

HEARINGS COMMITTEE AGENDA

WEDNESDAY, 13 APRIL 2022, 9.00 AM

Via Audio Visual Link

MEMBERSHIP: Councillors David Benson-Pope, Christine Garey and Steve Walker

IN ATTENDANCE: Phil Marshall (Senior Planner/Committee Advisor), Jane O'Dea (Planner), Luke McKinlay (Landscape Architect) and Wendy Collard (Governance Support Officer)

PART A (Committee has the power to decide these matters):

1 RESOURCE CONSENT APPLICATION – LUC-2022-11, 68 CURRIE ROAD, OUTRAM

Introduction

Applicant to introduce themselves and their team.

Procedural Issues

Any procedural matters to be raised.

Presentation of the Planner's Report

Report from Jane O'Dea

Refer to pages 1 - 22

The Applicant's Presentation

Application

Refer to pages 23 - 91

Council Officer's Evidence

- Memorandum from Research and Monitoring Officer
Refer to pages 92 - 94
- Memorandum from Landscape Architect
Refer to pages 95 - 97
- Email from MWH Hazards Team
Refer to pages 98 - 100

The Planner's Review of their Recommendation

The Planner reviews their recommendation with consideration to the evidence presented

The Applicant's Response

The Applicant to present their right of reply

PLEASE NOTE: The **only** section of the hearing which is not open to the public is the Committee's final consideration of its decision, which is undertaken in private. Following completion of submissions by the applicant, submitters and the applicant's right of reply, the Committee will make the following resolution to exclude the public. All those present at the hearing will be asked to leave the meeting at this point.

RESOLUTION TO EXCLUDE THE PUBLIC

To be moved:

“That the public be excluded from the following parts of the proceedings of this meeting, namely, Item 1.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48 for the passing of this resolution.
1	Resource Consent application – 68 Currie Road, Outram	That a right of appeal lies to any Court or Tribunal against the Dunedin City Council in these proceedings.	Section 48(1)(d)

TO: Consent Hearings Committee

FROM: Jane O'Dea, Planner

DATE: 31 March 2022

SUBJECT: **RESOURCE CONSENT APPLICATION:**
LUC-2022-11 – 68 Currie Rd, Outram

INTRODUCTION

- [1] This report has been prepared on the basis of information available on 28 March 2022. The purpose of the report is to provide a framework for the Committee's consideration of the application and the Committee is not bound by any comments made within the report. The Committee is required to make a thorough assessment of the application using the statutory framework of the Resource Management Act 1991 (the Act) before reaching a decision.
- [2] The application comprises the original application received on 18 January 2002 as well as the report by Wildlands entitled 'Ecological Management Plan for 68 Currie Rd, Outram,' received on 17 February 2022.

SUMMARY OF RECOMMENDATION

- [3] In the assessment that follows, I have concluded that the environmental effects of the proposed activity will no more than minor.
- [4] However, Policy 16.2.1.7 of the Proposed 2GP provides a very specific directive about avoiding residential activity on sites that do not comply with the density provisions for the zone, and accordingly there is a clear policy direction that would not support the granting of this type of proposal unless it meets a very limited set of circumstances. In this case the application advances the argument that the residential activity is supported by the policy because it would be associated with *long term land management or capital investment that will result in: ... a significant contribution to the enhancement or protection of biodiversity values.*
- [5] Based on the ecological advice I have received, I am minded to conclude that the proposed activity has the potential to meet the above criteria if the ecological enhancement project is successfully implemented.
- [6] As a result, I have concluded that the proposal to establish residential activity on the site should be **approved** subject to conditions.
- [7] I have further recommended that the Panel consider the necessity of a bond and/or land covenant to ensure the implementation of the ecological restoration project and long term protection of the site.

DESCRIPTION OF SITE AND ACTIVITY

- [8] The site is legally described as Part Section 6 Block IV West Taieri Survey District (held in Record of Title OT81/257).

- [9] The following description has been extracted from the Council's Landscape Architect's comments on the application:

The site is approximately 2.8 hectares in size and is currently used for pastoral grazing. There is an existing deer shed and yards located adjacent to the middle of the southern boundary. Deer fencing separates the site into four small paddocks. The site is undulating and drops to a watercourse that runs along the northern border of the site. There is some flax and Toi Toi planting within the road reserve adjacent to the Currie Road boundary that restricts views into the site from nearby locations.

The applicant proposes to build a relatively modest sized dwelling (210m²) within the north-western part of the site, near Currie Road. The dwelling will have a simple, barn-like appearance. It will have a mono-pitched roof with a high-point of 3.9m above ground level. Potable water will be stored in tanks. Access to the dwelling will be via a new driveway.

- [10] In association with the residential activity, it is proposed to undertake riparian planting around an existing watercourse and pond on the site. An Ecological Management Plan by Wildland Consultants sets out a range of biodiversity enhancement activities involving planting, pest plant control, amenity plant control, pest animal control, monitoring and legal protection. These activities would be focused around the existing waterway and pond in the northern portion of the site.

REASONS FOR APPLICATION

- [11] Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the "Operative District Plan", and the Proposed Second Generation Dunedin City District Plan (the "Proposed 2GP"). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.
- [12] The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the provisions of both district plans in force at the time of the decision that must be had regard to when assessing the application.

Operative District Plan

- [13] The subject site is zoned Rural in the Operative District Plan. Currie Rd is classified as a Local Road in the Plan's Roading Hierarchy.
- [14] The rules of the Operative Plan have been superseded by those of the Proposed 2GP and accordingly the activity status of the proposal has not been assessed any further under the rules of the Operative Plan.

Proposed 2GP

- [15] The subject site is zoned Taieri Plain Rural and is not subject to any other overlays in the Proposed 2GP. Currie Rd is classified as a Local Road in the 2GP Road Classification Hierarchy.
- [16] The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP rules had immediate legal effect from this date. Some rules became fully operative following the close of submissions, where no submissions were received. Additional rules came into legal effect upon the release of decisions. Those additional rules become fully operative if no appeals are lodged or once any appeals have been resolved.

- [17] At the time of writing there are no outstanding appeals on the 2GP rules relating to the proposed activity. The 2GP rules are therefore considered to be fully operative insofar as they relate to the application.
- [18] The proposal falls under the definition of 'standard residential' activity. Under the Proposed 2GP, activities have both a land use activity and a development activity component.

Land Use Activity

- [19] The proposed land use requires consent as a **non-complying** activity pursuant to Rule 16.5.2.3 because the site size is smaller than the 25 hectares required for the first residential activity on a site in the Taieri Plains Rural zone, and none of the exceptions to the density requirement as outlined in the rule apply in this case.
- [20] No breaches of development activity performance standard are proposed.

National Environmental Standards

- [21] A HAIL search report was commissioned (HAIL-2022-8) which confirms part of the site has been subject to the following HAIL activity - A8: *Livestock dip or spray race operations*. The area in question is the deer shed and yards which have been identified on the site plan.
- [22] The applicant has supplied the following information in regards to the extent of this activity and any other potential HAIL activities on the site:

The applicant and vendors are not aware of the site, particularly where the residential activity is to be situated, having been used for any HAIL activities. Past and present use consists of pastoral grazing activity including the occasional resowing of paddocks. Drenching of animals has occurred in the deer shed and yards, however, these are well distanced from the proposed location of Bailey's new family home. The site is not a registered HAIL site on the register administered by the Otago Regional Council – see Figure 7 below.

Figure 7 shows that there are two bores, I44/0905 and I44/0812, located approximately 0.5km and 0.65km from the site respectively. The proposed residential activity will have no adverse effects on either of these bores. It is anticipated that the proposed riparian planting will, once established, have a positive effect on the quality of the water draining through the watercourse and pond on the site.

The vendors have owned the 68 Currie Road since 1992.

The vendors inform that there are no farm landfills, fuel tanks or persistent pesticide storage/use or the like on or conducted on 68 Currie Road during the period they have owned the property and, to the best of their knowledge, previous owners have not undertaken these activities on the site.

The proposed house site is situated well away from the site of the deer sheds and yards.

- [23] In summary, the identified HAIL site (deer shed and yards) is confined to a well-defined part of the site only, and the proposed dwelling would be sited some distance from this area. There is no anecdotal or recorded evidence of any other HAIL activities having been carried out on the remainder of the site. The HAIL site can therefore be considered to be the portion of the site where the HAIL activity has taken place rather than the entirety of the subject site. The soil contamination NES is therefore not considered applicable to this application.

Overall Status

- [24] In this case, there is just one rule involved. The proposal is therefore a **non-complying** activity.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

- [25] The written approval of the persons detailed in the table below has been obtained. In accordance with sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
PW & J Lindsay	✓	✓	95 Currie Rd	15 March 2022

- [26] No other persons are considered to be adversely affected by this proposal. This is because the effects of the activity largely relate to wider matters such as density of residential activity in the rural zone and loss of productive rural land.

Effects on the Environment

Permitted Baseline

- [27] Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect. This is the permitted baseline.
- [28] In terms of residential activity, the permitted baseline for development of this property comprises residential activity at a density of 25 hectares for the first residential activity on a site.
- [29] The rule provisions for development of farm buildings in Rural zones (where, as in this case, the land is not subject to any overlay zone) are reasonably permissive. Any number of sheds and other structures for farming purposes may be erected on the site, subject to compliance with the performance standards for development activities, and the relevant citywide rules such as the provisions for small scale earthworks. These structures could potentially be built at almost any location within the site, subject to the setback requirement in Rule 16.6.10. While such buildings could be up to 10m high it is hard to make any meaningful determination of the scale and effects of such development, as it relies upon a judgement of what may be fanciful for farming activity on a property of this size. Notwithstanding this, it can be said with certainty that structures associated with rural activities could be erected on the site.

Receiving Environment

- [30] The existing and reasonably foreseeable receiving environment is made up of:
- The existing environment and associated effects from lawfully established activities;
 - Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
 - The existing environment as modified by any resource consents granted and likely to be implemented; and
 - The environment as likely to be modified by activities permitted in the district plan.
- [31] For the subject site, the existing receiving environment comprises a small block of rural land utilised for grazing. The reasonably foreseeable receiving environment comprises the same or similar activities. The site is not of a sufficient size to envisage any particularly serious or intensive productive activities taking place, although it is always possible.
- [32] The wider receiving environment consists of predominantly rural activities, with two significantly smaller residential/lifestyle properties located directly opposite the site on Currie Rd (51 & 57 Currie Rd). It is noted that 57 Currie Rd is currently held in the same ownership as the subject site.

Slightly to the north of the site on the opposite side of Currie Rd is a residence and function venue known as 'Grandview Gardens,' set on 28 hectares, the majority of which appears to be used for farming and forestry. The address of this site is 95 Currie Rd.

- [33] It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

- [34] Consideration is required of the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national environmental standard. In carrying out this assessment, no regard has been given to any trade competition or any effects of trade competition.

Rural Character and Amenity Values

- [35] Section 16.1 of the 2GP succinctly explains that '*the spread of non-rural uses including rural residential activities into rural areas can have adverse effects on landscape values, rural character and amenity values; and natural environment functions and values.*'
- [36] The Council's Landscape Architect, Mr Luke McKinley, has reviewed the application and made the following comments in relation to the effects of the proposal on rural character and amenity:

This site is located to the southeast of Outram, near the foot slopes of the Maungatua Range. The surrounding rural, plains landscape to the east and south is flat to gently sloping. Paddocks and property boundaries are typically defined by either rural fencing (five wire, or deer fencing), hedgerows and/or taller shelter belts (Pine, Macrocarpa, Eucalyptus). Shelterbelts compartmentalise this landscape somewhat, but predominantly, the surrounding area has an open spatial character, contained to the west and north by the Maungatua Range. Various watercourses, which drain from the Maungatua Range, meander across these plains. Vegetation lining these watercourses varies, but include willow, pasture and areas of remnant and/or revegetated native planting.

