any resource consents granted and likely to be implemented; and
 - The environment as likely to be modified by activities permitted in the district plan.
99. With regards to the subject site, the receiving environment includes the consented campervan park, which contains 20 parks, 2 cabins and the managers dwelling. Allowing for 2 people per camper park/cabin and 3.5 people in the managers resident, the expected occupancy is 47.5 people.

Assessment of Effects

100. The assessment matters of the 2GP are considered to be more relevant than those of the operative District Plan, therefore the following only considers the 2GP assessment matters.
101. Note, as discussed earlier in this AEE the following matters are assessed as having de minimis effects and do not warrant further discussion:
- Outdoor living space
 - Service area
 - Parking, loading and access

102. The key matters for assessment are limited to density and multi-unit development.
103. The relevant assessment matters are listed in Rule 15.11 (re multi-unit development) and 15.13 (re density). These are considered below:
104. Rule 15.11: Restricted Discretionary Development Activities:

Standard	Details	Comment
15.11.3 Assessment of restricted discretionary development activities		
15.11.3.1 New buildings or additions and alterations to buildings that result in a multi-unit development		
Matters of discretion 15.11.3.1.a Effects on streetscape amenity and character		
Relevant objectives and policies:		
15.11.3.1.a.i	Objective 15.2.4 Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.	Due to the site location, the proposal will have few, if any, effects on the amenity of the streetscape. The proposal does not reflect the intended future character of the neighbourhood, however, it is somewhat aligned to the current environment associated with a camper van park. Notwithstanding this finding regarding the physical aspects of the proposal, the effects are assessed as being less than minor. It is noted that the second part of the objective is not directive in nature.
15.11.3.1.a.ii	... multi-unit developments are designed to maintain or enhance streetscape and neighbourhood amenity and character (Policy 15.2.4.8)	See above re streetscape and character matters. In terms of the neighbourhood amenity, the proposal includes a number of conditions to assist with mitigation. As a result, the proposal is assessed as having less than minor effects on the neighbourhood amenity. Noting the positive effects associated with the anticipated enhanced patronage of the local commercial activities.
General assessment guidance:		
15.11.3.1.a.iii	In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the residential scale. The cumulative effect of buildings on the streetscape amenity will also be considered.	Noted. Comment: The proposed new units are all single level, providing compliance with setback and compliance, or near compliance, of outdoor space requirements. Condition of consent re external colours could be considered.

15.11.3.1.a.iv	In assessing the effects on streetscape amenity and character, Council will consider: 1. building design and placement in terms of appropriateness for the context of the site, including: considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing, and/or proportion) and materials 2. any landscaping proposed and its effectiveness in enhancing amenity and/or mitigating adverse effects 3. the level of visibility from the street 4. the location of any car parking 5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood	Noted. Due to the limited impact on streetscape amenity and character this is not considered necessary. This is limited. Centrally located on the site, and will be difficult to view. The proposal has compliance, or near compliance, of outdoor space requirements. The proposal does not exceed the building cover requirements. n/a
15.11.3.1.a.v	In general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall character and amenity.	n/a
Conditions that may be imposed include:		
15.11.3.1.a.vi	Requirements for design features to break up the bulk of the building, for example by varying building elevations, by setting parts of the building back, use of different textures, by the use of architectural features, or modulation.	n/a
Potential circumstances that may support a consent application include:		
15.11.3.1.a.vii	The visual effects of the building is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface with the street.	n/a – due to location away from the street.
15.11.3.1.a.viii	The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places.	The only adjacent building are to the north-east, and all setbacks are at least maintained.

15.11.3.1.a.ix	Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.	n/a
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105. Rule 15.13: Non complying Activities:

Standard	Details	Comment
15.13.5 Assessment of non-complying performance standard contraventions		
15.13.5.1 Density		
Guidance on the assessment of resource consents		
15.13.5.1.a	Strategic Directions - Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5)	In keeping with the Environment Court direction within decision NZEnvC 250 (ENV-2017-CHC-038) strategic directions are not intended to be applied directly to applications for resource consents. Therefore, Section 2 of the 2GP is not required to be assessed as part of this resource consent application.
15.13.5.1.b	Objective 15.2.4 See above Policy 15.2.4.2 Require residential activity to be at a density that reflects the existing residential character or intended future character of the zone. Policy 15.2.4.3 Restrict the tenancy and design of family flats...	See above This policy is focused on 'density' – however, it does not define which density is relevant. • In terms of the density of people, the proposal is anticipated. • In terms of the density of the built environment, the proposal complies (as per building cover requirement). • However in terms of density of residential units, the proposal does not align with this policy. Further it is noted this is a directive policy. n/a
15.13.5.1.c	See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.	Due to the near compliance with anticipated waste water flows (as per earlier in this AEE), consideration of Section 9.8 is not required.

