

Reference No: 2019 - 1060

16 October 2020

William Englebreton
2705 Waikouaiti - Waitati Highway
Merton
OTAGOSent via: williamenglebreton2386@gmail.com

Dear William

PROPOSED VEHICLE CROSSING PLACE - 2705 WAIKOUAITI - WAITATI HIGHWAY

Thank you for your request for crossing place approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

Proposal

Approval is sought to establish a vehicle crossing place for access to a property at 2705 Waikouaiti - Waitati Highway in the Merton Area. The property does not currently have legal access to a road and this section of State Highway 1 is a Limited Access Road. Accordingly, legal access to the State Highway is sought by way of the establishment of a crossing place. The crossing place is proposed to be located where there is an existing access opposite the intersection of Russell Road and State Highway 1.

Assessment

In assessing the proposed activity, Waka Kotahi notes that the site does not have access available to any other road with physical access being only available to the highway. There is currently a partially formed vehicle crossing in the proposed crossing place location. The vehicle crossing has been assessed and is considered to be in an appropriate location. The access will need to be improved so that it complies with a Diagram C Standard and will also need to include a sealed level platform area for vehicles to pause on before turning on to the highway. The platform will need to be sealed for a length of 8 metres back from the edgeline of the State Highway. The need for these improvements has been imposed by way of conditions of this approval and will be reinforced through the Corridor Access Request process.

Conditions

As part of any proposal to form a crossing place the following conditions are imposed:

1. That the vehicle crossing shall be upgraded in accordance with the NZ Transport Agency's Diagram C standard as outlined in the Planning Policy Manual (2007) and shall include a sealed level platform area to the satisfaction of the NZ Transport Agency's Network Manager.
2. Once the works have been completed to the satisfaction of the NZ Transport Agency's Network Manager, a crossing place notice per Section 91 of the Government Roadings Powers Act 1989 will be registered on the title confirming the legal establishment of the crossing place.

Determination

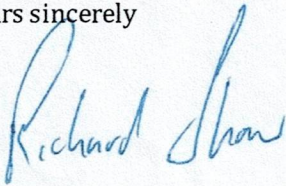
As the site fronts a Limited Access Road, Waka Kotahi provides approval for the site to gain direct access from the State Highway as described above.

Advice Notes

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are required to apply to Waka Kotahi for a Corridor Access Request (CAR) and for that request to be approved. Please submit your CAR online via www.beforeudig.co.nz and/or www.submitica.co.nz a minimum of fourteen working days prior to the commencement of any works on the state highway.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the processing planner Stewart Fletcher via email at stewart.fletcher@nzta.govt.nz or you can contact the consents and approvals team at the following email address - consentsandapprovals@nzta.govt.nz.

Yours sincerely



Richard Shaw

Team Leader – Consents and Approvals

cc: Highway Highlanders, Dunedin

Enclosed:

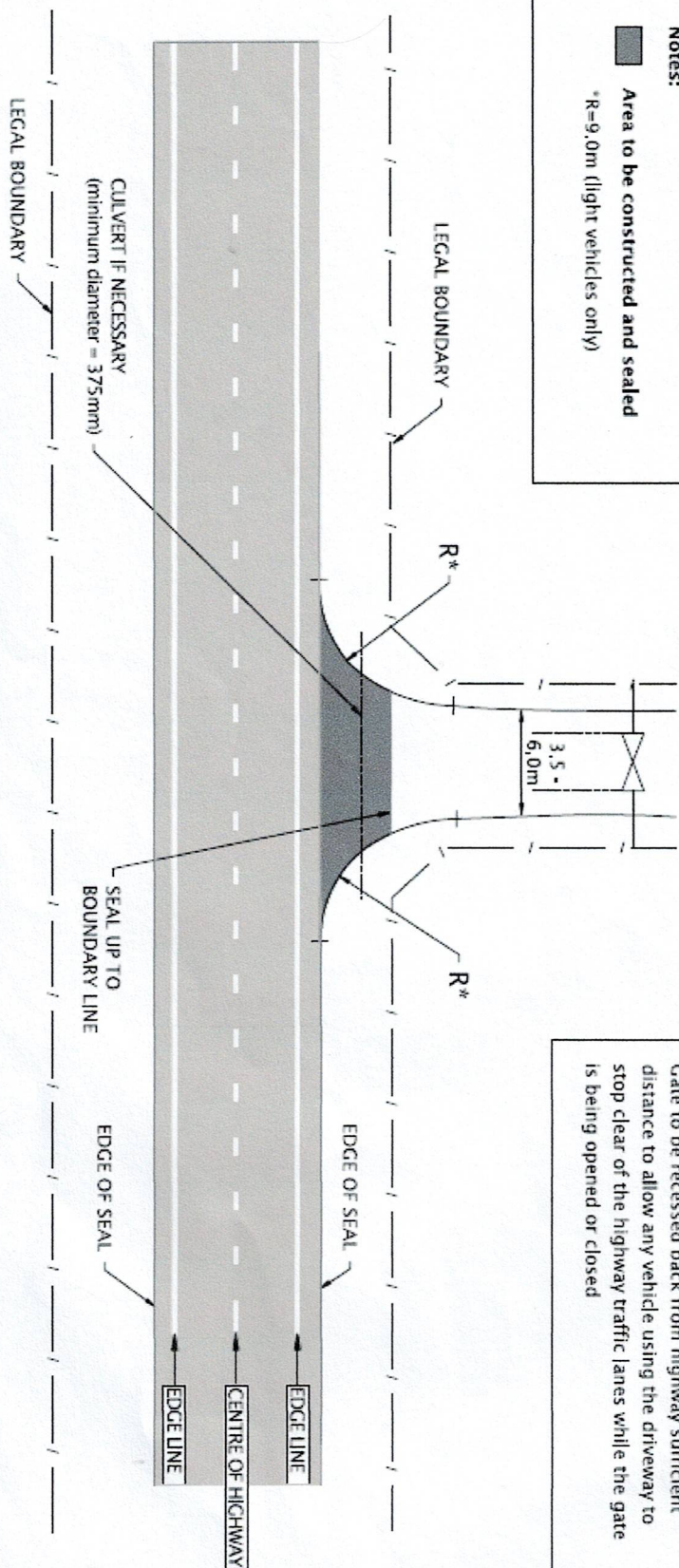
- Attachment 1: Diagram C Access Standard