Two relatively small residential properties are located opposite the southern corner of the site (51 Currie Road, which is 0.0723 ha and 57 Currie Road which is 1.1384 ha). More broadly, there are several farm sheds in the surrounding area and a wedding venue, north of the subject site, which is set within established shelter and amenity planting.

The site is approximately 2.8 hectares in size and is currently used for pastoral grazing. There is an existing deer shed and yards located adjacent to the middle of the southern boundary. Deer fencing separates the site into four small paddocks. The site is undulating and drops to a watercourse that runs along the northern border of the site. There is some flax and Toi Toi planting within the road reserve adjacent to the Currie Road boundary that restricts views into the site from nearby locations.

The applicant proposes to build a relatively modest sized dwelling (210m²) within the north-western part of the site, near Currie Road. The dwelling will have a simple, barn-like appearance. It will have a mono-pitched roof with a high-point of 3.9m above ground level. Potable water will be stored in tanks. Access to the dwelling will be via a new driveway. It is proposed that landscaping, with indigenous species appropriate to the location and setting will be undertaken around the dwelling.

The applicant is also proposing to undertake riparian planting alongside the watercourse along the northern boundary. The balance of the site will continue to be used for pastoral grazing.

In general, it is considered that this development will have relatively low effects on existing rural character values. The dwelling will have a rural appearance and will be of a scale and design that is consistent with a rural shed/barn. There will be some signs of domestication

associated with this development, which will distinguish it from an actual barn (night-time lighting, domestic land uses (gardens) and activities around the dwelling). However, given the proposed landscaping around the dwelling, which will provide some screening of these uses and activities, and the existing context of residential dwellings nearby (51 and 57 Currie Road), it is considered that these effects will be low.

It is also noted that the proposed riparian planting will, in time, have a positive impact on amenity values at a local level, by enhancing the natural appearance of the meandering watercourse. Lastly, because the balance of the site will remain under pasture, it will retain a predominance of natural features over human-made features, which will help to ensure the site visually integrates with the surrounding rural land uses. If the following conditions are applied, it is considered that effects of this development on existing rural character values will be low.

- [37] Mr McKinley recommended several conditions relating to exterior building colours and reflectivity values, fencing and planting in order to ensure that effects on rural character and landscape values are minimised.
- [38] Based on Mr McKinlay's comments, and my own observations of the site, I am comfortable that any effects on rural character and amenity as a result of the proposal would be no more than minor and could be adequately managed via the conditions of consent suggested by Mr McKinley.

Reverse Sensitivity

- [39] To again quote from section 16.1 of the Proposed 2GP, an issue in the Rural zones which the 2GP seeks to manage is '*potential conflicts between activities in the rural environment, which often arises from new activities in rural areas complaining about established productive rural activities and is known as 'reverse sensitivity.'*
- [40] The proposed dwelling will comply with all necessary boundary setbacks, providing an indication that it would not be sited in overly close proximity to any directly adjoining properties on which rural activities, which could generate noise, odour, and the like, are carried out. In terms of rural activities undertaken in the vicinity of the site there do not currently appear to be any particularly sensitive operations such as intensive farming (eg. pig and poultry farming), mining or landfills in close proximity to the site.
- [41] I therefore consider that the potential for conflict between the proposed dwelling and surrounding rural uses to be less than minor.
- [42] It is considered that any reverse sensitivity issues are more likely to arise from proximity to the function centre at 95 Currie Rd, a somewhat uncharacteristic activity in a rural area. However the owners and occupiers of 95 Currie Rd have provided affected persons approval for the application and accordingly effects on these persons have not been considered any further.

Effects on Rural Productivity

- [43] Section 16.1 of the Proposed 2GP identifies *non-productive land uses or activities that would ordinarily be expected to locate in the urban parts of Dunedin seeking to locate in rural areas as a key issue facing the rural environment. This has the potential to diminish the productive capacity of the rural environment through the loss of land to less productive residential or lifestyle purposes.*
- [44] The site is just 2.8 hectares in area and comprises four deer-fenced paddocks with a waterway and pond in its northerly extents. The site is not identified as containing high-class soils and is currently being utilised for grazing. Apart from its small size, there are no obvious physical impediments to the continued use of the site for productive rural purposes. The site is adjoined to the north, east and south by much larger farms.

- [45] Establishment of residential activity on the site is likely to reduce the productivity of the site somewhat, although the residential and biodiversity activities will be confined to the north western paddock and existing waterway and pond area. Three of the four existing deer-fenced paddocks could continue to be utilised for rural purposes such as grazing. In order to encourage this the location of the dwelling could be conditioned in order to allow maximum use of the remainder of the site for rural purposes such as grazing.
- [46] On balance I consider that any productive capacity that the site does have will not necessarily be compromised by the construction of a new dwelling on the site. A more established residential activity may in fact encourage better utilisation of the site for productive purposes, although not necessarily in a commercial sense.

Transportation

- [47] Currie Road is a well-formed, metalled road approximately 5m in width which serves two other homes and a wedding/events venue. There are also a number of accesses to paddocks on both sides of the road. A small section of the road which passes by 51 and 57 Currie Rd has a hard surface, presumably as a dust prevention measure given the high volumes of traffic that use the road at those times that there is a function being held at Grandview Gardens (95 Currie Rd).
- [48] There is an existing gateway at the southern boundary of the site providing access to the deer shed and yards. A new vehicle access to serve the dwelling will be required. The site is located along a straight stretch of road and there does not appear to be any particular impediment to the provision of an appropriate vehicle access. Given the proposed house site it is likely that any new access point for the house would be sufficiently offset from the driveway of 57 Currie Rd.
- [49] If any aspect of the new vehicle access would breach Rule 6.6.3 of the Proposed 2GP further resource consent will be required. It was not considered necessary to seek comment on the application from the Council's Transportation department.
- [50] Permission from DCC Transport will be required to undertake work in the road corridor.

Wastewater disposal and water supply

- [51] As a rural site, the new dwelling will not be able to connect to reticulated water, wastewater or stormwater services. The application states that *Wastewater will be dealt with via a secondary treatment system and dispersal field the precise details and location of which will be supplied at the time of application for building consent. Potable water will be supplied via collection of rainwater from the roof of the new home for storage in tanks of an appropriate size.* This is considered to be an appropriate approach.
- [52] For the avoidance of doubt, it is recommended that should consent be granted, a condition is included in the decision to require that adequate provisions for fire-fighting are implemented. Compliance with this condition will ensure that effects on health and safety are appropriately managed (refer to Appendix 1 for proposed condition).
- [53] I am satisfied that the proposal will have less than minor effects on the City's reticulated services and that adequate firefighting arrangements will be able to be made at the time of development.

Hazards

- [54] Section 6(h) of the Resource Management Act 1991 requires the Council to recognise and provide for the management of significant risks from natural hazards, as a matter of national importance.
- [55] The assessment of the risk from natural hazards requires a combined assessment of:

(a) the likelihood of natural hazards occurring (whether individually or in combination); and

- (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
- (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

[56] The site is annotated in the Hazards Register as being subject to the following hazards:

Hazard ID 10106

Class: Land stability – Land movement

Subclass: Alluvial fans - inactive floodwater-dominated 50000_1998_100m

Hazard ID: 10111

Class: Seismic - Intensified Shaking

Subclass: Earthquake Likely Amplification 1:100000 Map

The application was consequently considered by Council's consultant engineer, Stantec New Zealand Ltd. Stantec advised as follows:

We have assessed the application in relation to the hazard register, street files and available aerial photography. We have not visited the site.

Global Setting

The underlying geology consists of alluvial plains and is flat.

Discussion

The application results in no changes in ground levels and is not located within the typical flood area of Outram. The placement of a dwelling within this lot will not have any effect on natural hazards and we anticipate no additional hazards will arise as a result of the proposed development.

We recommend that the application not be declined on the ground of known natural hazards.

- [57] Stantec recommended conditions of consent to manage earthworks that could conceivably occur during the construction of the dwelling. Given that further consent specifically for earthworks would not necessarily be required, I consider it appropriate to include the recommended conditions in this consent, if granted. The proposed conditions are outlined in Appendix 1.
- [58] Having regards to this assessment, it is considered that any risks from natural hazards can be appropriately mitigated through the imposition of appropriate conditions as recommended by Stantec.

Biodiversity

- [59] The contribution of the proposal to biodiversity values is at the core of the assessment of effects given that the Proposed 2GP contains strong policy direction to 'avoid' residential activity on under-sized sites in the rural zone, with just a few very specific exemptions where such activity might be appropriate (refer. Policy 16.2.1.7). One of these scenarios is where the proposal would be associated with:

*long term land management or capital investment that will result in:
... a significant contribution to the enhancement or protection of biodiversity values*

- [60] The application proposes to undertake riparian planting around an existing watercourse and pond on the site. An Ecological Management Plan by Wildland Consultants sets out a range of biodiversity enhancement activities involving planting, pest plant control, amenity plant control,

pest animal control and legal protection. These activities would be focused around an existing waterway and pond in the northern portion of the site.

- [61] The Council's acting Biodiversity Officer, Mr Garreth Kyle, has reviewed the application and the most relevant extracts from Mr Kyle's comments are copied below:

The applicant supplied an ecological restoration plan that was compiled by Dr Kelvin Lloyd of Wildands Consultants. This is a detailed management plan that addresses all of the requirements of 16.12.X.2. The implementation this plan would require a significant investment.

The restoration site is centred on an unnamed stream that flows through the north end of the property and an associated man made pond. The margin of the pond contains a mix of native and exotic plant species. A limited number of native and exotic birds have been recorded at the site, including waterfowl and songbirds.

According to rule 16.12.5.1.AB, in assessing whether the proposal meets Policy 16.2.1.7.Y.ii Council is required to consider the ecological context of the site and the proposal at the local level.

The ecological restoration plan included an assessment of the restoration site based to the criteria laid out in A1.2 of the Second Generation District Plan (2GP). The only noteworthy value of the site was that the "islands in the wetland, and wetland margins provide a small amount of habitat for the breeding of paradise shelduck and grey teal".

In the restoration plan Dr Lloyd proposes the restoration occur over 5,000m², this is significantly larger than the 3,600m² the applicant initially proposed. Dr Lloyd identifies six separate planting zones and provides a species list for each, along with a recommended planting density. He also details how and when planting should occur, how the site should be maintained and how the project should be monitored. He envisages a five year commitment.

Having visited the site and having read the restoration management plan provided by the applicant, I do not believe that simply protecting the site in its present condition would make a significant contribution to biodiversity values at the local level. However, I agree with the Dr Lloyd's conclusion that if the restoration plan was implemented and was successful it would make a significant contribution to the enhancement of indigenous biodiversity values in the local area.

My primary concern is that the biodiversity value of the site, upon which the application is contingent, would not be realised for several decades, if at all. To improve the likelihood of success I would suggest that the applicant is required to undertake, to the letter, all of the recommendations that Dr Lloyd has made in the restoration management plan. Further I would suggest that the restoration site is protected in perpetuity, if this is possible.

- [62] I accept the advice of Dr Lloyd that the restoration plan set out in his report would make a significant contribution to the enhancement of indigenous biodiversity values in the local area.
- [63] I also accept the advice of Mr Kyle, whose judgement that the project could make a significant contribution to local biodiversity values, is somewhat tempered by the long timeframe involved. Due to the relatively small-scale nature of the project, a significant long-term commitment is required if the significant biodiversity contribution identified by Dr Lloyd is to be realised.
- [64] I do not consider that the long timeframe involved is necessarily an issue preventing this outcome from being achieved, given that conservation projects of this type can be, by their nature, long term projects.