Effects Assessment Conclusion

106. A number of the reasons for this resource consent application result in de minimis effects.

107. The key matters are density and multi-unit development.

108. The proposal is the residential use of residentially zoned land, albeit not in a form anticipated. The offered conditions of consent assist with the mitigation of effects, and overall, the proposal is assessed as having less than minor effects to the surrounding properties, while providing beneficial effects (such as providing essential accommodation

to support the new Dunedin Hospital construction project, and increased support of the local commercial activities).

OFFSETTING OR COMPENSATION MEASURES ASSESSMENT

109. Conditions of consent are offered to assist mitigation.

OBJECTIVES AND POLICIES ASSESSMENT

110. In accordance with Section 104(1)(b) of the RMA, the objectives and policies of the operative District Plan and the 2GP are assessed below:

Operative District Plan:

111. Within the operative District Plan the key Objectives and Policies are below:

Section 8 (Residential)

Objective/Policy	Comment
8.2.1 Seeks to ensure the adverse effect on amenity values and character are avoided, remedied or mitigated.	Due to a combination of the site location, the proposed layout and the conditions offered, any adverse effects have been sufficiently mitigated.
8.3.1 Seeks to maintain or enhance amenity values and character	
8.2.4 Seeks to ensure that the existing urban service infrastructure servicing residential areas is sustained for the use of future generations.	Service infrastructure is protected by both density of people (i.e. water/sewer) and site cover (stormwater). The proposal has a density of people (as measured by habitable rooms) below that anticipated by the 2GP. Therefore the proposal does not threaten water/sewer infrastructure.
8.3.4 Seeks to ensure that the density of new development does not exceed the design capacity of the urban service infrastructure.	In terms of stormwater, the proposal has less built cover than anticipated by the more relevant 2GP. Therefore the proposal does not threaten stormwater infrastructure.
8.3.5 Seeks to restrict the density of subdivision and new residential development in areas in which water supply is currently inadequate.	There are no known water supply issues associated with the subject site/area.

112. Overall, it is assessed that the proposal is consistent with the relevant objectives and policies of the operative District Plan.

2GP:

113. Within the 2GP there are a number of sections that have relevance in terms of the Objectives and Policies. The relevant items are included below:

Strategic Directions (Section 2):

114. In keeping with the Environment Court direction within decision NZEnvC 250 (ENV-2017-CHC-038) strategic directions are not intended to be applied directly to applications for resource consents. Therefore, Section 2 of the 2GP is not required to be assessed as part of this resource consent application.

Residential Zones (Section 15):

Objective	Supporting Policy	Comment
Objective 15.2.1 Residential zones are primarily reserved for residential activities and...		The proposal is for residential activity in a residential zone.
Objective 15.2.2 Residential activities, development, and subdivision activities provide high quality on-site amenity for residents.	Policy 15.2.2.1 Require residential development to achieve a high quality of on-site amenity by: a. providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation; b. having adequate separation distances between residential buildings; c. retaining adequate open space uncluttered by buildings; and d. having adequate space available for service areas.	The proposal has been designed to comply with required setback, along with compliance, or near compliance, for outdoor space requirements. Due to the proposed site being managed, centralised rubbish collection results in reduced need for service area space.
Objective 15.2.3 Activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.	Policy 15.2.3.1 Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and future residential buildings and their outdoor living spaces.	The proposal complies with these matters.
Objective 15.2.4 Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.	Policy 15.2.4.1 Require development to maintain or enhance streetscape amenity by ensuring: a. garages, carports and car parking do not dominate the street; b. there are adequate green space areas free from buildings or hard surfacing; c. buildings' height and boundary setbacks, and scale reflect the existing or intended future residential character; d. shared service areas are	Objective 15.2.4 Discussed earlier in this AEE. Policy 15.2.4.1 The parking does not dominate the street. Green space is provided by outdoor areas and low building coverage across the site. The buildings height and boundary setbacks reflect the existing or intended future residential character. In terms of scale the buildings are smaller than anticipated. The shared service area is not anticipated to be visible from ground level from outside the site. There is no outdoor storage.

	not visible from ground level from outside the site; and e. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects. Policy 15.2.4.2 Require residential activity to be at a density that reflects the existing residential character or intended future character of the zone. Policy 15.2.4.8 See above	Policy 15.2.4.2 Discussed earlier in this AEE Policy 15.2.4.8 Discussed earlier in this AEE.
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115. In terms of the objectives and policies a key matter is Policy 15.2.4.2 which requires density that reflects the existing residential character or intended future character of the zone. The proposal does not comply with the anticipated density of residential units, therefore the proposal is contrary to this directive policy.

