

APPENDIX 5:
RECOMMENDED CONDITIONS &
ADVICE NOTES

APPENDIX 5: CONDITIONS

Conditions:

- 1 The proposal shall be constructed generally in accordance with the plans and relevant details submitted with the resource consent application received by Council on 30 July 2015 and additional information received on 8 September 2015 and in accordance with the conditions below:

General:

- 2 A Construction Management Plan should be submitted to, and approved by, the Resource Consents Manager prior to demolition works being undertaken in association with the proposed development.
- 3 The consent holder shall advise the Council, in writing, of the start date of the works. The written advice shall be provided to Council at rcmonitoring@dcc.govt.nz at least five (5) working days before the works are to commence.
- 4 Dunedin City Council Building Control Authority may ask for verification that the site is 'good ground' in accordance with NZS3604, Section 3.1. Specific foundation design may subsequently be required.

Glare

- 5 The activity authorised by this consent shall produce no greater than 8 lux of light onto any other site used for residential activity during nighttime hours pursuant to Rule 21.5.4 (i)(b) of the District Plan.

Noise

- 6 All construction noise should comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

- 7 The consent holder shall ensure noise from activity taking place on the site will not exceed the performance standard set out in Rule 21.5.1 of the District Plan. All activities undertaken on the site shall not exceed the following noise limits at or within the boundary of any other property.

Monday to Sunday from 8am to 6pm	50dB(A)L10
Monday to Sunday from 7am to 8am	45dB(A)L10
Monday to Sunday from 6pm to 9pm	45dB(A)L10
At all other times including	35dB(A)L10
Daily from 9pm to 7am the following day	75dB(A)Lmax

Noise levels shall be measured in accordance with the provisions of New Zealand Standard 6801:1991 Measurement of Sound and assessed in accordance with the provisions of New Zealand Standard 6802:1991

Assessment of Environmental Sound, except that the definition of "Notional Boundary" used in the Dunedin City District Plan shall apply.

Transportation

- 8 A designated bike storage shall be provided within the site outside of amenity open space areas or if located within open space amenity areas the storage shall be above ground.
- 9 Details of the verandahs (relative to the kerb and pavement) shall be submitted to, and approved by the Resource Consents Manager, at least one month prior to construction of the development.

New Water Service Connections

- 10 An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection to the development. Details of how the proposed development is to be serviced for water shall accompany the "Application for Water Supply".
- 11 Upon approval by the Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.

Wastewater Services

- 12 The consent holder shall install water saving devices, including but not limited to: low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

Stormwater Services

- 13 A stormwater management Plan (SMP) shall be submitted to, and approved by the Resource Consents Manager before Building Consent is lodged.

Erosion and Sediment Control

- 14 The consent holder shall adopt all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off into the Council stormwater network from the site during any stages of site disturbance associated with this development.
- 15 If at the completion of the earthworks operations, any public road, footpath, landscaped areas or service structures that have been affected/damaged by contractor(s), consent holder, developer, person involved with earthworks or building works, and/or vehicles and machineries used in relation to earthworks and construction works, shall be reinstated to the satisfaction of Council at the expense of the consent holder.

Signage

- 16 No signage shall be installed on the exterior of the building unless it has been submitted to, and approved by the Resource Consents Manager prior to installation.

Advice Notes:

1. In addition to the conditions of resource consent, the Resource Management Act 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.
2. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

3. The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.
4. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their 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.
5. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
6. As the proposed building extends to the front and side boundaries care should be taken by the consent holder to accurately identify the position of these boundaries prior to building construction. Confirmation by a licenced cadastral surveyor may be required.

Erosion and Sediment Control

7. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
 Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007"
 Report No. R06/23.
 Dunedin City Council "Silt and Sediment Control for Smaller Sites"
 (information brochure).

Archaeological Authority

8. Subsurface works should not commence until an archaeological authority has been obtained from Heritage New Zealand and the approved archaeologist is on site to monitor the works.
9. If the consent holder:
 - (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder should without delay:
 - (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall/should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.
 Site work shall/should recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
 - (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder should without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance; and

- (ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, shall/should make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work should recommence following consultation with the Consent Authority.

Transportation

10. The vehicle access, from the carriageway to the property boundary, is over legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation).
11. A Traffic Management Plan should be prepared and a copy provided to the Resource Consents Manager and the Transport Manager within one month of demolition works commencing on the site.

Code of Subdivision

12. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

Fire-fighting Requirements

13. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

Private Drainage Matters

14. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
15. 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.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. 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.

Trade Waste

16. The applicant is advised to contact the Senior Education and Compliance Officer, Water and Waste Services, to discuss Trade Waste requirements.