- [65] However the biodiversity contribution ultimately achieved relies on the full realisation of the ecological restoration plan. The fact that there is not an existing area of significant biodiversity that is being built upon or enhanced does raise a number of uncertainties that would not necessarily exist were the applicant not more or less 'starting from scratch' so to speak.
- [66] In my opinion there are a number of scenarios that could affect the success of the project, for example financial constraints could arise that mean the project cannot be fully implemented, or planting could be established and then subsequently destroyed by flooding or pests.
- [67] There is also the question of what is a reasonable timeframe to allow the construction of the dwelling. It would be ideal for the biodiversity works to be fully completed and well-established prior to the residential activity commencing so that the Council can have a degree of confidence that an area of some value has been established in the absence of any existing area of significant biodiversity. However this point could be five years away based on the timeframes indicated in the Ecological Management Plan. On the other hand the Council would be placed in a difficult position if the dwelling was established and occupied and then the restoration project failed or was abandoned for any reason.
- [68] Section 16.12.5.1 of the 2GP provides guidance for the assessment of non-complying activities reads as follows:
- Conditions that may be imposed include, but are not limited to:*
- AC. Conditions to ensure that the land management or capital investment will be completed or substantially underway (and thereafter staged), prior to the establishment of residential activity, or, where this is not possible, a bond is taken to ensure the actions required to meet Policy 16.2.1.7.Y are undertaken.*
- AD. Conditions to ensure that existing areas of indigenous vegetation and/or the habitats of indigenous fauna are legally protected in perpetuity.*
- [69] The applicant has indicated that they would be comfortable with the use of a land covenant to achieve long term protection. In principle this seems like an appropriate mechanism, however the committee may wish to seek clarity about the practicalities of imposing a covenant where the values to be protected do not currently exist, but rather are intended to be established over time.
- [70] A bond may be an appropriate tool to protect against the possibility of the work not being undertaken as set out in the ecological management plan, although this would not ensure the future protection of the site and the value of the bond would need to be determined based on an estimate of the cost of the works.
- [71] Should consent be granted robust conditions will be required to ensure that the proposed works are undertaken in a timely manner, in accordance with the recommendations of Dr Lloyd, and to ensure that monitoring of the consent does not place an unreasonable burden on the Council. Conditions are proposed in Appendix 1.
- [72] Based on the above, it is my view that the proposal represents a significant investment by the applicant and has the potential to result in a *significant contribution to the enhancement of biodiversity values*. However there currently remains some uncertainty in relation to when this would be achieved and how it would be protected in the long term. Should the panel be minded to grant consent there are a range of conditions and mechanisms that could be considered to enable effective monitoring, protect against the risk of the restoration work not being undertaken, and provide future protection for the restoration site.

Positive Effects

- [73] The implementation of the biodiversity enhancement project set out in the report by Wildlands would clearly be a positive outcome of the proposal notwithstanding that there are some uncertainties associated with the project as discussed above.
- [74] While biodiversity enhancement works could be undertaken on the site regardless of whether residential activity is allowed, the particular project outlined in the application is contingent upon the applicant being granted consent to live on the site.

Cumulative Effects

- [75] The concept of cumulative effects, as defined in *Dye v Auckland Regional Council & Rodney District Council* [2001] NZRMA 513, is:

“... one of a gradual build up of consequences. The concept of combination with other effects is one of effect A combining with effects B and C to create an overall composite effect D. All of these are effects which are going to happen as a result of the activity which is under consideration”.

- [76] Similarly, some effects may not presently seem an issue, but after having continued over time those effects may have significant impacts on the environment. In both of these scenarios, the effects can be considered to be ‘cumulative’.
- [77] There is a question of whether this additional house in a rural area represents a tipping point where the character of the area changes from that of a rural zone to more of a rural residential character. I do not consider that that point is reached with this application. Taking into consideration the comments from Mr McKinlay, Council’s Landscape Architect, as well as my own observations, the proposal is not considered to represent a dramatic change to the existing character of the locality which is distinguished by an abundance of open pasture to the north, south and east of the site, with a scattering of dwellings on sites of varying sizes to the west of the site. I consider that even with the addition of the proposed dwelling, the locality will retain a distinctly rural character. This will be assisted by conditions of consent concerning landscaping, building siting, scale and materials as recommended by Mr McKinlay
- [78] In terms of the loss of productive rural land to residential activity it is my view that any cumulative effects of the proposal would be no more than minor given the small size of the site, the biodiversity enhancement works that will be undertaken, which are considered to be an appropriate activity in a rural zone; and that the remainder of the site (approximately three quarters) not taken up by the dwelling and biodiversity efforts, and accordingly will retain the potential to be utilised for grazing as at present, or some other rural purpose.

Effects Assessment Conclusion

- [79] On balance, I consider that any adverse effects arising from the proposal will be no more than minor. Should consent be granted, conditions to manage matters such as the following are recommended:

- Implementation and monitoring of biodiversity enhancement works
- Timing of dwelling construction
- Siting, design and materials of dwelling
- Earthworks
- Firefighting water supply.

A list of recommended conditions contained in Appendix 1.

NOTIFICATION ASSESSMENT

Public Notification

[80] Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

[81] Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- Written approval has been obtained from all persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT

Effects

- [82] In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

- [83] In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

- [84] In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Operative District Plan and the Proposed 2GP were taken into account when assessing the application.

Operative District Plan

- [85] Due to the advanced stage of the Proposed 2GP, wherein the rules of relevance to this proposal, and the majority of the objectives and policies are now fully operative, a full assessment of the Operative Plan objectives and policies has not been undertaken. However given that 2GP Rural zone Objective 6.2.1 and Policy 6.2.2.1 are under appeal, a brief assessment of the proposal against those Operative Plan Rural zone provisions that could be considered to correspond with the provisions under appeal is provided below for context.

Provision reference	Summary of provisions	Assessment
Objectives 6.2.1 and Policies 6.3.1, 6.3.2, 6.3.3 & 6.3.11	These seek to maintain the ability of the land resource to meet the needs of future generations by: - sustaining the productive capacity of the rural zone; - providing for activities based on the productive use of rural land and other appropriate activities whose adverse effects can be avoided, remedied or mitigated; - discouraging the establishment of non-productive uses.	The proposal is considered to be inconsistent with these provisions given that it involves the establishment of a non-productive use which are to be discouraged in order to sustain the productive capacity of the rural zone. It is however worth noting that although the proposal would not comply with the required density for the zone, it would not result in land fragmentation given that the site is an existing under-sized site.

Proposed 2GP

- [86] Below is an assessment of the relevant objectives and policies of the 2GP, and the proposal's compliance with these provisions.

Transportation

Provision reference	Summary of provisions	Assessment
Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.9 and 6.2.3.10	These seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the	The proposal is considered to be consistent with these provisions. There is ample space on site to

	transport network for all travel methods, including by providing sufficient on-site manoeuvring.	accommodate parking and manoeuvring associated with the proposed activity and it is expected that a complying vehicle access to the site can be created.
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Public Health and Safety

Provision reference	Summary of provisions	Assessment
Objective 9.2.1 and Policy 9.2.1.1	These seek to ensure that land use activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure, and will not lead to future pressure for unplanned expansion of infrastructure.	The proposal is considered to be consistent with this objective and policy. The proposal would be self-reliant with respect to services and is not expected to lead to future pressure for expansion of infrastructure.
Objective 9.2.2 and Policies 9.2.2.1, 9.2.2.4, 9.2.2.7, 9.2.2.9 & 9.2.2.X	These seek to ensure that land use and development activities maintain or enhance people's health and safety, including by ensuring the following: • That activities are designed to properly manage noise and light spill; • that wastewater and stormwater are properly disposed of; • that new residential buildings have access to adequate firefighting water supply; • and that potential contaminants in soil are identified and properly managed.	The proposal is considered to be consistent with this objective and policies. The proposal does not present any particular concern in relation to noise or light spill from this or adjoining properties. As noted previously, the proposed dwelling will need to be self-serviced with regard to wastewater and stormwater. Appropriate management of stormwater and wastewater will be overseen via any building consent process. Given the size of the site and location of proposed dwelling, it is expected that appropriate management can be achieved. Adequate water supply will also need to be available at all times for fire-fighting purposes. There is scope for this to be provided on-site. No potential sources of soil contamination in the vicinity of the proposed dwelling site.

Natural Environment

Provision reference	Summary of provisions	Assessment
Objective 10.2.1 and Policies 10.2.1.1 and 10.2.1.5	These seek to maintain or enhance biodiversity values by ensuring that activities are only allowed where biodiversity values would be maintained or enhanced, including by encouraging	The proposal is considered to be consistent with these provisions. No indigenous vegetation would be cleared. The application outlines an extensive

	conservation activities in all zones and limiting indigenous vegetation clearance.	biodiversity enhancement project which would, if successfully implemented, enhance biodiversity in the local area.
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Natural Hazards

Provision reference	Summary of provisions	Assessment
Objective 11.2.1	This objective seeks to develop and locate land use activities in such a way as to ensure that only risk from natural hazards is no more than low in the short to long term.	The subject site is not identified as being subject to potential land stability or flooding issues and the Council's consultant Geotechnical Engineer, has not raised any issues or reasons as to why the application should not be granted. As such, the proposal is considered to be consistent with this objective.

Rural Zones

Provision reference	Summary of provisions	Assessment
Objective 16.2.1 and Policy 16.2.1.7	These seek to reserve rural zones for productive rural activities and the protection and enhancement of the natural environment, including by avoiding residential activity on sites that do not comply with the density provisions for the zone except in the following circumstances: where the residential activity is associated with a surplus dwelling subdivision, or associated with long term management and/or capital investment that will result in significant positive effects for rural productivity and/or a significant contribution to the enhancement or protection of biodiversity values.	The proposal is considered to be consistent with these provisions which rely on the avoidance of residential activities on under-sized rural sites in order to reserve the rural zones for productive rural activities and enhancement of the natural environment, except in certain scenarios. The site is just 2.8 hectares in size whereas the minimum site size for a residential activity is 25 hectares. However, if successful, the ecological restoration project outlined in the application is considered to represent both capital investment and long term management that will result in a significant contribution to the enhancement of biodiversity values. The proposal is therefore considered to meet one of the specific circumstances set out in the policy in which residential activity not meeting the zone density provisions might be acceptable.
Policy 16.2.1.1	This policy seeks to enable farming, grazing and conservation in the rural zones.	The proposal is considered to be generally consistent with this policy given the small size of the site which somewhat limits its potential for farming. Small-scale farming and grazing will still be possible. Further, it is considered that granting consent for residential activity on the site would promote conservation efforts as outlined in the application.
Objective 16.2.2 and Policy 16.2.2.1	These seek to minimise conflict between activities in rural zones by ensuring the potential for reverse sensitivity issues is minimised and a reasonable level of amenity for residential	The proposal is considered to be consistent with these provisions. As outlined in the assessment of effects, any risk of reverse sensitivity issues arising is anticipated to be low. Further, the proposed dwelling will comfortably satisfy the required boundary

	activities is maintained, including by requiring residential buildings to be setback an adequate distance from site boundaries and activities such as intensive farming and mining which have the potential to cause noise, odour and other such effects that have the potential to adversely effect residential amenity.	setbacks, thereby minimising any potential reverse sensitivity issues with surrounding rural uses. The owner of function venue Grandview Gardens has provided affected person approval for the application this reverse sensitivity issues arising from the operation of the function centre need not be considered.
Objective 16.2.3 and Policies 16.2.3.1 and 16.2.3.2.	These seek to maintain and enhance rural character and amenity.	The proposal is considered to be consistent with these provisions provided that mitigation measures such as those proposed by the Council's Landscape Architect concerning building materials, colours and planting are adopted. It is considered that these measures will overcome any adverse effects on rural character and amenity arising from the density breach.
Objective 16.2.4 and Policy 16.2.4.4	These seek to maintain or enhance the productivity of rural activities in rural zones including by ensuring that residential activity will not displace rural activities over time.	The objective seeks to maintain or enhance productivity in the rural zone. Policy 16.2.4.4 seeks to ensure that residential activity in the rural zones is at a density that will not, over time and cumulatively, reduce rural productivity by displacing rural activities. Although the proposal will not comply with the density requirement for the zone, the site involves an existing, significantly under-sized site rather than the creation of a new under-sized site. Furthermore, the site comprises four existing fenced paddocks with the proposed dwelling occupying one of these paddocks, or a quarter of the site. The potential will therefore remain for much of the site to be utilised for grazing as at present. I consider that the level of displacement of rural activities is relatively low. It could be argued that to allow residential activity may encourage better long term management and utilisation of the site for conservation and productive purposes, although not necessarily in a commercial sense. Therefore, it is considered that the proposal is consistent with this objective and policy.

Conclusion with regards to Objectives and Policies

- [87] As the relevant rules in the proposed District Plan (2GP) are deemed operative and the relevant rules in the operative District Plan are deemed inoperative, significantly more weight is given to the objectives and policies of the 2GP. However, some weight is given to the operative Plan because 2GP Objective 16.2.1 and Policy 16.2.2.1 are subject to appeal.

- [88] When looked at on the whole, the application could be said to be generally consistent with the objectives and policies of the 2GP, given the specific characteristics of the site and the proposed nature of the residential activity, all as outlined in the assessment of effects above.
- [89] However, Policy 16.2.1.7 directs that residential activity on a site that does not comply with the density standards of the zone shall be ‘avoided.’ The 2GP therefore provides a very specific directive about the intensity of residential activity that is to be avoided in Rural zones and accordingly there is a clear policy direction that would not support the granting of this type of proposal unless it met a limited scope of circumstances. Because of the strongly directive wording, I consider that this policy must strongly influence the objectives and policies assessment.
- [90] I therefore consider that the decision largely turns on whether the proposal meets the intention of Policy 16.2.1.7 wherein residential activity may be contemplated if associated with *long term land management or capital investment that will result in: ... a significant contribution to the enhancement or protection of biodiversity values.*
- [91] In this case based on the advice I have received from the applicant’s ecologist Dr Lloyd, and Mr Kyle I am minded to conclude that the proposed residential activity has the potential to meet the above criteria notwithstanding that the gains would be achieved over a long timeframe and a good deal of monitoring would be required. I have therefore assessed the application as being consistent with Policy 16.2.1.7, however this view is not unequivocal given what as I see as certain uncertainties and risks associated with the ecological restoration project.
- [92] To be clear, were it not for the proposed ecological restoration project I would be minded to conclude that the application were contrary to Policy 16.2.1.7.
- [93] The Operative Plan objectives and policies are considered to be less directive than those of the Proposed 2GP. I consider that given the specific characteristics of the site and the proposed nature of the residential activity that the application could be said to be inconsistent with, but not contrary to the relevant objectives and policies of that Plan.

Assessment of Regional Policy Statement (Section 104(1)(b)(v))

- [94] The objectives and policies of the Partially Operative Otago Regional Policy Statement (“RPS”) were taken into account in assessing the application. The RPS was made partially operative in January 2019.
- [95] The 2GP provisions of central importance to the application are generally beyond appeal, and as such are deemed to give effect to the relevant objectives and policies of the RPS. The policy assessment above has found that the proposal is consistent with the key objectives and policies of the 2GP, however these are more directive than the objectives and policies of the RPS. As such I consider that the proposal could be said to be consistent with the relevant objectives and policies of the RPS.

DECISION MAKING FRAMEWORK

Part 2 Matters

- [96] It is considered that there is no invalidity, incomplete coverage or uncertainty within either the operative Dunedin City District Plan or the Proposed 2GP. As a result, there is no need for an assessment in terms of Part 2 of the Resource Management Act 1991.

Section 104D

- [97] Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more

than minor, or that the proposal will not be contrary to the objectives and policies of both the district plan and the proposed district plan. It is considered that the proposal meets the first limb as any adverse effects arising from this proposed activity will be no more than minor. Given the assessment above of the application against the objectives and policies of the 2GP, I consider that the second limb would also be met. The Council can exercise its discretion under section 104D to grant consent.

Section 104(1)(c)

- [98] Section 104(1)(c) of the Resource Management Act 1991 requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *Russell v Dunedin City Council* C092/03) and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where a plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the district plan and/or the proposed district plan.
- [99] The 2GP sets a clear policy direction in terms of circumstances wherein residential activity is anticipated in rural zones. As such, I consider that there is a risk of an undesirable precedent being established in the absence of clear evidence to distinguish the application, or policy support that can be considered to outweigh the 'avoid' provision in the Rural Section of the 2GP.
- [100] In this case, the proposal is a non-complying because it involves residential activity on an under-sized site, in other words it does not comply with the anticipated density for residential activity in the Rural zone.
- [101] I do not consider the fact that the site is an existing smaller site within the Rural zone to constitute a true exception. I note that the 2GP does include exemptions from the minimum site size criteria for existing under-sized sites in some zones and circumstances. It is therefore evident that the policy direction to avoid residential activity on under-sized sites has been intentionally crafted to apply to all other sites, including the subject site.
- [102] The 2GP identifies that Dunedin already has a large number of small rural sites as a result of historic subdivision patterns but intentionally makes no provision for residential activity on sites that do not meet the minimum site size except for in certain very specific situations, such as where there would be a significant contribution to the protection or enhancement of biodiversity values.
- [103] I do consider that the proposed ecological enhancement project is a unique aspect of the proposal that could be considered to distinguish the application from others seeking to establish residential activity on a site not meeting the density requirement for the Rural zone. I consider that this aspect of the application can be considered to make it a "true exception."
- [104] By allowing the activity, I do not consider that a general precedent would be set that would undermine the integrity of the District Plan.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

- [105] ***Pursuant to Part 2 and Sections 34A(1), 104, 104B and 104D of the Resource Management Act 1991, the Dunedin City Council grants consent the proposal for a non-complying activity being the establishment of residential activity on an under-sized Rural-zoned site at 68 Currie Rd, Outram, and;***

- [106] *That should the Panel exercise its discretion under section 104D to grant consent, that the draft conditions included in Appendix 1 should be imposed.*
- [107] *That the Panel should consider whether a bond and/or covenant would be appropriate in this case to address the risk of the ecological restoration project failing or not being completed, and to protect the biodiversity values in the long term.*

REASONS FOR RECOMMENDATION

- [108] Effects of the proposal associated with the loss of rural productive land, rural character and amenity will not have a direct effect on the wider environment that is more than minor when considered in terms of the definition of 'effects' provided under the RMA.
- [109] I consider the proposal to be consistent with the objectives and policies of the 2GP because of the investment and land management which, if successfully implemented, will result in a significant contribution to biodiversity values.
- [110] If the proposal comes to fruition in its entirety I would tend to support the application and recommend that consent should be granted. However this view is not unequivocal given what I see as a certain level of uncertainty in relation to the monitoring and ultimate success of the ecological restoration project.



Jane O'Dea
Planner

Date: 31 March 2022

Reviewed by:

Phil Marshall
Senior Planner

Date 31 March 2022

Appendix 1: Proposed draft conditions LUC-2022-11

- 1) The ecological restoration plan recommended in the report entitled Ecological Restoration Plan for 68 Currie Rd, Outram, dated February 2022 and prepared by Wildland shall be implemented in full, including but not limited to all of the following:
 - The restoration shall comprise an area of at least 0.5 hectares including the fenced off pond and margins as well as additional planting within the upstream paddock;
 - Control of pest plants within the fenced off pond and pond margins;
 - Removal of amenity plants within the fenced off area including but not necessarily limited to oak and cedar trees on the pond margins;
 - Pest animal control such as trap networks and bait stations to control pests such as rats, mice, mustelids and rabbits.
 - Planting plan, timing of planting, plant composition, planting density, plant care (mulching, plant guards, regular inspection of plants and fencing, replacement of dead plants);
 - Fencing of planting areas in the upstream paddock to exclude stock;
 - Pest plant control
 - Monitoring

- 2) The ecological restoration project shall follow the timeline set out in the Ecological Restoration Plan for 68 Currie Rd, Outram' dated February 2022 prepared by Wildland and copied below:

Project Stages	Year 1	Year 2	Year 3	Year 4	Year 5
Weed control - pond area					
Planting - pond area					
Maintenance/monitor plantings					
Control gorse/broom - upstream paddock					
Project Stages	Year 1	Year 2	Year 3	Year 4	Year 5
Fencing - upstream paddock					
Planting - upstream paddock					
Establish photopoints					
Re-photograph photopoints					

Except that the project may be advanced more quickly than suggested in the above timeline if conditions are favourable to this occurring.

- 3) The consent holder shall advise the Council in writing of the start date of the ecological restoration project. Such advice shall be sent to rcmonitoring@dcc.govt.nz.
- 4) An annual report on activities undertaken for the enhancement project shall be provided to the Council for the first five years of the project. This shall be either prepared or reviewed by a suitably qualified professional, such as an ecologist, who shall recommend whether any measures are required to address failures in the project. The first annual report shall be submitted 1 year after the commencement of the project and reports shall be submitted on an annual basis thereafter. Reports shall be submitted to rcmonitoring@dcc.govt.nz.
- 5) Any measures to address failures in the project as identified in the annual reports required under condition 4 above shall be implemented immediately, or within an appropriate timeline as recommended by the ecologist or other suitably qualified professional.
- 6) In the first year after planting, any plants that die shall be replaced immediately or in the first available planting season.
- 7) After the first year following planting, should walk through surveys reveal mortality of planted trees, replanting shall be undertaken in any gaps of four metres square or more. Replanting shall be undertaken immediately or in the first available planting season.

- 8) Fixed photopoints shall be established and used to take photographs every 2 years. Photopoints shall be set up to show 'before and after' scenarios from management activities including weed control, fencing, and planting. Appropriate locations for the photopoints shall be identified by a suitably qualified professional such as an ecologist. Spatially-located photographs, with dates, shall be provided to the Council for its records. The Council shall determine at which date this information is no longer required to be provided because the project has reached an appropriate stage of maturity.
- 9) If photopoint monitoring or walk-through surveys reveal any failures in the enhancement project, the causes of this shall be assessed by an ecologist or similarly qualified person, and a remedial enhancement programme, including a timeline for works, shall be put in place. A copy of any such remedial enhancement programme shall be provided to the Council at rcmonitoring@dcc.govt.nz.

Construction of dwelling

- 10) Construction of the dwelling shall not commence until the planting specified to be undertaken around the pond in year 2 of the project as per the timeline under condition 2 above has been completed. Written confirmation of the completion of planting shall be submitted to rcmonitoring@dcc.govt.nz.
- 11) The dwelling shall be sited in general accordance with the application plans.
- 12) Prior to the commencement of construction of the dwelling, the consent holder shall confirm in writing to rcmonitoring@dcc.govt.nz that all aspects relating to the availability of the water for fire-fighting are in compliance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless an alternative is approved by the New Zealand Fire Service. Details of any alternative approval must be provided to Dunedin City Council.
- 13) A planting plan detailing all proposed planting in the area surrounding the dwelling shall be submitted to the Council for approval prior to the commencement of construction of the dwelling. Planting shall comprise locally appropriate native species only. The plan shall be prepared by a suitably qualified landscape design professional and include the botanical name, common name, numbers, size at planting, plant spacings and mature height of all proposed planting. Planting shall take place within the first growing season following the construction of the dwelling. The planting plan must be submitted to rcmonitoring@dcc.govt.nz for approval by the Resource Consents Manager.
- 14) Exterior colours for the dwelling (including roofing materials) shall be visually recessive and/or shall not contrast with surrounding rural colours. Highly reflective materials including but not limited to unpainted metallic surfaces, mirrored glazing and metallic finishes (such as Silver Zinalume) shall not be used. The purpose of this condition is to promote the visual integration of the building into the surrounding rural landscape.
- 15) The exterior colour(s)/materials of the proposed dwelling shall have a light reflectance value not exceeding 30% to ensure a low level of contrast with the surrounding rural landscape.
- 16) Any above ground water tanks shall be of a similar colour to the proposed dwelling with a light reflectance value of 30% or less.
- 17) Any fencing shall be confined to rural post and wire, board and batten or deer fence construction only.

Earthworks

- 18) As-built records of the final extent and thickness of any un-engineered fill on the site should be recorded.
- 19) Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
- 20) Slopes may not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification

Advice notes:

- 1.) This consent only authorises residential activity breaching the required density for the Rural – Taieri Plains zone, and does not authorise any other breaches of District Plan rules including but not limited to parking, loading and access, earthworks, boundary setbacks and building height. Any breaches of district plan rules concerning the above or any other matter will require further resource consent.

APPLICATION NUMBER:	LUC-2022-11
RELATED APPLICATIONS/LICENCES:	HAIL-2022-8

PLANNING APPLICATION DETAILS FORM

Property Address		68 Currie Road Outram	
Property Description:		Property No: 5109234, Legal Description: PT SEC 6 BLK IV SO 62 WEST TAIERI SD	
First Contact: (Applicant)	Name:	B Mitchell	
	Mail Address:	C/O Sweep Consultancy Limited, PO Box 5724, Dunedin 9054	
	Contact Email:	emma@sweepconsultancy.co.nz	
	Phone Number:	027 482 2214	
	Method of Service	Preferred Method - Email	
Second Contact: (Agent)	Name:		
	Mail Address:		
	Phone Number:		
	Contact Person:		
Description of Application:		Establish a residential activity on an undersized rural zoned lot	
Application Type:		Land Use Consent	
Fast Track?			
Consent Type:	Residential Activity	Consent Nature	New Dwelling Breaching Density
Major Category		Land Use Category C	
Minor Category		Non-Notified - Non Complying	
Senior Planner or Responsible Officer:		Jane O'Dea	
Lodgement Date:		18 January 2022	Lodgement Officer: Hanneri Wilkie
Deposit Amount:	\$1,700.00	Invoice Number:	904367
Waived: ☐			
Application Requirements	Signed Application Form		Copy of Title
	Locality Plan		Site Plan
	Plans and Elevations		AEE
	Affected Persons Consent		
Counter Comments:			



APPLICATION FORM FOR A RESOURCE CONSENT

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Bailey Mitchell

(must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

I opt out of the fast-track consent process: ☒ Yes ☐ No

(only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity:

Residential activity on an undersized rural allotment.

Have you applied for a Building Consent? Yes, Building Consent Number ABA

☒ No

Site location/description

I am/We are the: (☐ owner, ☐ occupier, ☐ lessee, ☒ prospective purchaser etc) of the site (tick one)

Street address of site: 68 Currie Road, Outram

Legal description: Pt Sec 6 Blk v West Taieri SD

Certificate of Title: RT OT 81/257

Contact details

Name: Emma Peters, Consultant, Sweep Consultancy Ltd (☐ applicant ☒ agent (tick one))

Address: P.O. Box 5724 Dunedin

Postcode: 9054

Phone (daytime): 0274822214

Email: emma@sweepconsultancy.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service (tick one): ☒ Email ☐ Post ☐ Other:

Ownership of the site

Who is the current owner of the site? Gregory Scott Gray & Kathryn Margaret Sinclair-Gray.

If the applicant is not the site owner, please provide the site owner's contact details:

Address: 57 Currie Road, R01, Outram

Postcode: 9073

Phone (daytime):

Email:

Planning Application Fees Payment Details (Who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email planning@dcc.govt.nz

Deposit Payment Payee Details:

Full Name of Deposit Payee (Person or Company): Bailey Mitchell

Mailing Address of Deposit Payee (please provide PO Box number where available):

C/O Sweep Consultancy Ltd
PO Box 5724 Dunedin 9054

Email Address of Deposit Payee: C/O emma@sweepconsultancy.co.nz

Daytime contact phone number: C/O 0274822214

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unspent, it will be refunded to the payee.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Occupation of the site

Please list the full name and address of each occupier of the site:

vacant land.

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

Please see attached AEE.

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Please see attached AEE.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? *2006 Plan: Rural 2GP: Rural-Taieri Plain*

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Designation 279.

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Density

→ Please see attached AEE.

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name:

Address:

Name:

Address:

N/A

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

Please see attached AEE.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have been applied for: Yes ☒ No ☐
 Water Permit Discharge Permit Coastal Permit Land Use Consent for certain uses of lake beds and rivers Not applicable

Assessment of Objectives and Policies

In this Section you need to consider and assess how your application proposal aligns with the relevant objectives and policies in the District Plan relating to your activity. If your proposal is a discretionary or non-complying activity under the District Plan more attention to the assessment will be necessary as the objectives and policies of the District Plan may not always be in support of the proposed activity.

please see attached AEE.

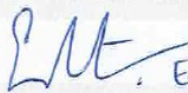
Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of: Applicant ☒ Agent (tick one):

 Emma Peters, Consultant, Sweep Consultancy Ltd

Date: 18/1/2022.

Assessment of Environmental Effects



68 Currie Road, Outram

18 January 2022

Prepared by Emma Peters
Sweep Consultancy Limited
P.O. Box 5724 Dunedin 9054
Phone 0274822214
emma@sweepconsultancy.co.nz
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Sweep Consultancy Limited
 PO Box 5724
 Dunedin 9054
 Phone: 0274 822214
 Email: emma@sweepconsultancy.co.nz

18 January 2022

Senior Planner – Non Notifieds
 Dunedin City Council
 P.O. Box 5045
 Dunedin 9054

Hi,

68 Currie Road, Outram

SITE

Our client, Bailey Mitchell, has a sale and purchase agreement in relation to a property located at 68 Currie Road, Outram legally described as Pt Sec 6 Blk IV West Taieri SD contained in record of title OT81/257¹ (site). The location of the site is shown in Figure 1 below.

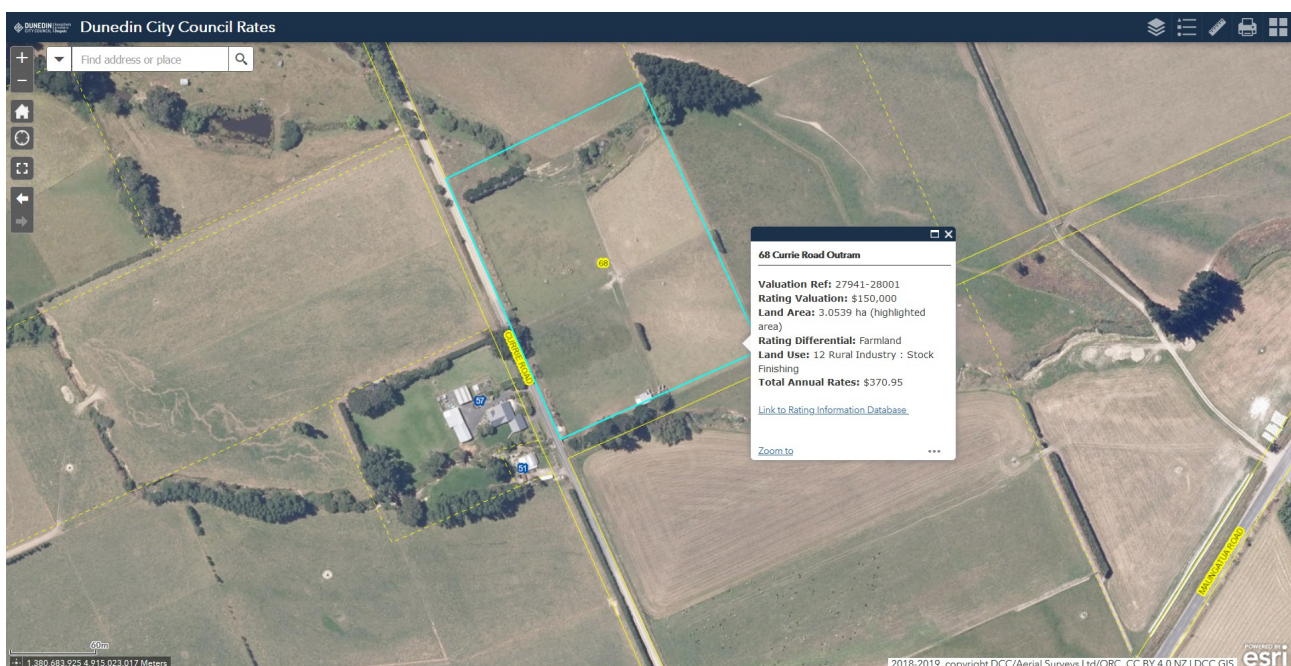


Figure 1: Location of Site.

The site comprises of approximately 2.8126 hectares of land² which is currently used for pastoral grazing purposes. There is an existing deer shed and yards located adjacent to the middle of the southern boundary. The site is generally of gentle undulating terrain with a watercourse including a pond in the northern portion and a swale running through another part of the site. There are existing indigenous plantings on the roadside and also within the site, particularly in association with the watercourse and

¹ Copy of record of title appended at Appendix 1.

² Note: the Dunedin City Council Rating Information Database states the site contains 3.0539 hectares of land, however, the record of title states 2.8126 hectares.

pond.

Immediately across the road from the site are two dwellings located at 51 Currie Road which contains approximately 0.0723 hectares of land and 57 Currie Road which contains approximately 1.1384 hectares of land. The vendors of the site reside at 57 Currie Road. Slightly further up Currie Road from the site at number 95 is situated Grandview Gardens which has residential activity and also operates as a wedding/event venue³.

ZONING

Pursuant to the Dunedin City District Plan (2006) (**2006 plan**) the site is zoned *Rural*⁴ and the site is subject to *Designation 274*. The zoning of the site pursuant to the 2006 plan is shown in Figure 2a below.

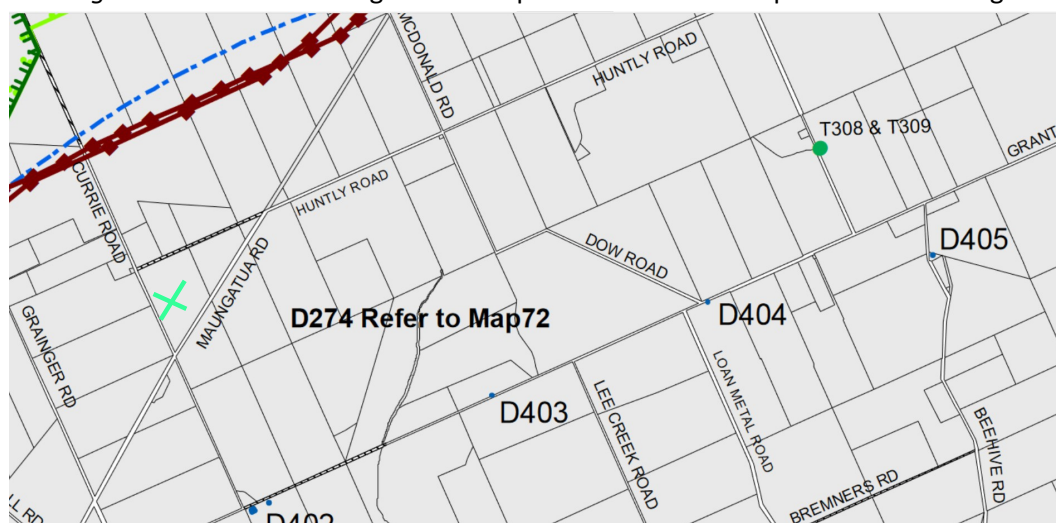


Figure 2a: Zoning pursuant to 2006 Plan – Site Indicated with a 'X'.

Pursuant to the Second Generation District Plan Appeals Version (**2GP**) the site is zoned *Rural – Taieri Plain*. The site falls within *Designation 274* being the *Take-off and Approach Fan, Transitional (Side) Surface, Horizontal and Conical Surfaces – Airport Approach and Land Use Controls* for the Dunedin Airport. The zoning of the site pursuant to the 2GP is shown in Figure 2b below.

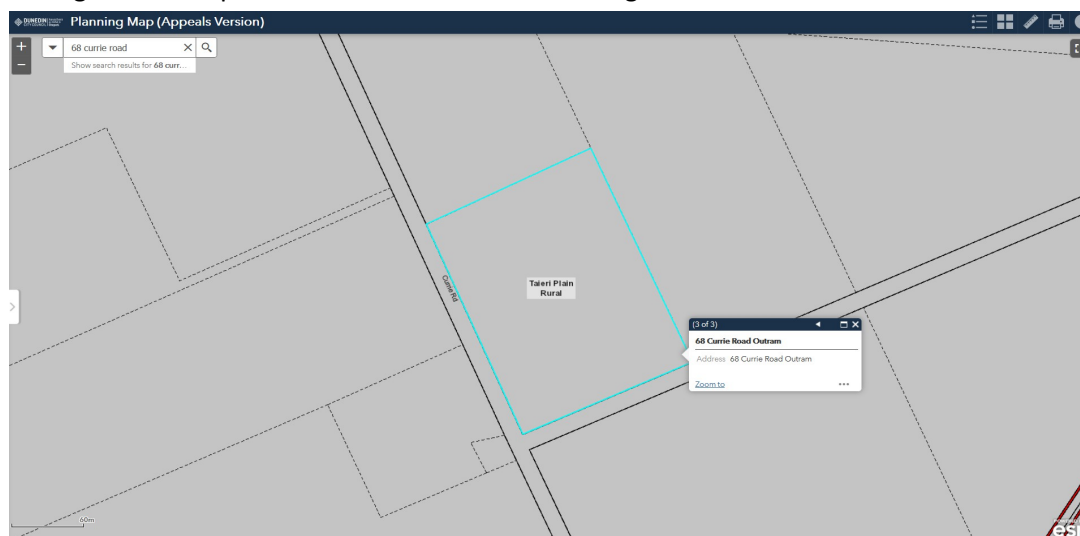


Figure 2b: Zoning Pursuant to 2GP.

³ <http://www.grandviewgardens.co.nz>

⁴ See 2006 plan zone map 6.

There are no appeals relating to the zoning of the site and, therefore, the 2GP zoning of the site is deemed operative and as such, the 2006 plan provisions are not considered any further in this application.

PROPOSED ACTIVITY

An application form precedes this assessment of environmental effects. The applicant requests that Council processes the application on a non-notified basis. The applicant will pay the application fee upon receipt of an invoice from the Dunedin City Council (**Council**).

The applicant, Bailey Mitchell, is a young man of 22 years who seeks land use consent for the establishment of residential activity on the site. Bailey grew up in the wider Outram area and is looking to establish his family home on the site close to family and friends. The new family dwelling will be located in relatively close proximity to the south-western corner of the site. A site plan showing the proposed location of Bailey's new family home is shown in Figure 3 below.

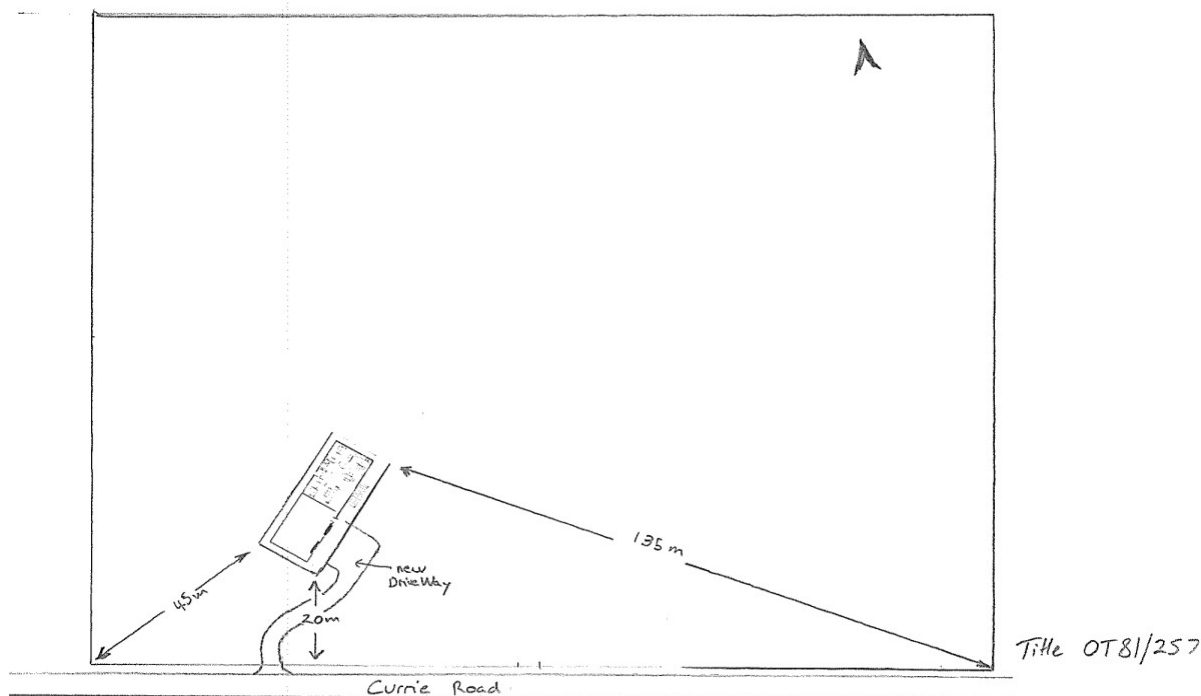


Figure 3: Proposed Location of the New Family Home on Site.⁵

The style of Bailey's new family home will be one of a simple farm shed built to residential building standards. Elevations and the floor plan are shown below in Figures 4a and 4b respectively. Wastewater will be dealt with via a secondary treatment system and dispersal field the precise details and location of which will be supplied at the time of application for building consent. Potable water will be supplied via collection of rainwater from the roof of the new home for storage in tanks of an appropriate size. Again the details of the size of the tank(s) and location will be provided at the time of application for building consent. Access to the new home will be from Currie road with a new access and driveway being formed. Excepting a vegetable garden and any horticultural trees or shrubs, Bailey will landscape around his new home with indigenous species appropriate to the location and setting.

⁵ Plan prepared by Craig Miller of Wide Span Sheds Otago.



COHESIVE
DESIGN

SUPPLIERS OF:
Wide Span Sheds
No Compromise Steel Building Solutions
PO Box 229, Christchurch 8052
e: cohesivedesign.co.nz p: 0800 94 32 22

All dimensions given in millimetres unless stated.
All drawings subject to 10% tolerance unless stated.
All drawings subject to 10% tolerance unless stated.
All drawings subject to 10% tolerance unless stated.
All drawings subject to 10% tolerance unless stated.
All drawings subject to 10% tolerance unless stated.
All drawings subject to 10% tolerance unless stated.

PROJECT:
Shed 100m²
LOCATION:
#50m Full Address
CLIENT:
#30m Full Name

DRAWINGS:
EXTERIOR RENDER

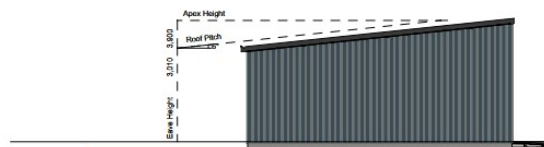
CONCEPT

SUBJECT TO ENGINEERING
DATE:
#10/00/21
SCALE:
1:100 (B) A3
DRAWN:
JC
CHECKED:
JC
JOB No:
21/000
VERSION:
SHEET No:
A201

GENERAL ELEVATION NOTES
Key
SS: Security Slats
SG: Safety Glass



A Elevation A
1:100



B Elevation B
1:100

COHESIVE
DESIGN

SUPPLIERS OF:
Wide Span Sheds
No Compromise Steel Building Solutions
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All dimensions given in millimetres unless stated.
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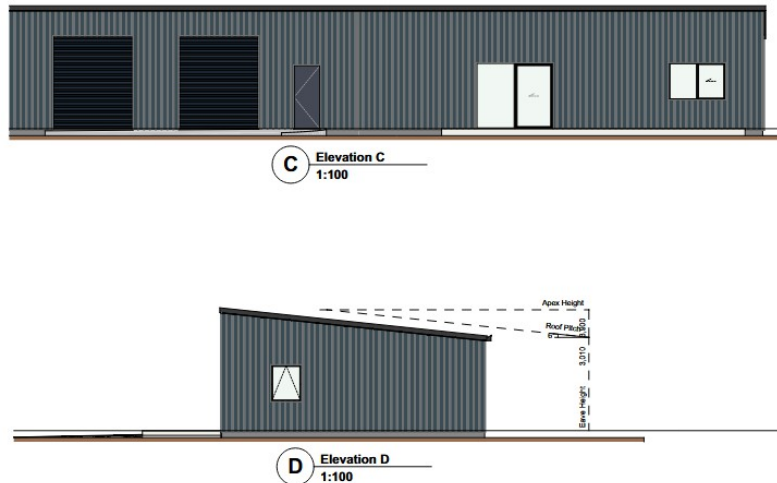
PROJECT:
Shed 100m²
LOCATION:
#50m Full Address
CLIENT:
#30m Full Name

DRAWINGS:
ELEVATIONS

CONCEPT

SUBJECT TO FLAT/LEVEL
SITE
SUBJECT TO ENGINEERING
DATE:
#10/00/21
SCALE:
1:100 (B) A3
DRAWN:
JC
CHECKED:
JC
JOB No:
21/000
VERSION:
SHEET No:
A201

GENERAL ELEVATION NOTES	
Key:	
SS: Security Slat	
SG: Safety Glass	



COHESIVE DESIGN		SUPPLIERS OF: Wide Span Sheds No Composite Steel Building Solutions PO Box 228, Christchurch 8052		PROJECT: 2km 100m LOCATION: 100m 100m CLIENT: 100m 100m		DRAWINGS: ELEVATIONS CONCEPT		SUBJECT TO FLAT/LEVEL SITE SUBJECT TO ENGINEERING	
								DATE: 4/10/2021	
								SCALE: 1:100 (B-43)	
								DRAWN: JC CHECKED: JC	
						JOB No: 211085		VERSION	
						SHEET No: A002			

Figure 4a: Elevations of Proposed New Home.

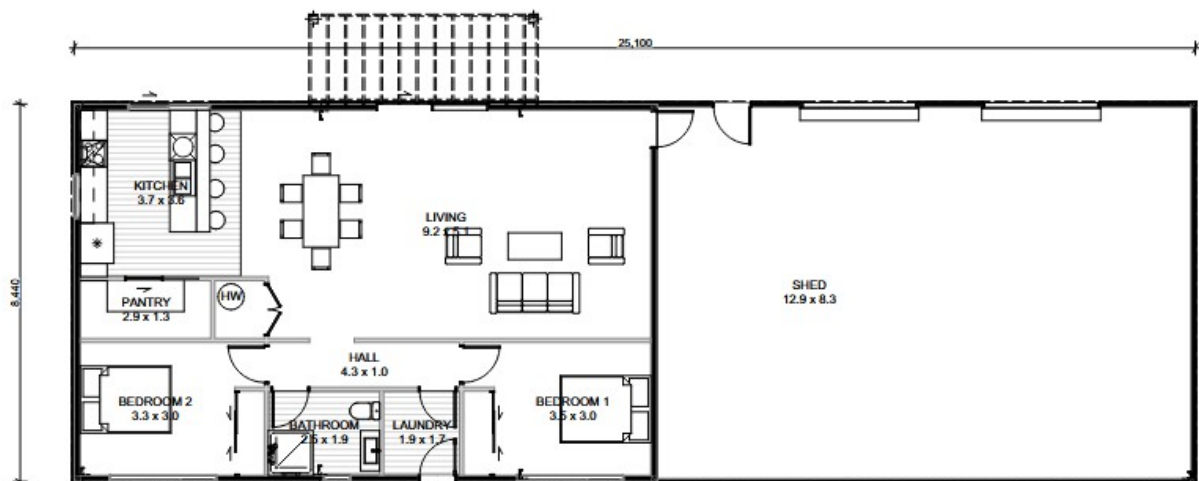


Figure 4b: Floor Plan of Proposed New Home.

Bailey will undertake riparian planting around an existing watercourse and pond on the site with the balance of the site continuing to be used for pastoral grazing purposes. The area where Bailey proposes to undertake the riparian planting is shown in Figure 5 below and is approximately 3,600m² in size representing approximately 12.8% of the total land area of the site. Bailey will complete the riparian planting within 2 planting seasons of receiving a code compliance certificate from Council in relation to the new home. The riparian planting will be protected via fencing, where not already present, and by consent

notice on the title for the site.



Figure 5: Approximate Area to be Revegetated Shown as Shaded – Approximate Location of the New Home Shown by Green Line.

The choice of indigenous plants to be planted in the area shown in Figure 5 will be in accordance with both the Otago Regional Council riparian planting guide and the relevant Dunedin City Council planting guides⁶. According to Council's Ecosystems Webmap, the site falls within two ecosystems: (a) Dunedin hillslopes forest; and (b) alluvial and swamp forest as shown in Figure 6 below.

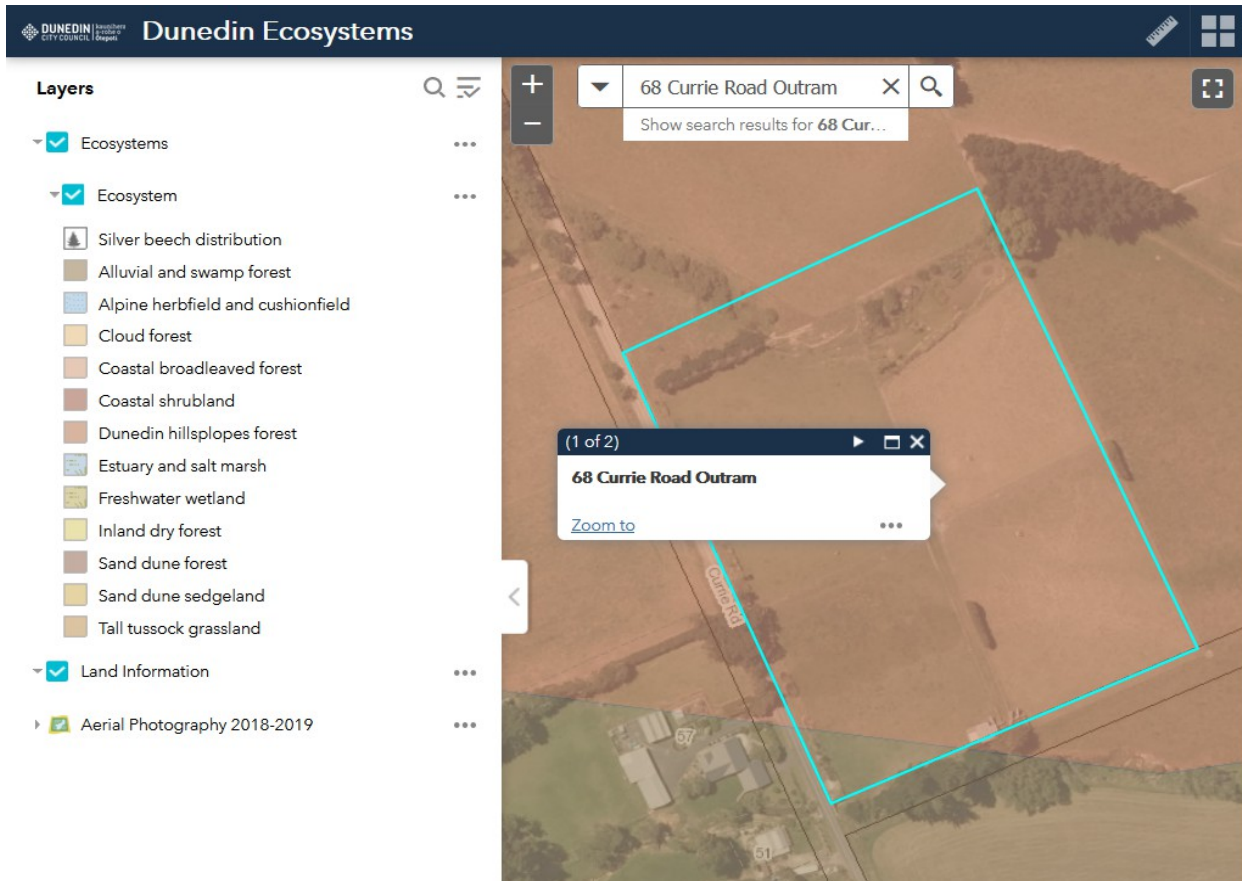


Figure 6: Council Ecosystem Classification for the Site.

⁶ Copies of each are appended at Appendices 2 and 3 respectively.

Preparation and maintenance requirements are detailed in Appendix 5. The plants will be maintained for a period of 5 years from the date of completion of the riparian planting.

ACTIVITY STATUS

Rule 16.3.3.26 states that standard residential activity is a permitted activity in rural zones provided that the density performance standard is met⁷. The density performance standard for the *Rural – Taieri Plain* zone is a minimum of 25 hectares for the first residential activity⁸. If a site does not meet that density performance standard, the residential activity has an activity status of non-complying⁹.

However, a pathway for residential activity on undersized rural allotments incorporating ecological enhancement and/or protection is provided in Rule 16.12.5.1.X which states: *“The residential activity...will be associated with long term land management or capital investment that will result in:..ii. a significant contribution to the enhancement or protection of biodiversity values (Policy 16.2.1.7.Y).”*

Guidance on the assessment of whether the proposal makes a 'significant contribution to the enhancement or protection of biodiversity values' is provided in Rules 16.12.5.1 and 16.13.X.2. Importantly, Rule 16.12.5.1.AB states: *“In assessing whether a proposal may meet Policy 16.2.1.7.Y.ii, Council will consider the ecological context of the site and proposal at a local level, rather than requiring the contribution to be significant at an ecological district or citywide level.”*

NES-CS

The *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)* is applicable to this application because there is a change in land use of part of the site to residential activity.

The applicant and vendors are not aware of the site, particularly where the residential activity is to be situated, having been used for any HAIL activities. Past and present use consists of pastoral grazing activity including the occasional resowing of paddocks. Drenching of animals has occurred in the deer shed and yards, however, these are well distanced from the proposed location of Bailey's new family home. The site is not a registered HAIL site on the register administered by the Otago Regional Council – see Figure 7 below.

Figure 7 shows that there are two bores, I44/0905 and I44/0812, located approximately 0.5km and 0.65km from the site respectively. The proposed residential activity will have no adverse effects on either of these bores. It is anticipated that the proposed riparian planting will, once established, have a positive effect on the quality of the water draining through the watercourse and pond on the site.

⁷ 2GP Rule 16.3.3.26.i.

⁸ 2GP Rule 16.5.2.1.g.i.

⁹ 2GP Rule 16.15.2.3.

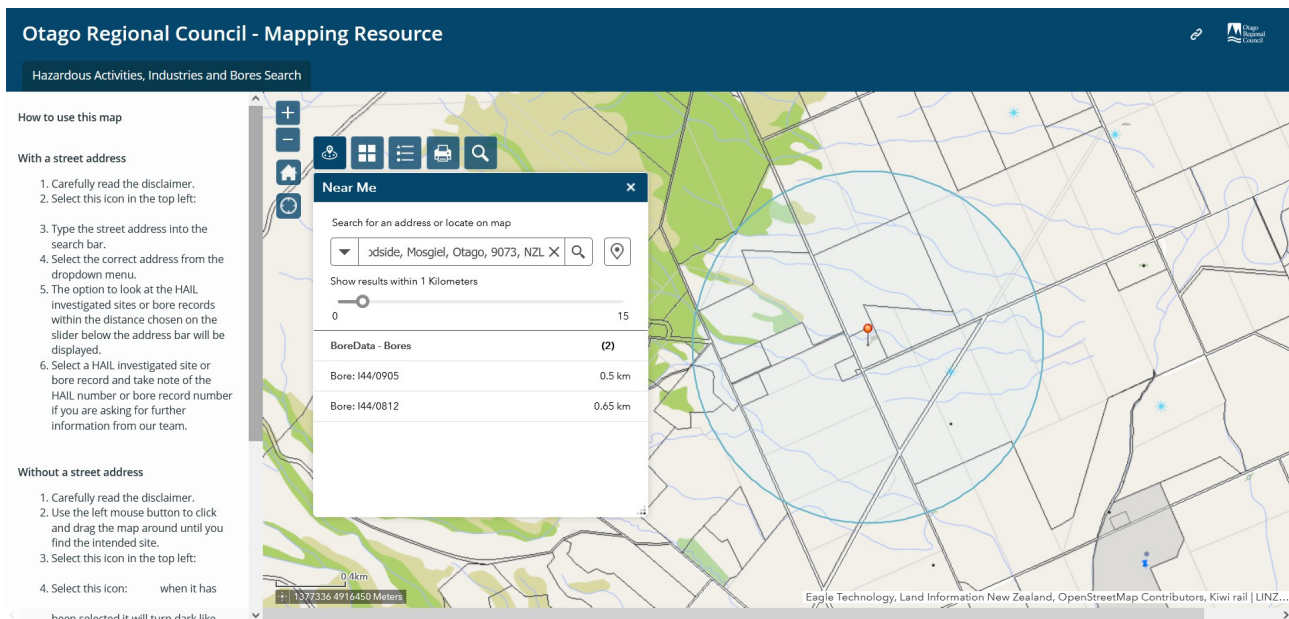


Figure 7: ORC HAIL Register Information.

An application for Council to conduct a HAIL search of the property records for the site precedes this assessment of environmental effects. The applicant will pay the application fee on receipt of invoice from Council.

S104D

Pursuant to section 104D of the Resource Management Act 1991 (**Act**), non-complying activities must first pass one of two limbs set out in s104D prior to being considered pursuant to s104 of the Act. Applications for non-complying activities must show either that: (i) the adverse effects of the non-complying activity will be no more than minor; or (ii) the non-complying activity is 'not contrary' to the policy framework of any relevant plan. The proposed activity will have adverse effects assessed as being less than minor and, therefore, passes the first limb of s104D of the Act. The proposed activity is not contrary to the policy framework providing for standard residential activity on undersized allotments in the rural zone where the proposal makes a '*significant contribution to the enhancement or protection of biodiversity values*' within the context of the particular site and its locale; thereby passing the second limb of s104D.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Significant Contribution to the Enhancement or Protection of Biodiversity Values

Both the site and immediate locale are situated within the Otago Coast Ecological Region and within the Tokomairiro Ecological District. The Tokomairiro Ecological District is predominantly covered by high producing exotic pasture (54%) and exotic coniferous forest (25%), with smaller amounts of Mānuka and/or Kānuka (5%), indigenous forest (3%), broadleaved indigenous hardwoods (2%), gorse and/or broom (2%), and herbaceous freshwater wetlands (1.7%)¹⁰. There are no protected areas in the immediate vicinity of the

¹⁰ Land Cover Database version 4.1.

site. The closest protected areas are in relation to the Maungatuas¹¹. The site is located within an 'acutely threatened' land environment with less than 10% of its original vegetation cover remaining¹².