Operative and Proposed Regional Policy Statement for Otago

116. The operative and proposed Regional Policy Statement for Otago raises no matter of concern.

DECISION MAKING FRAMEWORK

Part 2 Matters

117. It is considered that there is sufficient assessment guidance within both the operative District Plan and in the 2GP. As a result, there is no need for an assessment in terms of Part 2 RMA.

Actual and Potential Effects

118. As noted above, the effects of the proposal are mostly internal to the site, and assessed as being less than minor.

Any Relevant Provisions

119. The only relevant provisions relate to the district plans, and it is concluded that the proposal is largely aligned with the relevant provisions, save for one directive matter.

Other Matters

120. There are no other matters relevant to this application.

Section 104D

121. S104D RMA requires an application for a non-complying activity to pass at least one of the s104D 'gateways': either the effects will be no more than minor, or the proposal is not contrary to the relevant objectives and policies.
122. As detailed above, the proposal passes the effects gateway, therefore, consideration to granting consent can be given under s104D.

123. In terms of the risk of setting an undesirable precedent, the proposal is for residential activity in a residential zone, albeit in a different form. The proposed use (worker accommodation), the conditions of consent and the proposed onsite management assist to differentiate the proposal. Further, the subject site has a history (including the consented environment), setting and a physical form that sets it apart from the majority of the zone. Thus, if consent is granted, the risk of setting an undesirable precedent is assessed as being very low.

Specific Considerations

124. Details of any permitted activity that is part of the proposal: Not applicable
125. S124 / S165ZH91(e): Not applicable
126. S85 of the Marine and Coastal Area: Not applicable
127. Subdivision Consent – Additional Information: Not applicable
128. Reclamation Consent – Additional Information: Not applicable

Written Approvals

129. As no person is identified as being affected by the proposal, this application does not include any written approvals.

CONCLUSION

130. The subject site is a unique residentially zoned site. The consented environment provides for an expected occupancy of almost 50 people, while the 2GP could anticipate for up to 70 people.
131. The proposal is a unique residential development due to the proposed form, the management of the site and the conditions offered as part of this application⁴. The form provides for single person worker accommodation, while the on-site/collective management will assist to manage effects into the future. The conditions include a restriction on leasing units individually.
132. Ultimately, the proposal will have a temporary life, as the facility is required to support the construction of the new Dunedin Hospital. However, due to uncertainties in terms of construction timeframes, no end date is requested⁵.
133. While the form of proposal differs from that anticipated in the zone, this AEE concludes that the effects of the proposed residential activity will be less than minor.
134. Overall, subject to conditions of consent, the proposal is assessed as being suitable for consent to be granted.

Anderson & Co (Otago) Limited

⁴ A condition of consent could be the annual review of the activity to ensure appropriate management.

⁵ Once the site is no longer required as worker accommodation (as envisaged by this application), any future residential use of the site will need to comply with the relevant rules of the District Plan, or a further resource consent application will be required, which can be considered on its merits at that time. Such a clarification could be made via a Consent Note.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **OT170/55** **Part-Cancelled**

Land Registration District **Otago**

Date Issued 17 July 1913

Prior References

OT137/65

Estate	Fee Simple
Area	1.0117 hectares more or less
Legal Description	Allotment 2 Deposited Plan 2277
Registered Owners	
Antony Brian Burtenshaw and Bronwyn Joy Oaten	

Interests

Appurtenant hereto is a right of way over that part of Otokia River included in Allotment 1 Plan No.2277 created by Transfer 56466 - 11.10.1912 at 10.50 am

Subject to a right of way over part coloured yellow on the said plan hereon created by Transfer 56466 - 11.10.1912 at 10.50 am

631637 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 15.3.1985 at 10.27 am