Notes:

■ Area to be constructed and sealed

*R=9.0m (light vehicles only)

Gate to be recessed back from highway sufficient distance to allow any vehicle using the driveway to stop clear of the highway traffic lanes while the gate is being opened or closed



BUILDING, PLUMBING AND DRAINAGE

Public Sewer sheets.

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

Dunedin City Council Private Drainage plans incomplete.

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

Building and Drainage Information

There is no drainage information available for this property.

Building and Drainage Consents

There are no records of any Building Consents for this property.

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

There are no Building or Drainage Permits recorded for this property. In some instances permits may have been recorded as building consents, please also check the consent section of the LIM.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

HAZARDS

SITE HAZARDS

This property is identified in a Stout Report - Landslides in the Kilmog Hill - Sea Cliff Area, SubClass - Kilmog Landslides (HAZ ID 10115)

Identified within GNS Science Consultancy Report 2017/41 "Revised landslide database for the coastal sector of the Dunedin City district", Barrell, July 2017.

This information is administered by the Otago Regional Council Natural Hazards Database
<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

Alluvial Fans - Active - Floodwater

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years.

This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

The **Otago Regional Council** has produced a number of reports for the **Dunedin City District** which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

There are no records of any Health Licences for this property.

Liquor Licensing

There are no records of any Liquor Licences for this property.

CITY PLANNING

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz ; 03 477 9871.

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://2gp.dunedin.govt.nz/2gp/appeals-schedule.html>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RURAL

Indigenous Vegetation and Fauna - Interim Rule 16.6.2

Rule 16.6.2 applies in the Rural and Rural Residential zones, but not in any Urban Landscape Conservation Area. The rule imposes controls on the clearance or modification of indigenous vegetation, and on earthworks in respect of coastal habitat, wetland, skink habitat and indigenous vegetation. Also refer to Planning Map 79.

Type

0.5ha

5.0ha

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

55 Dt/40Nt dBA within 50m of a residence

Designations on Adjoining Property/Road

This property adjoins a property/road that is subject to the designations below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

Desig. No.	Authority	Name and Purpose	Conditions
D449	NZ Transport Agency	SH 1 - DCC/WDC Boundary to Waitati - "State Highway Purposes (SH 1)"	Yes

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Road Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	NZTA Control	Name
NATIONAL	LIMITED ACCESS	Waikouaiti-Waitati Road

SECOND GENERATION PLAN INFORMATION

Zoning

- Coastal (refer Section 16, Rural)

Scheduled Items

- Designation on adjoining road:
 - Plan ID: D449
 - Authority: NZ Transport Agency
 - Purpose: SH 1 - DCC/WDC Boundary to Waitati - State Highway Purposes (SH 1)

Overlay Zones

- Nil

Mapped Areas

- Wahi Tupuna
 - Name: Purakaunui to Hikaroroa to Huriawa
 - ID: 14
- Road Classification Hierarchy:
 - Waikouaiti-Waitati Rd is a Strategic Road

Resource Consents

There are no resource consents for this property.

Resource Consents Within 50m

There are no resource consents within 50 metres of 2705 Waikouaiti-Waitati Road Merton.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

TRANSPORTATION

Transportation is aware of the following information related to this property:

This property fronts a state highway. NZTA is the Road Controlling Authority for state highways.

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation information in relation to the property.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

WATER and WASTE

WATER

Outside a water supply area

This property is located outside the urban and rural water supply areas as shown in Appendix A and B of the Dunedin City Council Water Bylaw 208 (amended 2011) (the Bylaw). In accordance with the bylaw, existing Council approved water connections located outside identified supply areas may be maintained, but no new connections will be permitted to those properties

WASTE

No Services Available

No Dunedin City Council-owned stormwater or foul sewer services are available for connection at the subject property

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz