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Proposed change or cancellation of conditions:

Condition 1

The originally proposed shed has been constructed and finished as the sole residential dwelling. The dwell has a Code of Compliance Certificate issued by the DCC. The originally proposed dwelling shall no longer be built. It is proposed a farm shed shall be built in approximately the same location as the proposed dwelling would have been built. Earth works shall be undertaken to further mitigate the visual effect of the shed by positioning it lower than the originally proposed house. The proposed farm shed will have a floorplan of 6 metres by 7.2 metres, less than the originally proposed 200 square metre dwelling. The farm shed will have a maximum height, from finish ground level of 3 metres, less than half the proposed dwelling height of 7 metres. A vehicle turning area is proposed adjacent to the farm shed, between the shed and the boundary to 7 Darnell St. The vehicle turning area, in the proposed location, shall be screened from 7 Darnell St by existing well established planting and screened from Tomahawk & Centre Roads by planting as per Condition 4 (ii). As built plans of the existing dwelling and proposed farm shed are attached.

Condition 4

Landscape development as detailed in Condition 4 has only partially been achieved. E & M. C. Chapple have only become aware of the conditions of the granted resource consent RMA 2006-0973 during the process of applying for a building consent for the proposed farm shed. This occurred 27th March 2017. E & M.C Chapple never received a copy of Mike Moore's evidence tabled at the resource consent hearing when purchasing the property and only receiving a copy on 4th April 2017 after a request to DCC planning. For this reason a new time frame for landscaping development is proposed.

- (i) Stage 1. The fencing of the native bush has been achieved. The fencing of all waterways to prevent stock access shall be completed within 12 months of this consent being granted. E & M. C Chapple have been maintaining the fence to Tomahawk Lagoon since taking possession of the property on 30th July 2010. E & M.C Chapple are currently working with Otago Peninsula Biodiversity Group to install an electrified pest proof fence along their boundary as part of the Otago Peninsular pest free programme. E & M.C Chapple will bear some of the cost of this fencing, namely the clearing of vegetation to allow clearance for the fence. This fencing will improve the fencing to the lagoon. Significant planting has been undertaken to screen the existing house, originally the shed. This planting is now well established along the boundary between 7 Darnell St and 15 Darnell and has helped to screen the dwell at 7 Darnell St as well. Planting along the west side of the house, between the house and Darnell Street, has been started. Further planting in front of the now dwelling shall be completed by 1st April 2018.
- (ii) Stage 2. Planting to screen the proposed farm shed will be undertaken as indicated in the attached plans, sheet 5/5. Plants shall be selected from Mike Moore's list from the original consent. In addition tussock or other similar native grasses will be planted to all battered excavated slopes. This shall be completed within 12 month of the completion of the farm shed.
- (iii) Stage 3. The remainder of the planting and landscaping shall be undertaken at a steady rate and completed within 10 years of these change of conditions being granted.

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Condition 5

The proposed farm shed shall be clad in Endura Colour steel. The colour shall be Grey Friars in keeping with the existing dwelling.

Assessment of effects on environment.

1 Introduction.

This statement of effects provides an assessment of the actual effects on the environment of the proposed construction of a farm shed and vehicle turning area at 15 Darnell St Shiel Hill Dunedin. Please note that an Earthworks Resource Consent has been applied for in conjunction with this consent.

1.1 Site Description.

Located north and adjoining Tomahawk Lagoon is 15 Darnell St. The site is an 8.0937 hectare rectangle running northeast southwest longitudinally. From the boundary gate at Darnell St it falls away steeply to Tomahawk Lagoon and then rises steeply to the northeast boundary. Approximately a quarter of the property is native bush fenced from livestock. The remainder of the section is pasture and gorse. Gorse manage started 2 years ago employing a herd of goats with only limited success. E & M.C Chapple have recently contracted Otago Helicopters who have sprayed the gorse. There is an existing colour steel, single story dwelling located in the southwest corner of the section. The land is being used to raise sheep for meat, wool and recently milk. Cattle are being raised, in co-ordination with a neighbouring farm for beef. Poultry are being raised for both eggs and meat. This is for owner's consumption only. There is covered car parking for 3 vehicles under the carport that is part of the dwelling.

1.2 Description of the proposed condition changes.

It is proposed to build a farm shed and vehicle turning area instead of the originally proposed dwelling and keep the existing dwelling as the sole dwelling.

1.3 Consultation.

Consultation has been undertaken with the owners and residents of 7 Darnell Street who may be affected by the proposal. The neighbour expressed no concerns regarding the proposal and written approval has been obtained.

2 Assessment of effects.

2.1 Possible permanent effects

The effects of the proposal on the values of the Peninsular Coast Outstanding Landscape Area will only be minor and less than the effects of the originally proposed dwell as it will have a much smaller footprint and will be less than half the height. The landscape effects shall be mitigated by shed location close to the existing house, not break the horizon and planting. The proposed shed being located in the Visual Recessive Area will only have minor negative effects visually as planting to screen the shed will mitigate this issue and over time contribute to a permanent improvement visually. There will be no shading of neighbouring properties, there will be no loss of privacy to the neighbours nor will any of the neighbours have their views obstructed. The only loss of vegetation will be grass and gorse, no trees will be cut down. All roof water will be collected and used to water livestock that will be fenced out of all natural water courses. The shed will not have any amenities and thus will not affect the septic tank system. The proposed shed will not increase traffic on Darnell St. The proposed shed shall be used to store farm equipment and will not produce dust, noise or odour. Having the shed will improve the visual appearance of the property by keeping farm equipment out of view.

2.2 Possible cumulative effects.

There shall be no change to street character as the shed will not be visible from Darnell St and planting will screen it from Tomahawk and Centre Roads.

2.3 Possible short term effects.

Construction activity will only have a minor effect as it will be short term. Noise during

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construction shall be mitigated by working only during the hours of 8:00am-5:30pm on weekdays and Saturdays. No construction work shall be undertaken on Sundays and public holidays. All scrap and surplus construction material is be removed from site and disposed of correctly. No excavated material will be removed from site. Approximately 10m³ of D7, ND40 or similar gravel will be placed over excavated building site and watered to reduce dust if necessary. All the above mentioned effects will be less than the originally proposed dwelling and take less time.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**



R.W. Muir
Registrar-General
of Land

Identifier OT275/10
Land Registration District Otago
Date Issued 11 January 1936

Prior References
DI A971

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Section 5-6 Block VII Andersons Bay Survey District

Proprietors
Edwin Chapple and Michele Catherine Chapple

Interests
8546913.3 Mortgage to Westpac New Zealand Limited - 30.7.2010 at 12:15 pm

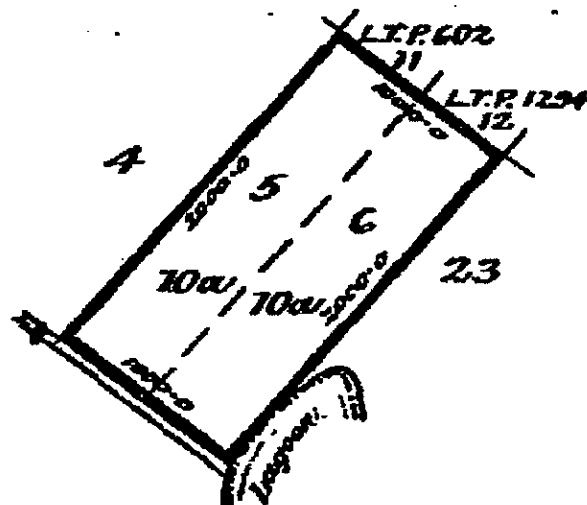
Secs. 5 & 6 Blk. VII Andersons Bay S. D.