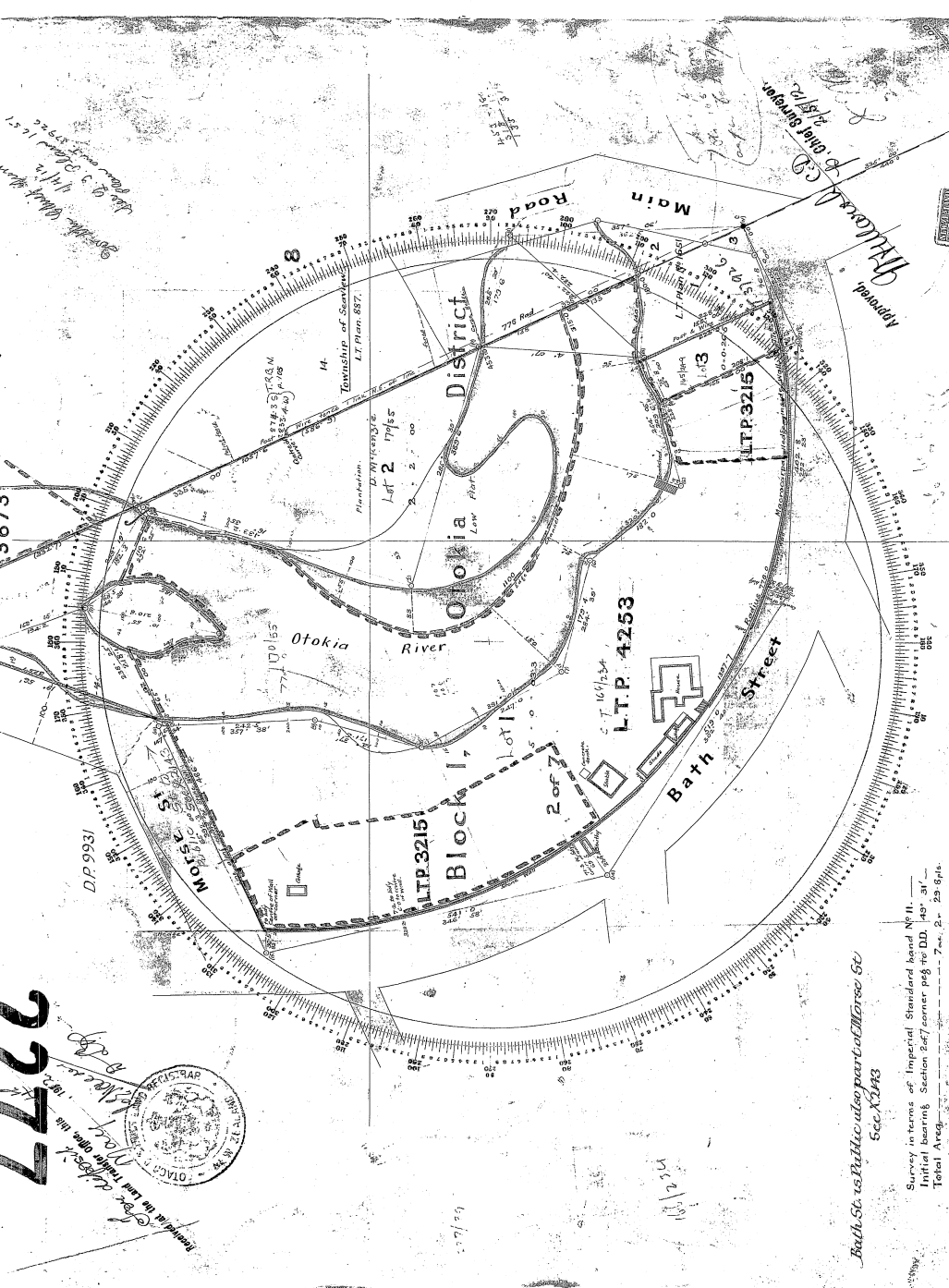
652375 Gazette Notice declaring part of the within land (36m²) and a right of way easement over part of the within land (398m²) shown hatched black on the diagram hereon is hereby acquired for a sewage pumping station and shall vest in The Silverpeaks County Council - 11.3.1986 at 10.55 am

9450467.3 Mortgage to Westpac New Zealand Limited - 9.7.2013 at 3:54 pm

DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND
FOR SURVEYS UNDER THE LAND TRANSFER ACT.
5673

2277

Vol. 137 fol. 65.



Plan of part of Block VIII, Township of Brighton.
Surveyed for Thomas Connor.

By N. Paterson.
Licensed Surveyor (or Authorised Assistant)
Date: March 8th, 1912.

2277

SCALE: 1 Chain to an Inch.

DECLARATION.
I, *Thomas Connor*, of *Dunedin*,
do hereby declare that this plan has been made from survey conducted by me (or authorised assistant)
personally, or by a person acting under my authority, and that the same is a true and correct copy of the original plan.
Witness my hand and seal, this *15th* day of *March*, 1912.

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(C. No. 21)

1411 1075

56466 TE

[New Zealand.

Memorandum of Transfer.

I, THOMAS CONNOR of Brighton Otago New Zealand Blacksmith

being registered as the proprietor

of an estate in fee simple subject however to such encumbrances liens, and interests as are notified by memorandum underwritten or endorsed hereon, in all that piece of land situated in the Township of Brighton, containing Five acres three poles and three tenths of a pole (5 acres 3.3 poles)



be the same a little more or less being that part of Block eight (VIII) on Plan of said Township deposited in the Deeds Registry Office at ... Dunedin as Number 21 and being that part of the land included in ... Certificate of Title Register Book at Dunedin Volume 137 Folio 65 shown on the Plan hereon and therein outlined in red.

