

Conditions

SUB-2018-118

1. *The proposal shall be given effect to generally in accordance with the plan prepared by Craig Horne entitled, 'Proposed Subdivision of Section 2 SO 468887' attached to this consent as Appendix One, and the accompanying information submitted as part of SUB-2018-118 received by Council on 23 October 2018 and further information received on 20 November 2018, 27 February 2019 and 19 March 2019, except where modified by the following:*
2. *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the survey plan.*
 - b) *That a Right of Way between Lot 1 and the existing vehicle access of Lot 2 must be duly created or reserved over Lot 2 in favour of Lot 1, and must be shown on the application plan in a Memorandum of Easements. The right of way must have a legal width of at least 4m, be practical for vehicle access and its use restricted only to the times when flooding restricts vehicle access from Lot 1 along Gladstone Road South.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *That a consent notice must be prepared for registration on the title of Lot 2 for the following on-going condition:*

'That, in order to limit the development potential of SUB-2018-118 to one residential unit, no residential unit shall be developed on the site.'
 - b) *The consent holder must connect Lot 1 to telecommunication and power supply services as part of subdivision and lay these services underground and at least 600mm into each lot. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.*

Land Use LUC-2018-628

1. *The proposal shall be given effect to generally in accordance with the plan prepared by Craig Horne entitled, 'Proposed Subdivision of Section 2 SO 468887' attached to this consent as Appendix One, and the accompanying information submitted as part of SUB-2018-118 received by Council on 23 October 2018 and further information received on 20 November 2018, 27 February 2019 and 19 March 2019, except where modified by the following:*
2. *Only one residential unit and associated accessory buildings shall be established on Lot 1 SUB-2018-118 and must be located within the building platform (as shown on the plan attached to Appendix One). The residential unit and associated accessory buildings in the position of the building platform may encroach into the rear yard/setback under the District Plan to the degree provided for by, and only in the position of, the building platform provided all*

other bulk and location requirements, under the District Plan rules relevant at the time of building, are met or further resource consent is obtained.

3. *Access to the building platform of Lot 1 shall be formed to a minimum width of 3.5m and be adequately drained for its duration.*
4. *The new residential unit on Lot 1 must provide within the building platform an area of minimum dimensions of 4.5m x 11m with suitable fire engine access, water storage of 45,000 litres (45m³) or equivalent fire fighting capacity, and have the water supply located within 90m of the fire risk or otherwise provide for water supply and access to water supplies for fire fighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.*

Advice Notes

Designations

1. There are designations by the Otago Regional Council on the northern portion of the sites, and prior to any work being undertaken within the designations, or which may affect the purpose for the designations, the approval of the Otago Regional Council must be obtained.

Earthworks

2. In addition to obtaining approvals from the Otago Regional Council for earthworks within their designations over Lots 1 and 2, a resource consent will be required for earthworks within the Hazards 1 (flood) mapped overlay of the Proposed Second Generation Dunedin City District Plan.
3. This consent does not address any earthworks associated with the development of the Lot 1, or the formation of any new access on legal road or within Lot 1, manoeuvring areas, or retaining walls (should any be required). Should future earthworks on-site breach the performance standards of the District Plan relevant at the time of development, further consent will be required.

Transportation

4. The owner/occupier of Lot 2 must undertake all practicable measures to prevent loose material being tracked from the subject site onto the carriageway of Gladfield Road.
5. It is advised that the vehicle crossing for Lot 1, between the road carriageway and the property boundary, is within legal road, and will therefore require a separate vehicle entrance approval from DCC Transport to ensure that the access is constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (note: this is not included as part of the resource consent process).
6. It is advised that in the event of future development on Lot 1, Transport will assess provisions for access, parking and manoeuvring at the time of resource consent building or consent application.

Infrastructure

7. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.

8. The proposed subdivision is located within the Rural zone and within the East Taieri rural water scheme boundary as shown in Appendix B of the Dunedin City Council Water Bylaw 2011.
9. An application may be made to the Dunedin City Council 3 Waters for any new lots to be supplied for water from the East Taieri scheme, however the granting of this application would depend on the available capacity within this scheme. Otherwise, stormwater collected from roof surfaces may be used for domestic water supply and stored in suitably sized tank(s), with a minimum of 25,000L storage per lot.
10. Private drainage issues and requirements (including any necessary works) are to be addressed via the Building Consent process.
11. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.

General

12. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
13. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
14. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
15. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
16. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.