20a: (Total Area)

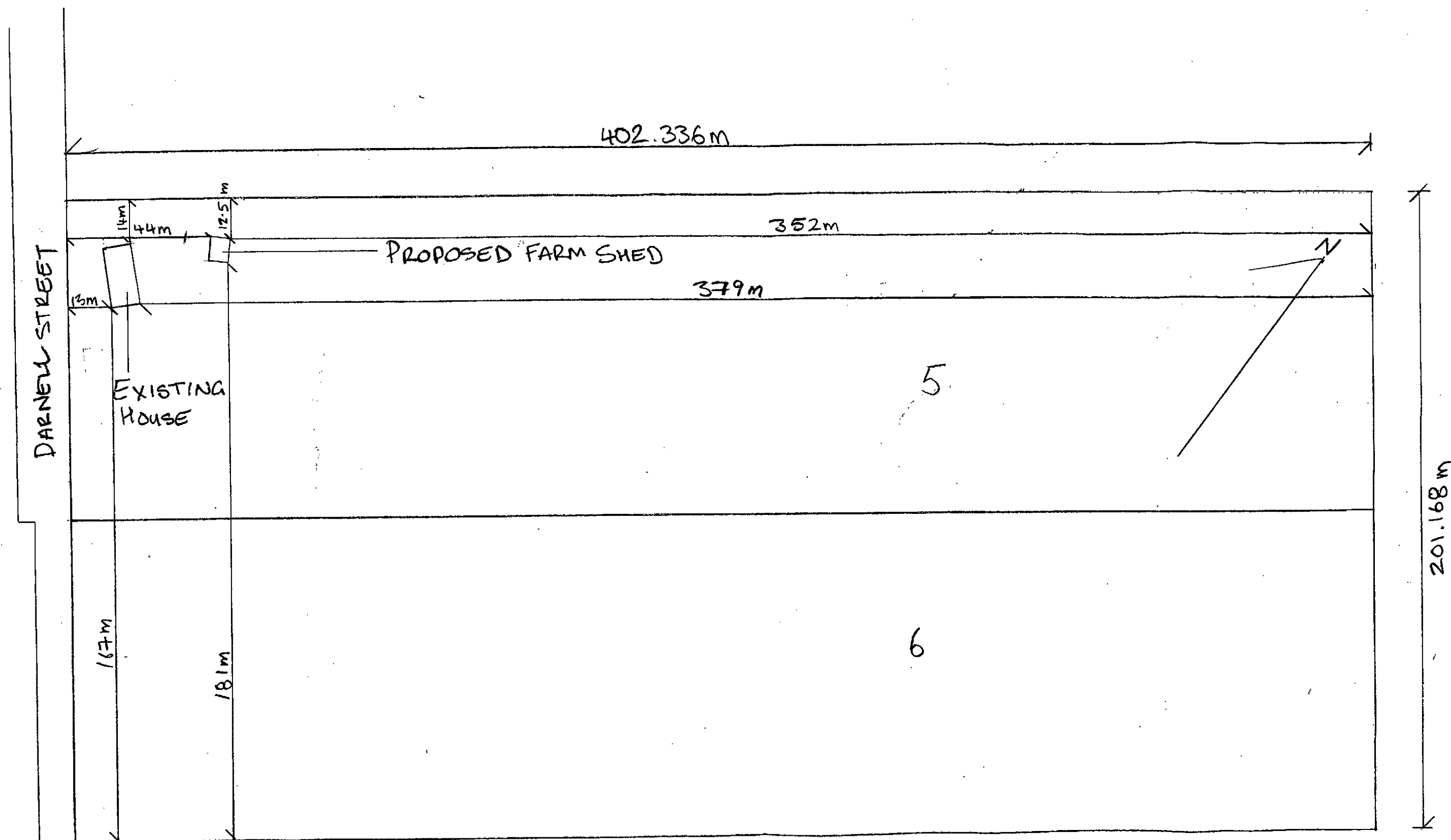
DISC

EQUIVALENT METRIC

AREA IS 8.0937 ha

Scale, 10 chains to an inch.

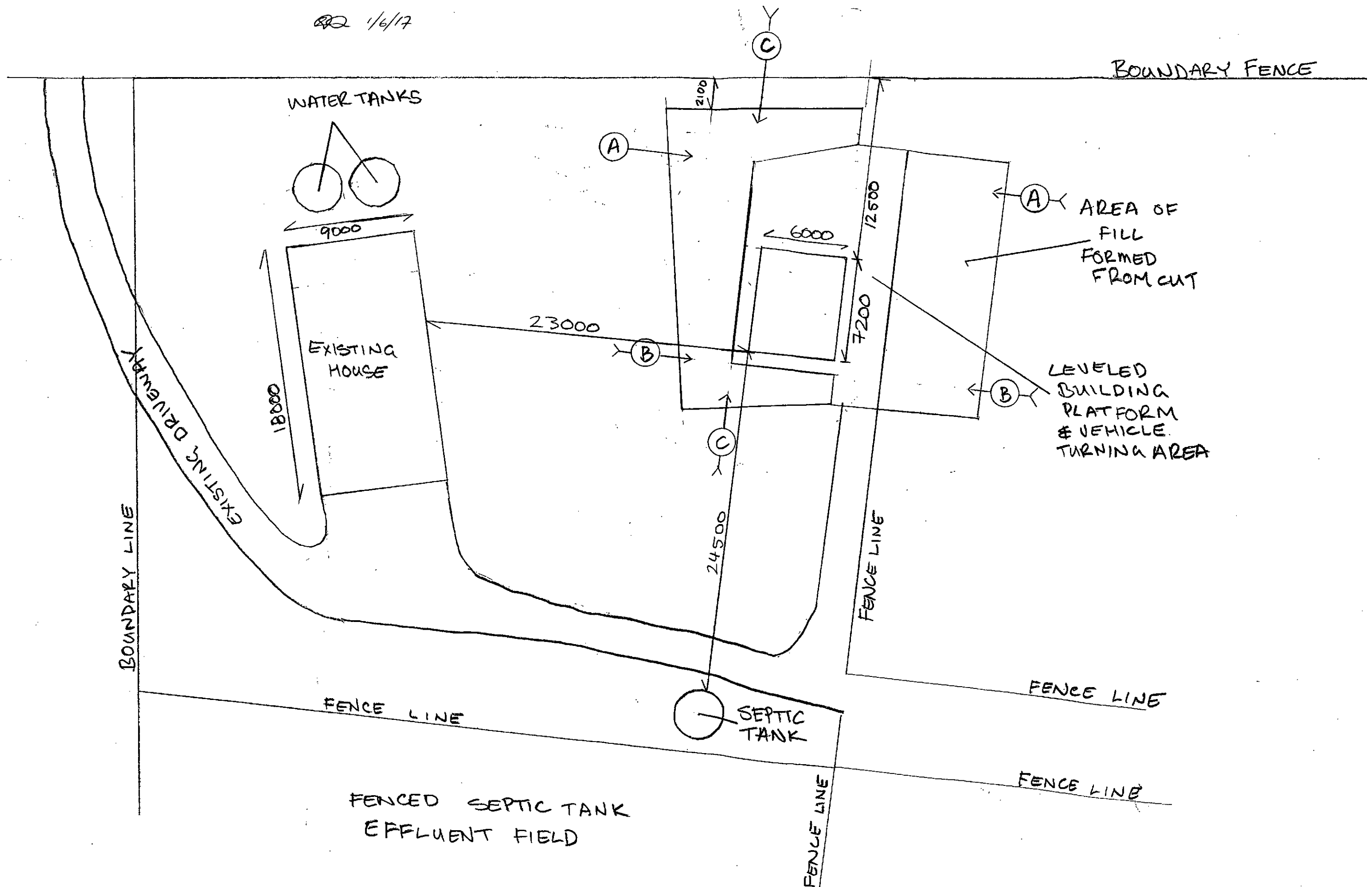
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SECTIONS 5-6. BLOCK III ANDERSONS BAY SURVEY DISTRICT

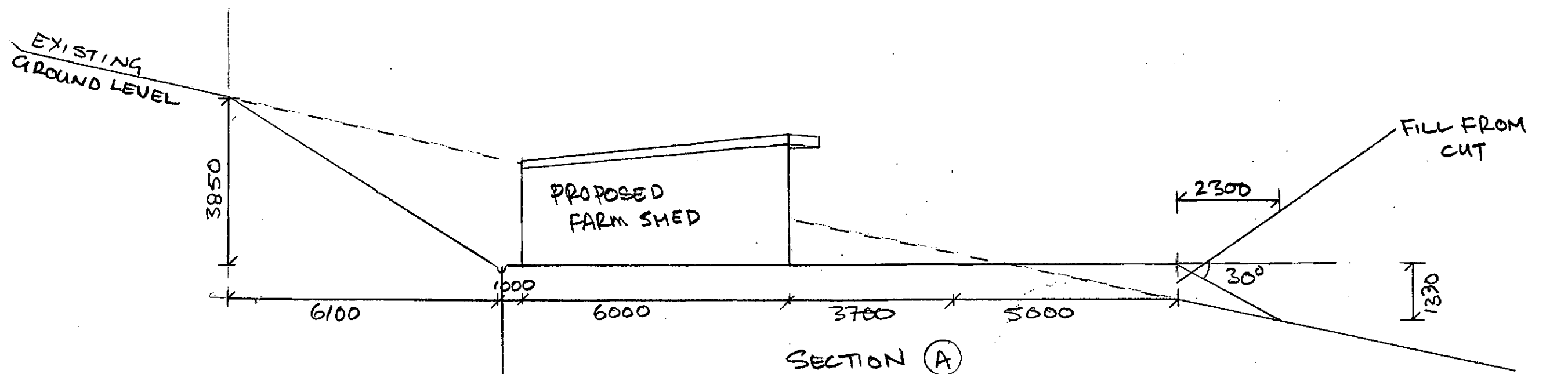
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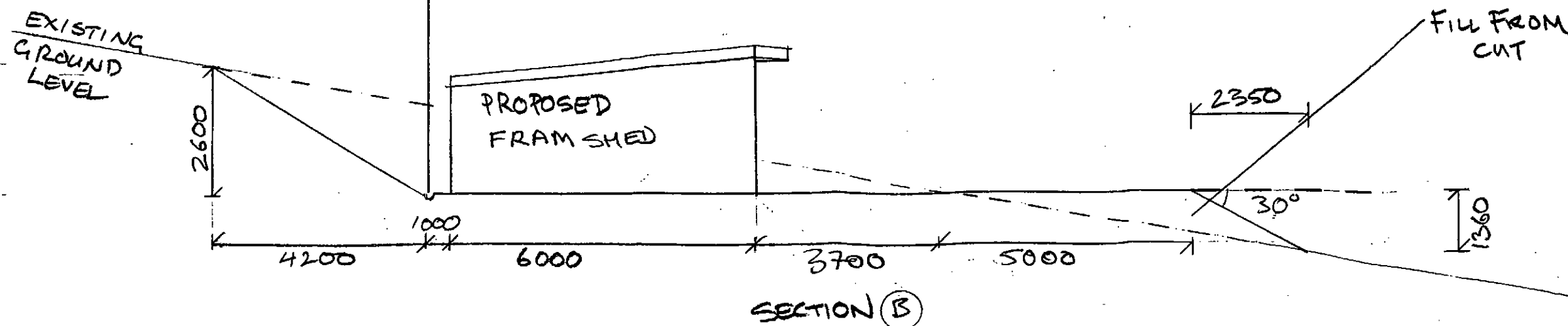


SITE PLAN SCALE 1:250 A3	PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR E&C CHAPPLE	SHEET 2/5 1/4/2017
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RD 1/4/17

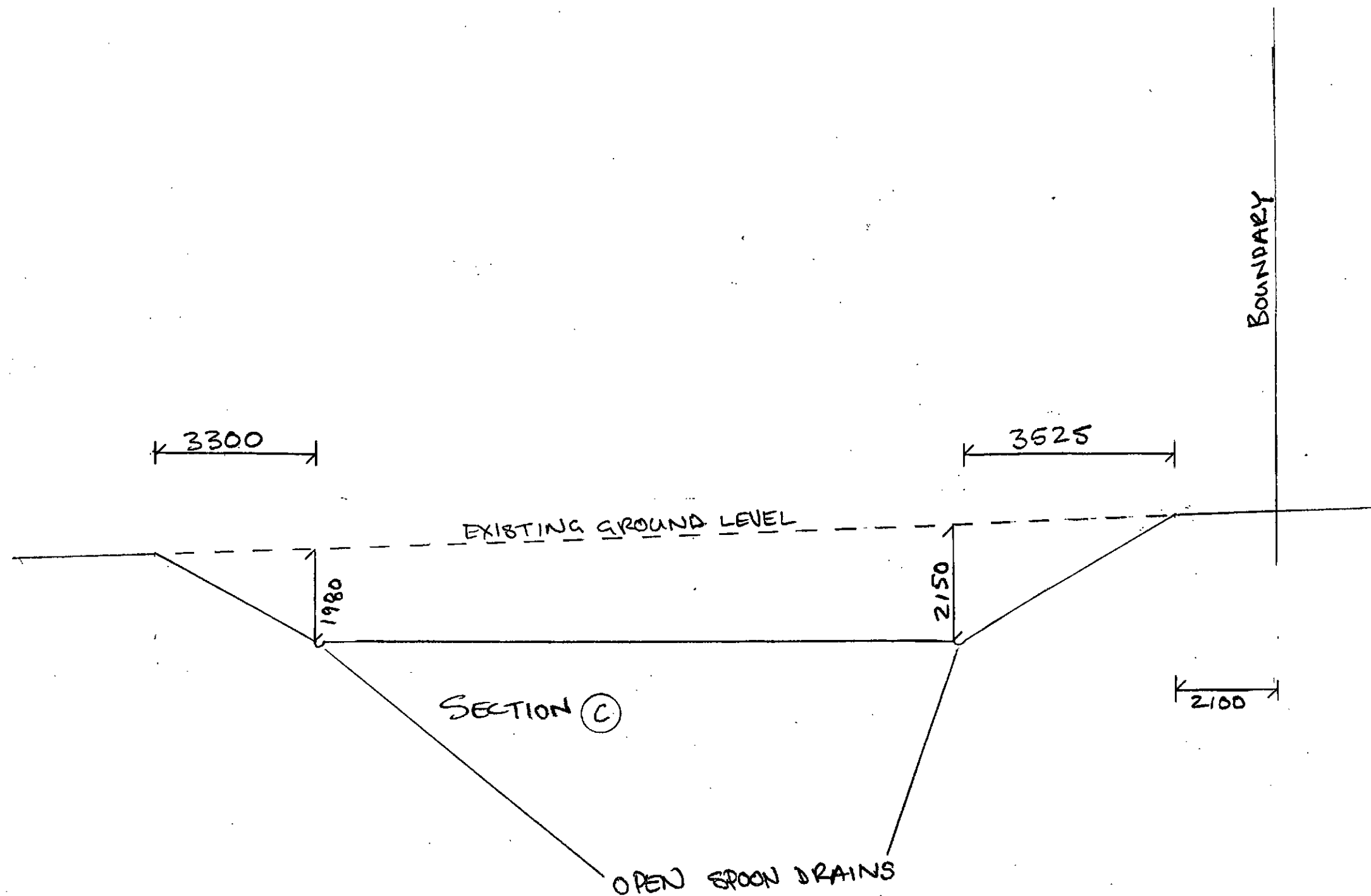


FILL FROM CUT TO BE TRACK ROLLED EVERY 100MM OF DEPTH.



CROSS SECTIONS A & B SCALE 1:00 @ A3	PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR E&C CHAPPLE	SHEET 3/5 1/4/2017
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RD 1/6/17

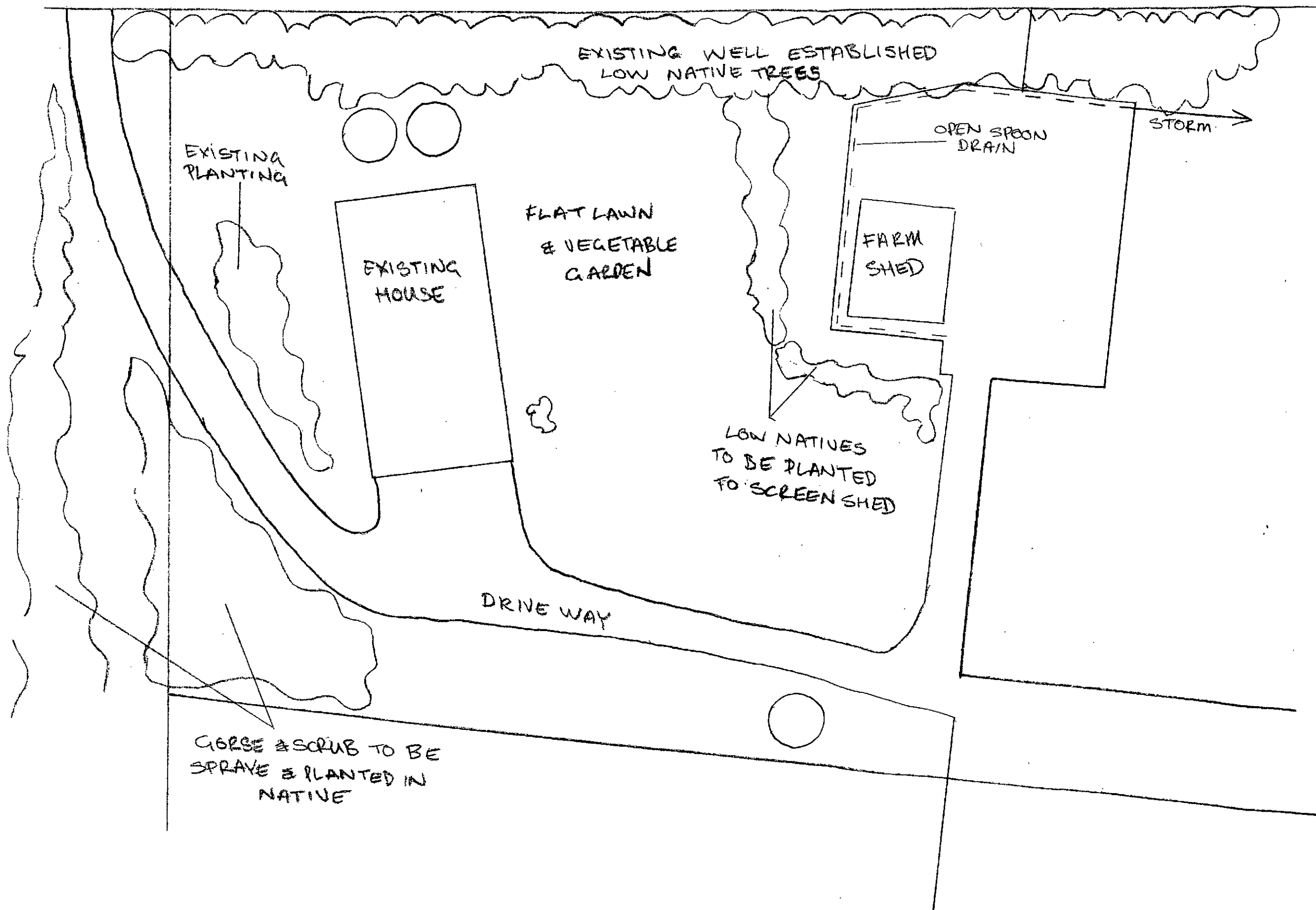


CROSS SECTION
C
SCALE 1:100 @ A3

PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR
E & C CHAPPLE

SHEET 4/5
1/4/2017

1/6/17

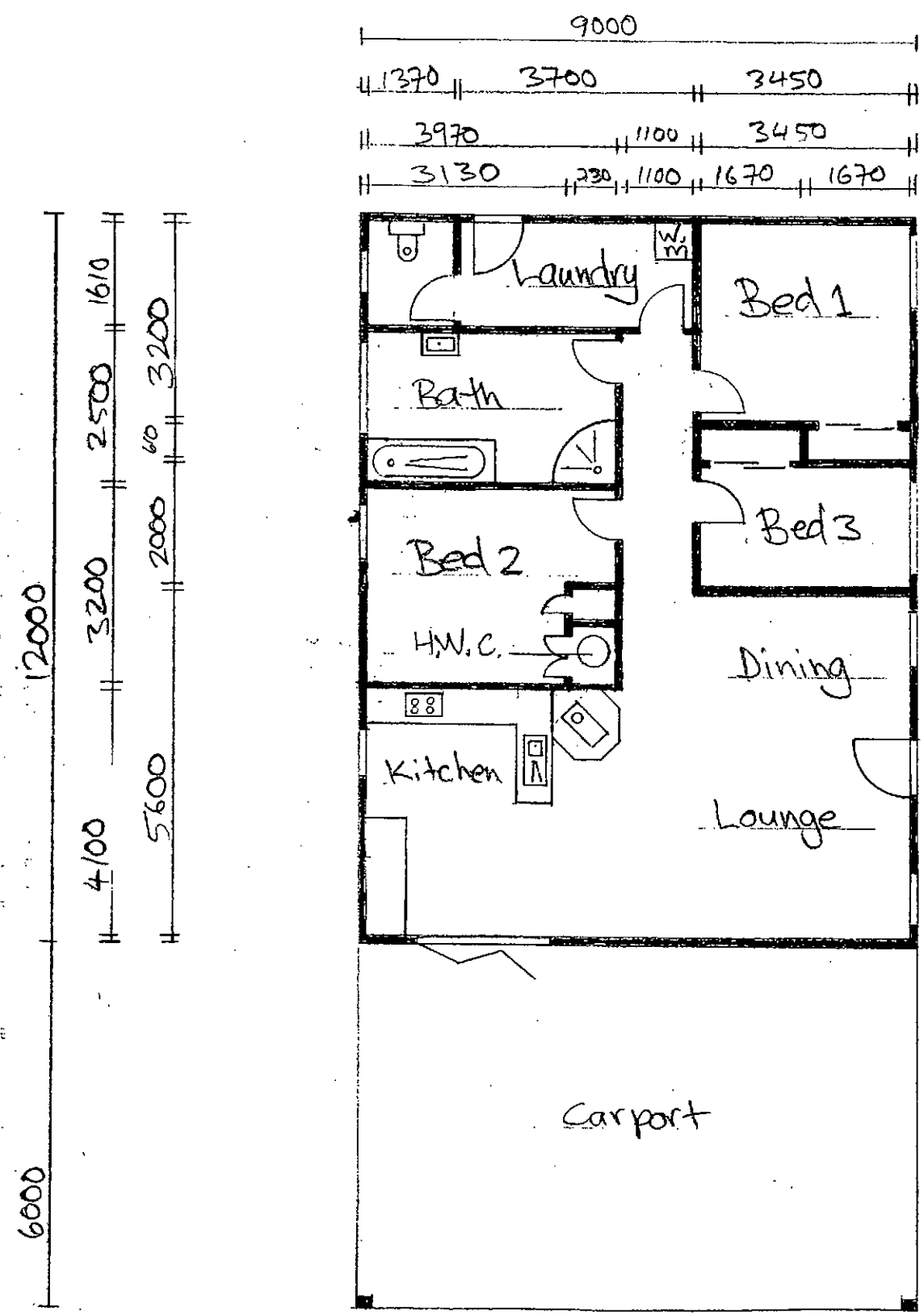


VEGETATION
SITE PLAN
SCALE 1:250 @ A3

PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR
E&C CHAPPLE

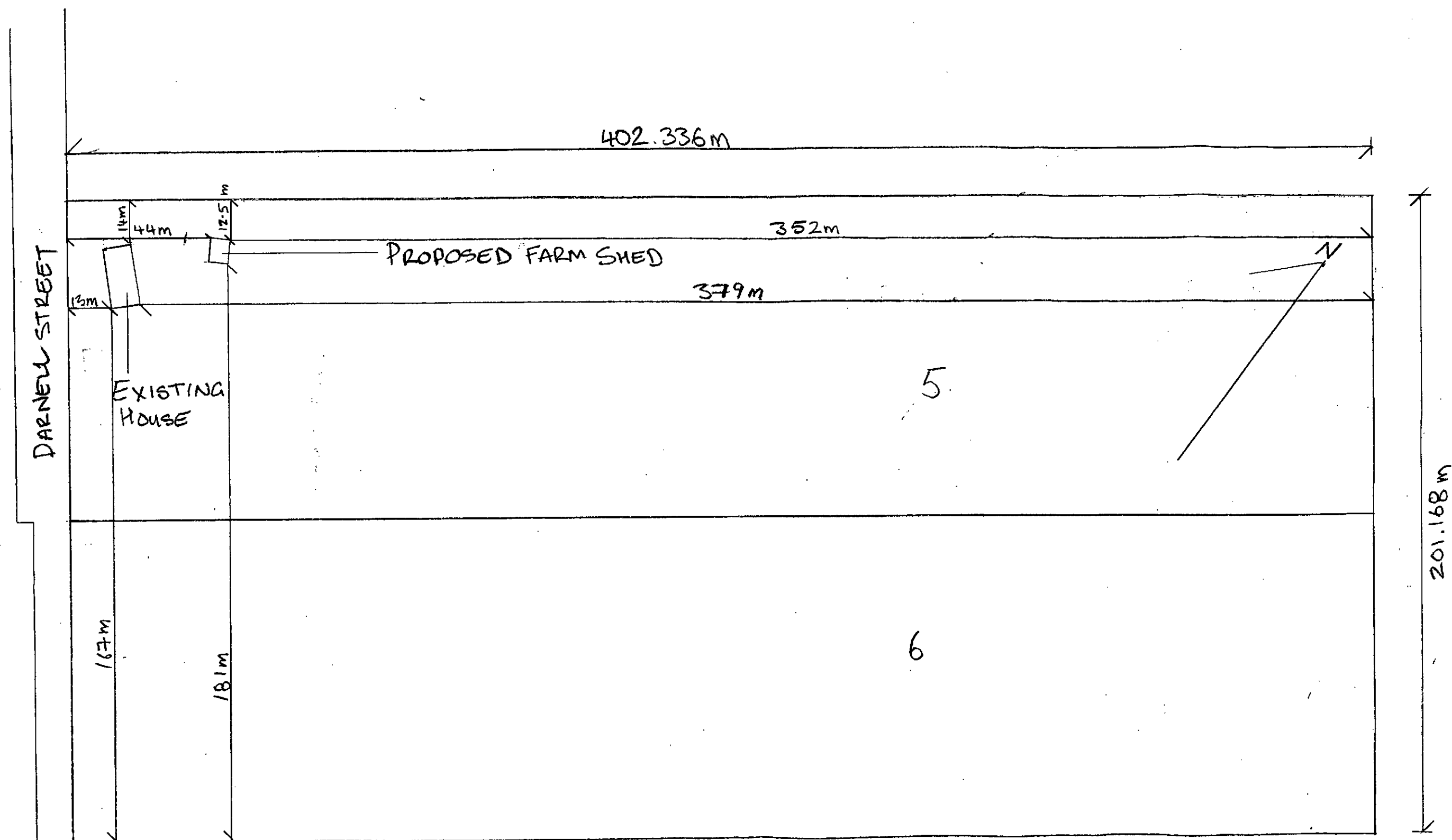
SHEET 5/5
1/4/2017

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For E. & C. Chapple	As built Plan of 15 Darnell St Shiel Hill Dunedin	Scale 1:100	Dean Benwell Builder 16/08/2012 1/1