IN CONSIDERATION of the sum of ONE THOUSAND THREE HUNDRED ... of Dunedin Otago Grocer and General Merchant and Ellen Jane Hobbs wife of POUNDS paid to me by FREDERICK WILLIAM WILLIAMS .. CHARLES JOHN ...

HOBBS of Dunedin Otago Grocer and General Merchant. the receipt of which sum I hereby acknowledge DO HEREBY TRANSFER to the said ... Frederick William Williams and Ellen Jane Hobbs as tenants in ...

common all my estate and interest in the said piece of land together with full and free right of way and passage at all times by day or by night with or without boats for the said Frederick William Williams and Ellen Jane Hobbs their and each of their Executors administrators and assigns the owner or owners occupier or occupiers for the time being of the piece of land hereinbefore described his and their servants workmen hirers bailees passengers tenants and occupiers through over and along that portion of the balance of the land comprised in the said Certificate of Title shown on the said Plan drawn

hereon shaded in blue and marked Otokia River lying to the North East

ward of the lines shown on the said Plan commencing at the North East corner of the land hereby transferred running thence in a North Westerly direction bearing 293° 25' a distance of 110.6 links thence in a North Westerly direction along the shore of the Island shown on said Plan to the Northernmost point of said Island thence on a line bearing 339 degrees 15 minutes to a point in the North Western ..

the receipt of which sum hereby acknowledge boundary of the land in said Certificate of Title, Reserving neverthe-

~~do hereby transfer to the said~~

~~all~~ estate and interest in the said piece of land

-less to myself full and free right of way and passage at all times
by day or by night with or without boats for myself my executors ad-
-ministrators and assigns the owner or owners occupier or occupiers
for the time being of the balance of the land in the said Certificate
of Title his and their servants workmen hirers bailees passengers ..
tenants and occupiers through over and along that portion of the land
hereby transferred shown on the Plan hereon shaded blue and marked
Otokia River.

In witness whereof I have hereto subscribed my name this 24th
day of September one thousand nine hundred and twelve.

Signed on the day above named by the said

THOMAS GONNOR -

Thos. Gonnor

In the presence of

Name *W R McFadden*

Occupation *Commission Agent*

Address *Dunedin.*

SIGNED by the said FREDERICK WILLIAM
WILLIAMS in the presence of -

Frederick William Williams

W R McFadden
Commission Agent
Dunedin

SIGNED by the said ELLEN JANE HOBBS
in the presence of -

Ellen Jane Hobbs

W R McFadden
Commission Agent
Dunedin

—SCALE: 1 Chain to an Inch.

Correct for the purposes of The Land Transfer Act.
Walter T. Atkinson.
 Licensed Surveyor.

Block 1,

Otokia

District

2 of 7

L.T. Plan
1651

Radius 3778

Macracarpa Hedge inside wall

No. **56466** TRANSFER OF Part Block VIII

situated in Township of Brighton.

CORRECT FOR THE PURPOSES OF THE LAND TRANSFER ACT.

John Wilkinson

SOLICITOR,
DUNEDIN.

MR THOMAS CONNOR.

} Vendor.

MESSRS WILLIAMS & HOBBS.

} Purchasers

Particulars entered in the Register Book

Vol. **137** Folio **65.**

the **11th** day of **October** 19**12**

at **10** o'clock.



G. H. H. H.
District Land Registrar.

*166
234.*

J. Wilkinson
11/10/12
10-50
JOHN WILKINSON,

SOLICITOR,
DUNEDIN.

IN THE MATTER of Section
19 of the Public Works
Act 1981

The District Land Registrar
Otago Land Registry

CC 631637 Compensation

Cpy - 01/01.Pgs - 003.30/05/13.09:40



Certificate Pursuant to Section 19

Notice is hereby given that an agreement has been entered into for land to be taken for Sewerage Pumping Station in accordance with Section 119 of the Public Works Act 1981 and land to be declared road in accordance with Section 20 of the Public Works Act 1981.

Land Affected

Lot 2 on D.P.2277 being Part Sections 2 of 7, Block I, Otokia
Survey District as contained in Certificate of Title reference
170/55.

Agreement

Payment of Two thousand and twentytwo Dollars (\$2,022.00) was agreed between the Silverpeaks County Council and Mrs D.J. Merrilees as compensation for approximately 36m² for Sewerage Pump Station Site and 31m² for road.

Party to the Agreement

Mrs D.J. Merrilees, 331 Main Road, Brighton.

The Plan and Consent may be inspected at the offices of the Silverpeaks County Council, 45 Filleul Street, Dunedin, between the hours of 9.00am and 4.00pm, Monday to Friday.

Dated at Dunedin this 14th day of March 1985.

P.M. Willis,
County Manager.

