

Your Comment on the Silverlight Studios Accommodation

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Otago Regional Council		
*First name	Joanna		
*Last name	Gilroy (Manager Consents)		
Postal address	70 Stafford Street, Dunedin, 9016		
*Home phone / Mobile phone		*Work phone	027 201 0888
*Email (a valid email address enables us to communicate efficiently with you)	public.enquiries@orc.govt.nz		

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Otago Regional Council (ORC) has the following comments:

1) General Comments

There are no notable natural hazards identifiable particular to the site coming up in the Otago Regional Council's database. There are relative district seismic risks from the Cardrona-Hawea fault and the Alpine fault.

Neither Silverlight Studios nor their directors have any compliance or enforcement history with the ORC.

2) Consent Requirements

Otago Regional Council notes that the activity may require a consent for residential earthworks under Proposed Plan Change 8 (PC8) to the Regional Plan Water. The use of the Venice, Paris, and New York precincts as accommodation changes the use of the buildings to be residential.

The regional provisions under Proposed Plan Change 8 (PC8) are applied across the region and are not 'bound' by any underlying District Plan zoning as 'residential' or any definitions of 'residential activity' or 'residential development' in any District Plans, nor any future ownership models for lot and/ or buildings. Whilst PC8 does not contain a definition of 'residential', the Planning Standards contain the following definition of "residential activity" as meaning the use of land and building(s) for people's living accommodation. This is considered to include both temporary and permanent accommodation.

Other examples that may require regional consent include earthworks to establish building platforms, driveways, and infrastructure (such as pipes, local roads) for buildings for living accommodation or subdivisions in any zone.

It is noted in the Silverlight Studios Accommodation Resource consent application, the applicant states that rules under 14.5 of PC8 do not apply. However, as the applicant is proposing to undertake residential activities, consideration of rules under 14.5 needs to be given.

3) Conditions of Consents

Council has a range of standard conditions that are typically applied when consent is required; a copy of which are available upon request.