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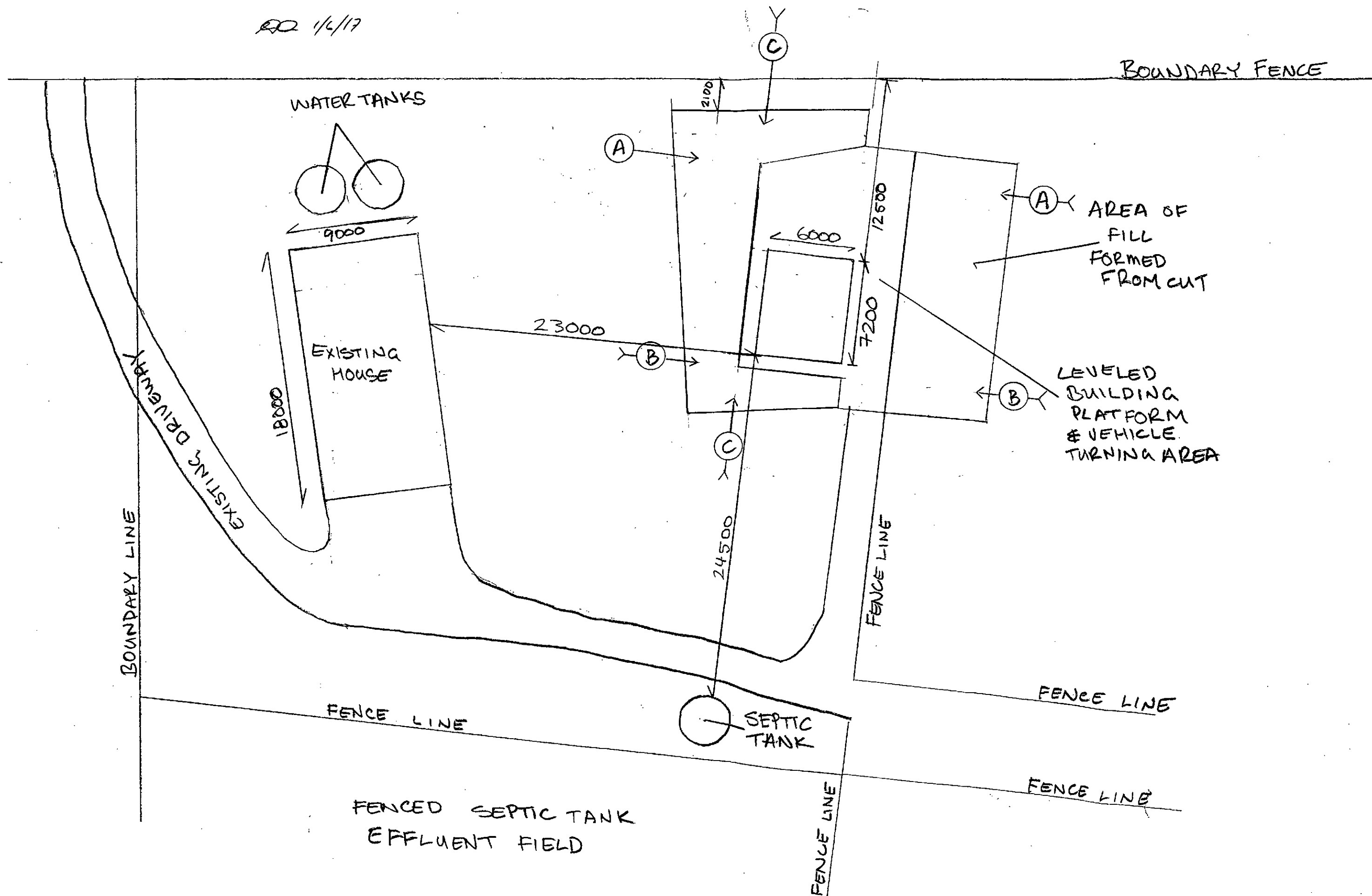
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SECTIONS 5-6 BLOCK III ANDERSONS BAY SURVEY DISTRICT

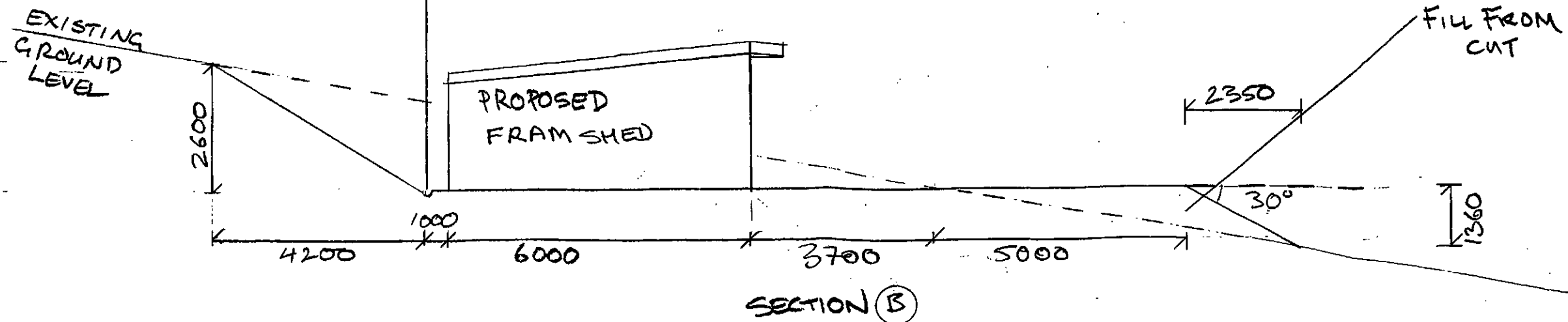
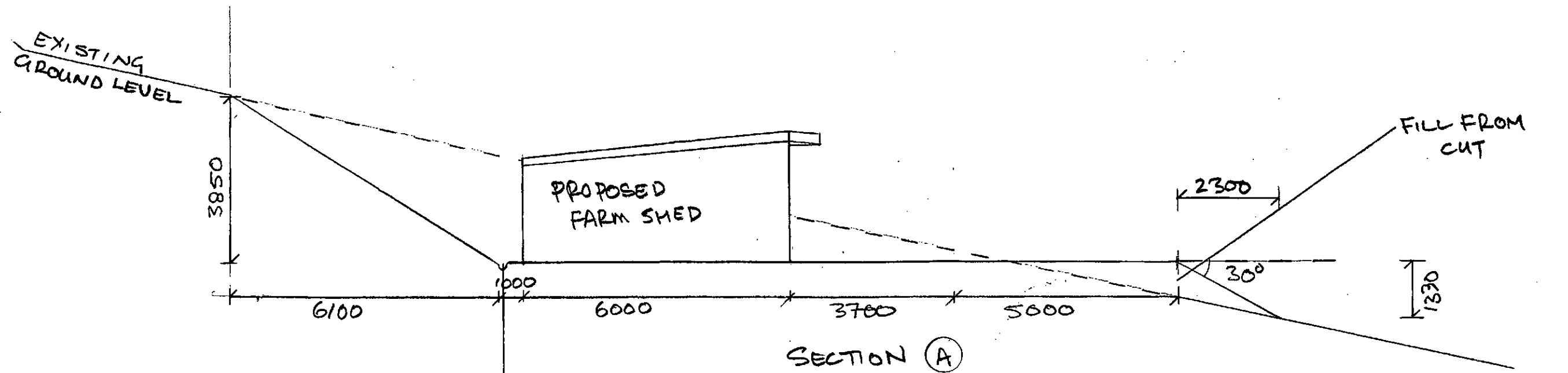
SITE PLAN SCALE 1:1250 @ A3	PROPOSED FARM SHED @ 15 DARNELL ST SHEIL HILL DUNEDIN FOR E&C CHAPPLE	SHEET 1/5 1/4/2017
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RD 1/4/17