Date of at Dunedin the
 LAND REGISTERED
 P. J. Willis,
 County Manager.
 IN REGISTER

10.27 15.MAR85 631637

NEW ZEALAND LAND REGISTRY

10.27 15.MAR85 631637

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY DIARY
ASST. LAND REGISTRAR





Ministry of Works and Development

District Office,
Government Insurance Building,
cnr Rattray and Princes Streets,
Private Bag, Dunedin,
New Zealand.

Telephone 748 899 Telex NZ 5728

Inquiries to

Date 5 March 1986

Our ref 18/300/28

Your ref

The District Land Registrar

DUNEDIN

GN 652375 Gazette Notice

Cpy 01/01.Pgs - 004.04/06/13.08.11



DocID 213402593

... I enclose, for deposit in your office, copy of a gazette extract together with a duplicate copy of the plan referred to therein.

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect will you please refrain from registering it and inform me at once.

R. K. Wood

R K Wood
for District Commissioner of Works

Encl Copy of NZ Gazette 27 February 1986 no. 26 p. 868
Copy of ~~plan~~ SO Plan 21430

The Purpose of Compensation Certificate No. has
been fulfilled.

Please discharge.

*Declaring Land and a Right of Way Easement to be Acquired for
a Sewerage Pumping Station in Block I, Otakia Survey District,
Silverpeaks County*

PURSUANT to section 20 of the Public Works Act 1981, the Minister of Works and Development declares that, an agreement to that effect having been entered into, the land described in the First Schedule and a right of way easement over the land described in the Second Schedule vesting the rights described in the Third Schedule hereto is hereby acquired for a sewerage pumping station and shall vest in The Silverpeaks County Council on the 27th day of February 1986.

FIRST SCHEDULE

OTAGO LAND DISTRICT

Land for a Sewerage Pumping Station

ALL that piece of land containing 36 square metres, being part Lot 2, D.P. 2277; shown marked "A" on S.O. Plan 21430, lodged in the office of the Chief Surveyor at Dunedin.

SECOND SCHEDULE

OTAGO LAND DISTRICT

Land Over Which Right of Way Easement Acquired

ALL that piece of land containing 398 square metres, being part Lot 2, D.P. 2277; shown marked "D" on S.O. Plan 21430, lodged in the office of the Chief Surveyor at Dunedin.

THIRD SCHEDULE

OTAGO LAND DISTRICT

Description of Right of Way Easement

IN order to construct, maintain, repair or replace such items connected with the sewerage pumping station, the full free and unrestricted right for the agents and workers of The Silverpeaks County Council to pass over the said land with or without the necessary vehicles, implements, tools and materials for the purpose aforesaid.

Dated at Wellington this 20th day of February 1986.

A. MUNRO,
for Minister of Works and Development.

(P.W. 53/138; Dn. D.O. 18/300/28)

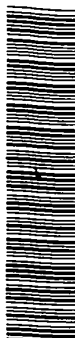
14/1

The within land is now known
as Section 73 Block I Otokia

Survey District - 8.4.1986 at 9.32a
See RA 653622/2

[Signature]
A.C.