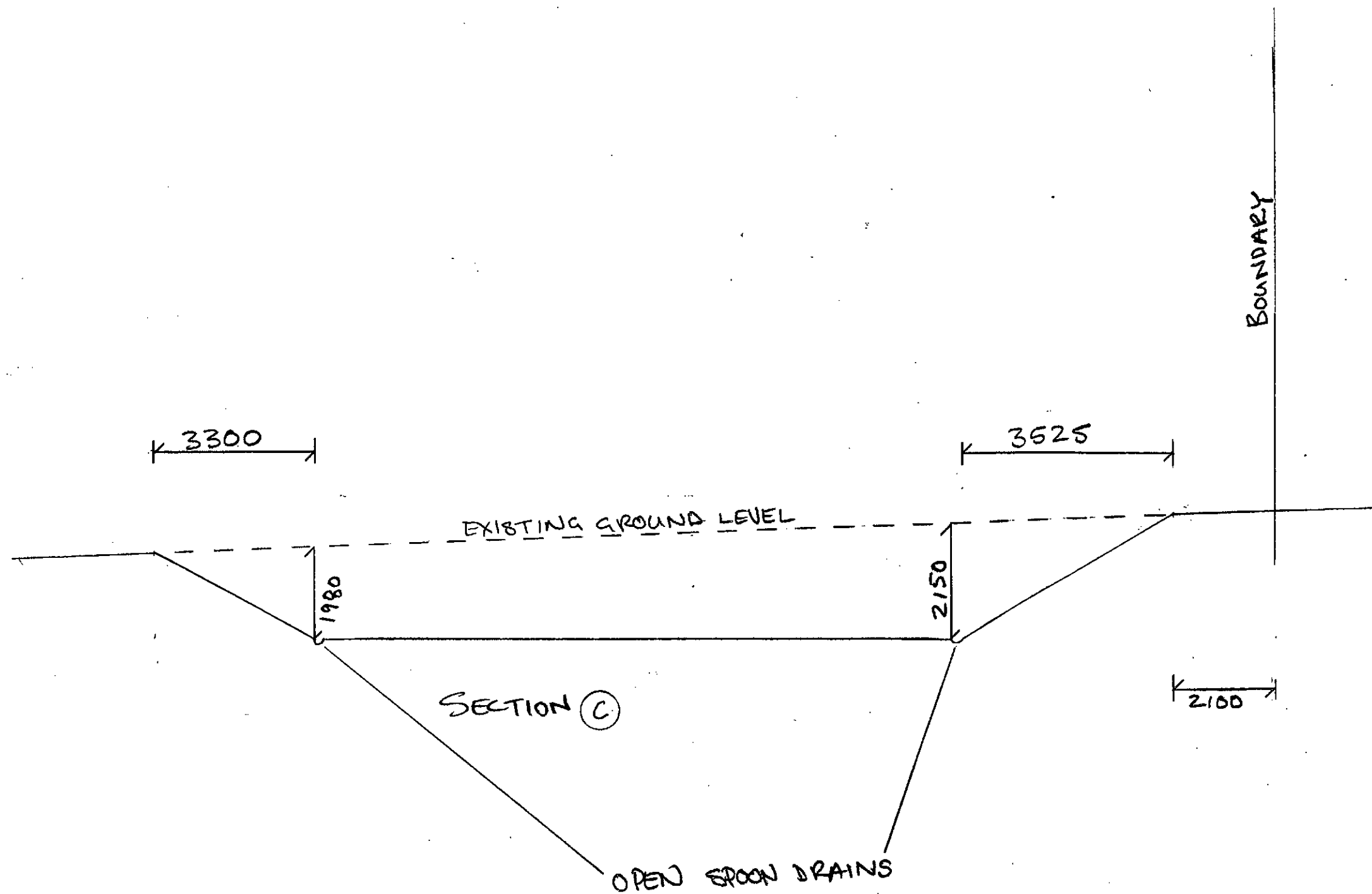
SITE PLAN SCALE 1:250 @ A3	PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR E&C CHAPPLE	SHEET 2/5 1/4/2017
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CROSS SECTIONS A & B SCALE 1:100 @ A3	PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR E&C CHAPPLE	SHEET 3/5 1/4/2017
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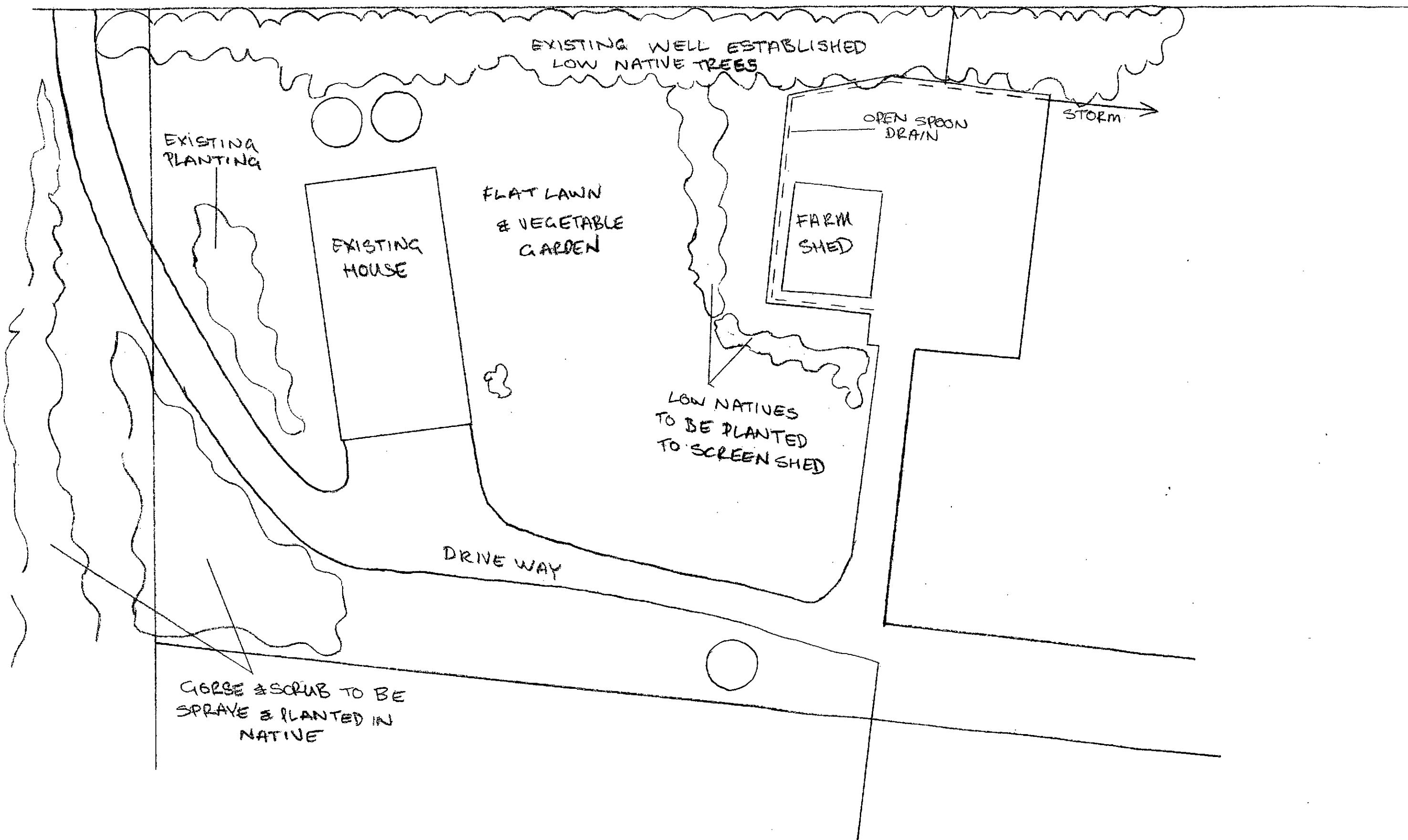
CROSS SECTION
C
SCALE 1:100 @ A3

PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR
E & C CHAPPLE

SHEET 4/5

1/4/2017

1/6/17

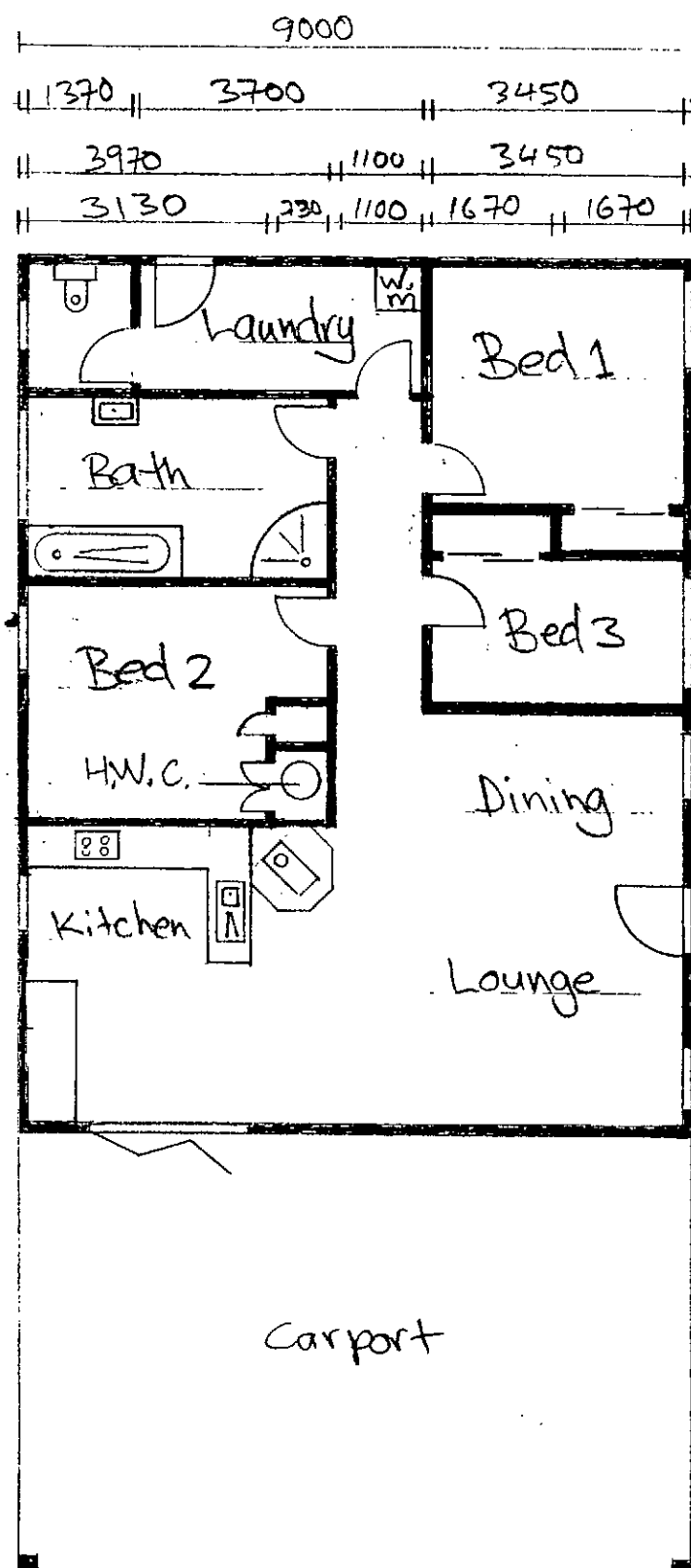
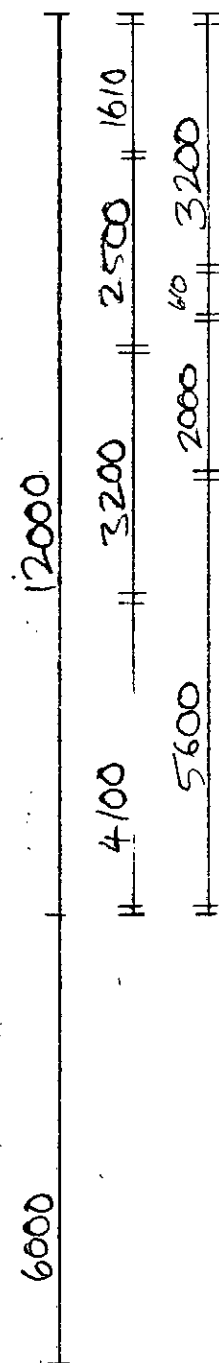


VEGETATION
SITE PLAN
SCALE 1:250 @ A3

PROPOSED FARM SHED @ 15 DARNELL ST SHIEL HILL FOR
E&C CHAPPLE

SHEET 5/5
1/4/2017

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For E. & C. Chapple

As built Plan of 15 Darnell St
Shiel Hill Dunedin

Scale
1:100

Dean Benwell Builder

16/08/2012

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