RECALL FILE LABEL
F5000020114781



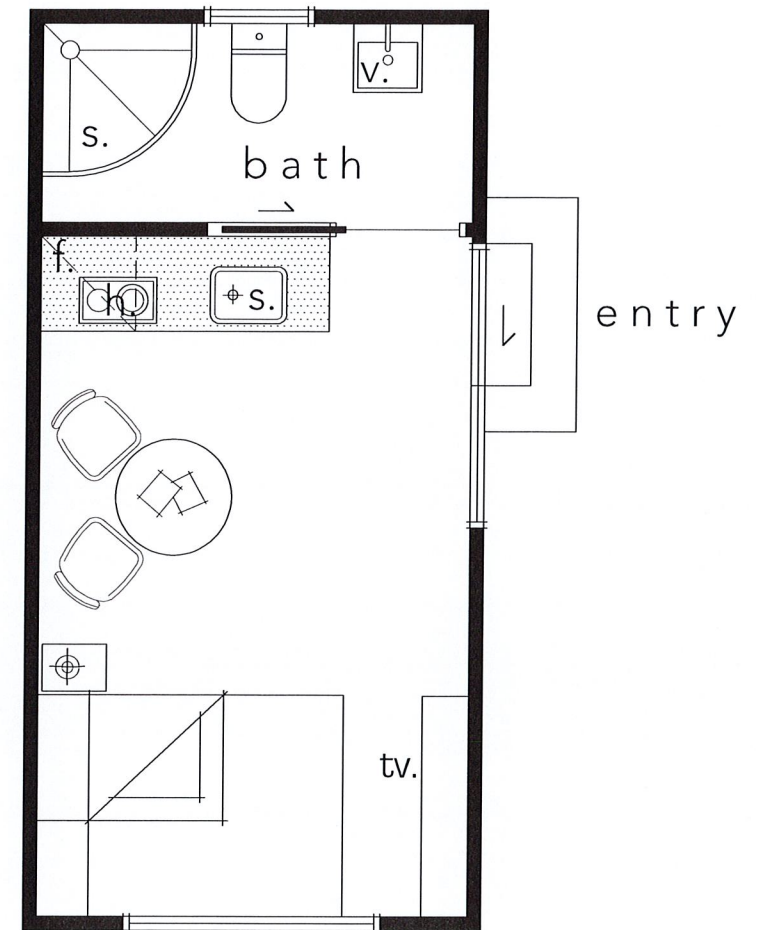
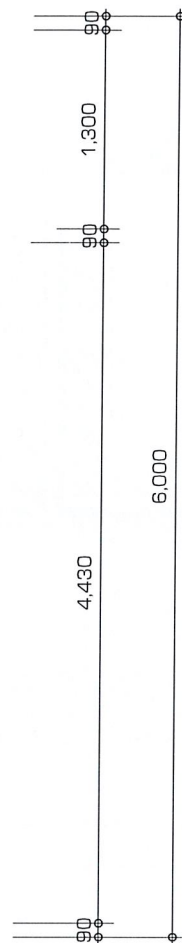
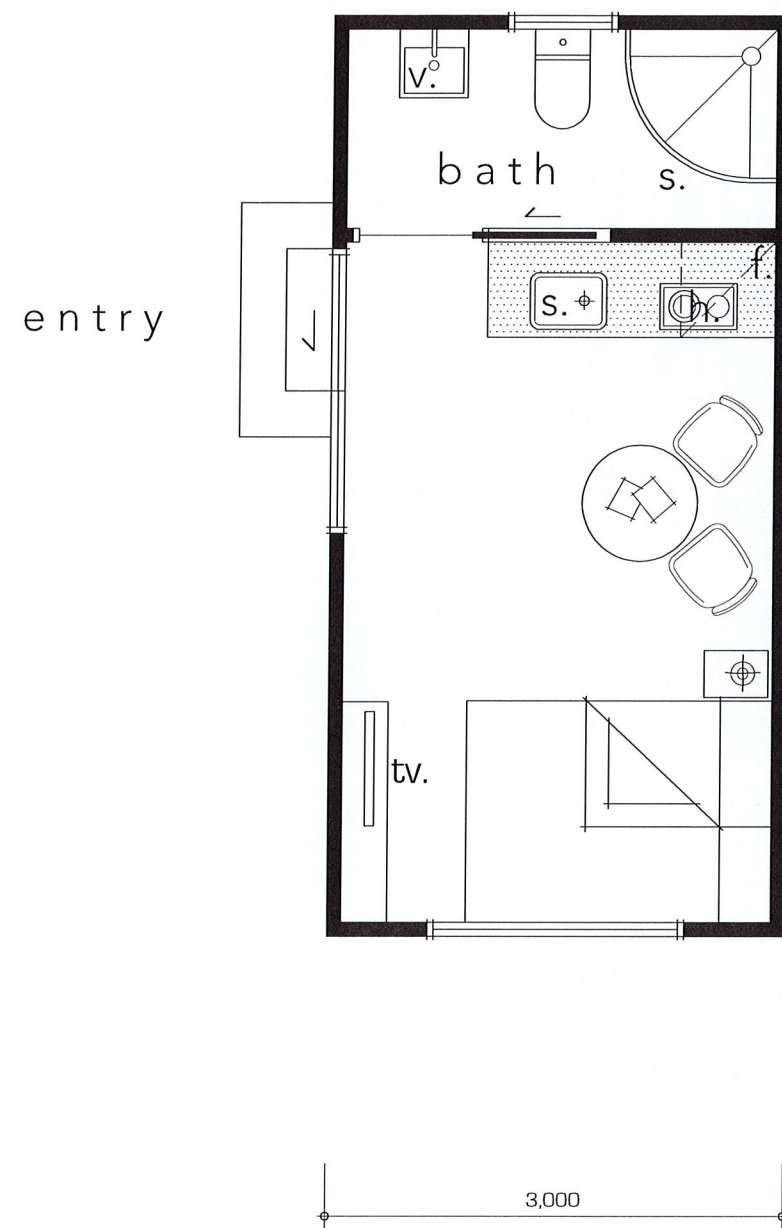
[Faint, mostly illegible text, possibly a list or table of land parcels with various details.]



10.55 11.MAR.86
70/55
PARTICULARS ENTERED IN REGISTER 1,
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

652375

[Handwritten initials] 22/5/86

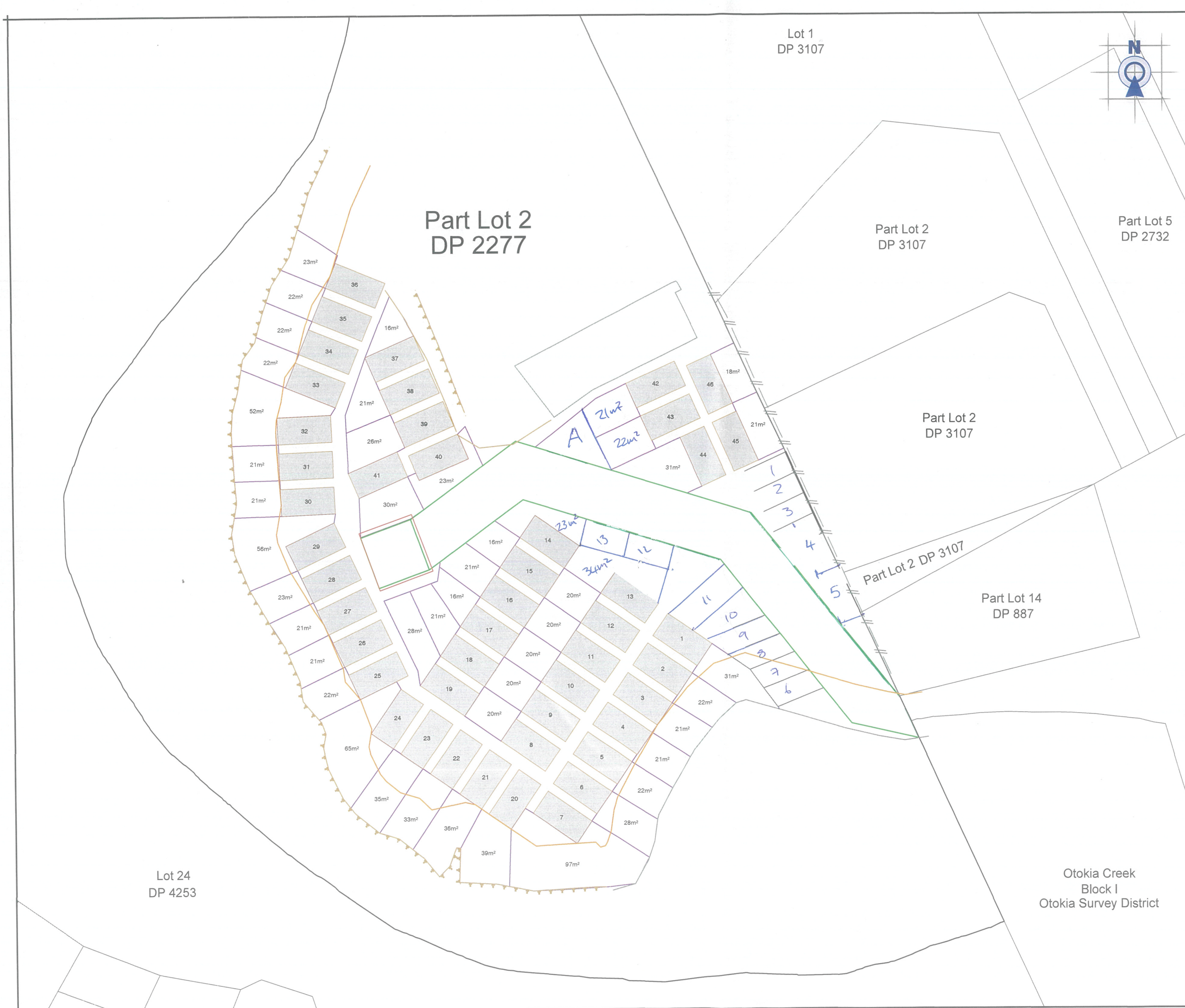


f l o o r p l a n s



Contractor to verify dimensions before commencing works

Amendments -



KEY

- Existing Building
- 5m offset from edge of bank
- Bottom bank / Top bank
- Proposed Unit Outline
- Lot Boundary
- Easement
- Outdoor Area
- Car Park
- Fence

Parking Details

1, 2, 3 5.3m x 2.5m
4 6.3 x 2.6m
5 6.0 x 2.6m
6, 7, 8, 9 5.0 x 2.5m
10, 11 5.3 x 2.5m
12, 13 5.0 x 2.5m

Service area

A = 20m²

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Client/Location:

Anderson & Co Ltd
1044 Brighton Road
Part Lot 2 DP 2277

Purpose/Drawing Title:

Proposed Unit Layout

Surveyed by:	BM	Original Size: A3	Scale: 1:400
Designed by:	-		
Drawn by:	BM		
Checked by:	-		
Approved by:	-		
Job Ref: 18196	Sheet No: 1	Revision No: C	Date Created: 22/04/2022