The area of riparian planting represents approximately 12.8% of the total area of the site and, once established, will make a significant contribution to the enhancement of biodiversity values both within the site and immediate locale.

Effects on Character and Amenity Including Visual Amenity

The Currie Road area has a rural character evident from the pasture cover and fencing setting the land into paddocks and shrubs and trees, both exotic and indigenous, being largely located on the roadside, fencelines and/or boundaries. Buildings both residential and rural are interspersed through the landscape some in close proximity, others further apart. Figure 8a below shows the view up Currie Road towards the site.



Figure 8a: View up Currie Road Towards Site – Site Indicated with a Yellow Arrow.

Figure 8b below shows the residential activities at 51 and 57 Currie Road.

¹¹ See copy of Protected Area Network Map appended at Appendix 6.

¹² See copy of the Threatened Environment Classification Map appended at Appendix 7.



Figure 8b: View of the Residential Activities at 51 and 57 Currie Road.

Figure 8c below shows the view across the site and up the Taieri Plain. The existing deer sheds and yards can be seen in the right hand side of Figure 8c; the approximate location of Bailey's new family home is indicated by the yellow arrow.



Figure 8c: View Across Site from Currie Road.

Figure 8d below shows a view from Currie Road of the existing watercourse and pond area in which the riparian planting will be undertaken.



Figure 8d: View from Currie Road of Part of Area for Riparian Planting – to the Left of the Green Line.

The style of Bailey's new family home is one of rural vernacular and is in keeping with its rural setting. The indigenous landscaping around Bailey's new home will tie the building into the existing indigenous plantings along the roadside and with the riparian planting once established.

Any adverse effects on character and amenity including visual amenity of the site and surrounding locale will be **less than minor**.

POLICY ASSESSMENT

Objective 2.2.3 Indigenous Biodiversity states: *"Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience."*

Policy 2.2.3.3 states: *"Maintain or enhance indigenous biodiversity in the rural environment through:...Y. policies and assessment rules that:...iii. create a pathway for residential activities to be established on sites in the rural zones that contravene the minimum site area for residential activity (density standard) where the activity is associated with a significant contribution to the enhancement or protection of biodiversity values."*

Policy 16.2.1.7.Y provides that pathway for residential activity on undersized rural zoned allotments. The

policy states: *"Avoid residential activity in the rural zones on a site that does not comply with the density standards of the zone unless...Y. The residential activity will be associated with long term land management and/or capital investment that will result in: i. significant positive effects for rural productivity; and/or ii. a significant contribution to the enhancement or protection of biodiversity values."*

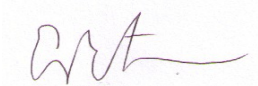
The proposed activity (both residential and riparian planting) is consistent with this policy framework.

CONCLUSION

Although having an activity status of non-complying, there is a clear policy pathway for residential activity on existing undersized rural allotments where the proposed activity includes a significant contribution to the enhancement and/or protection of biodiversity values. The site is located within an area with an acutely threatened environment classification having less than 10% of its original land cover. The proposed activity includes riparian planting and protection of approximately 12.8% of the total land area of the site which will contribute significantly to the enhancement of biodiversity of the site and immediate environs. Any adverse effects of the residential component of the proposed activity on the character and amenity values including visual amenity of the locale will be less than minor. No parties are considered affected by the proposed activity. Accordingly, the applicant requests that this application is processed on a non-notified basis and consent is granted.

Please make contact if you wish to discuss this matter further or require any further information.

Yours sincerely,



Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin 9054 Phone 0274822214
www.sweepconsultancy.co.nz

Appendix 1: Record of Title.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
 Search Copy




 R. W. Muir
 Registrar-General
 of Land

Identifier **OT81/257**

Land Registration District **Otago**

Date Issued 07 June 1887

Prior References

OT5/115

Estate	Fee Simple
Area	2.8126 hectares more or less
Legal Description	Part Section 6 Block IV West Taieri Survey District

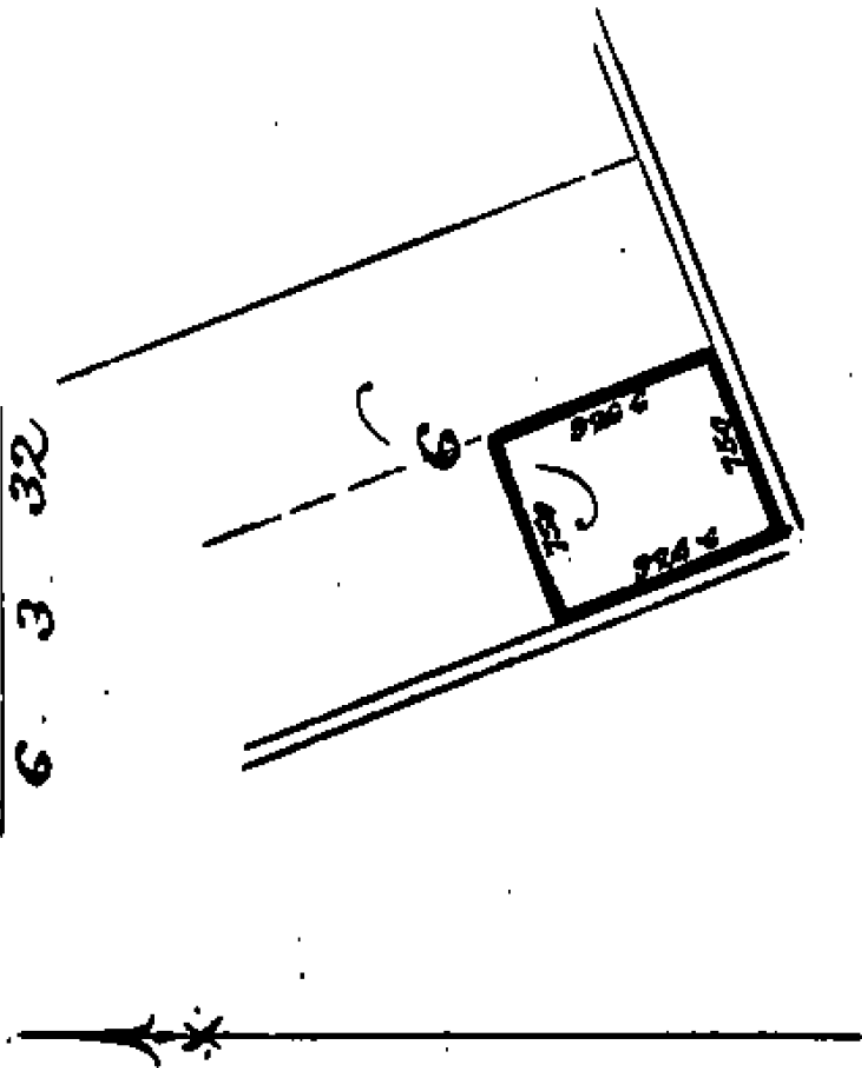
Registered Owners

Gregory Scott Gray and Kathryn Margaret Sinclair-Gray

Interests

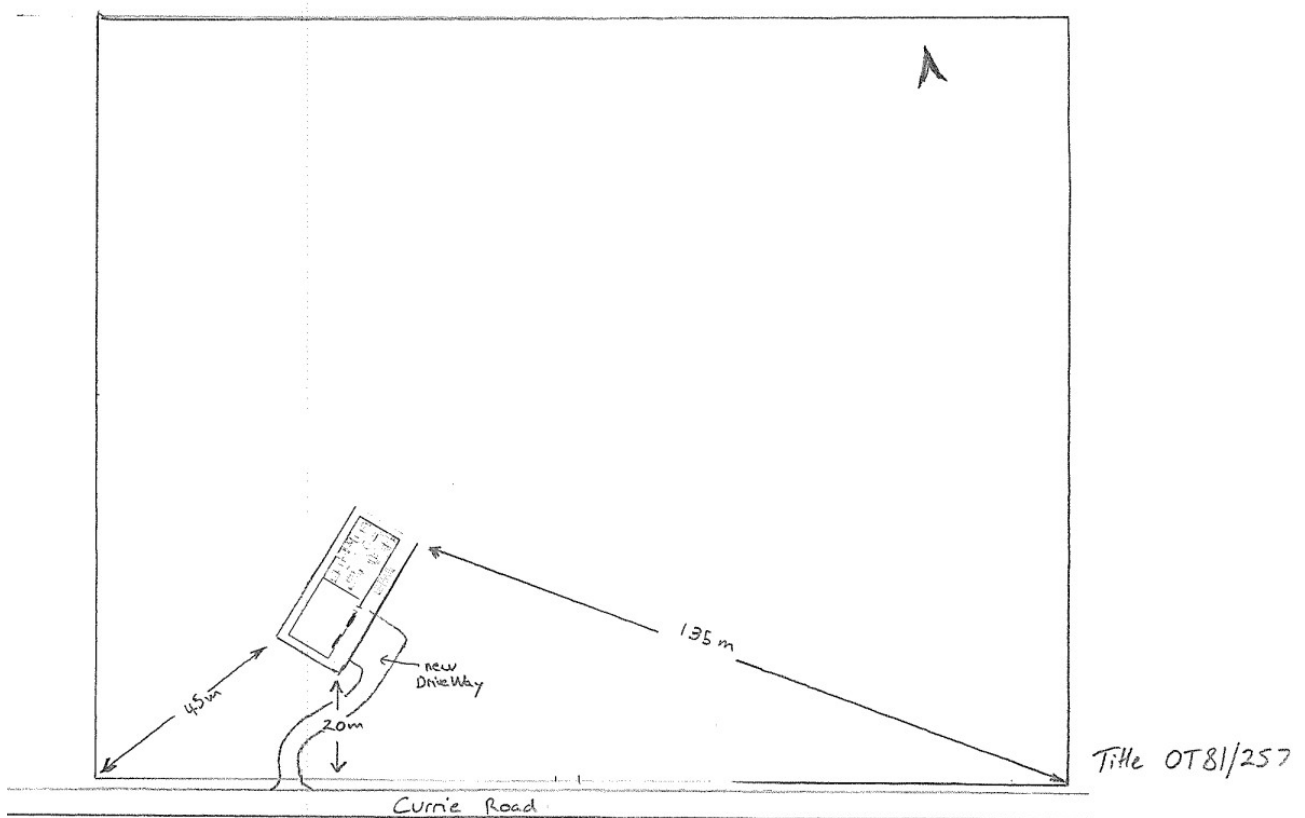
9683589.3 Mortgage to Kiwibank Limited - 31.3.2014 at 6:34 pm

6. 3. 32



Appendix 2: Site Plans.

House Site Plan:



Area of Riparian Planting (Shaded Area):



NB: Green circle shows approximate location of proposed residential activity.

Appendix 3: Otago Regional Council Riparian Planting Guide.



RIPARIAN PLANTING GUIDE

SOUTH AND WEST OTAGO REGION

Riparian zones are the land beside a creek, river, lake or wetland. Planting native grasses, sedges, flaxes, shrubs and/or trees in riparian zones can improve the health of Otago's waterways by filtering nutrients before they reach the water, including nitrogen, phosphorus and bacteria such as *E. coli*.

Riparian planting has other benefits too:

- ✓ Enhanced ecosystem health (including habitat for insects) and increased biodiversity
- ✓ Reduced sediment runoff and increased bank stabilisation
- ✓ Provides shade that decreases waterway temperatures (this reduces weed growth and provides stable temperatures for aquatic organisms)
- ✓ Provides shelter for stock
- ✓ Potential recreational opportunities such as fishing and swimming spots

Check this guide to see which plants will work best for where you live.

Planting guides are also available for Central Otago, Coastal Otago, East Otago, and Upper Clutha.



■ South and West Otago

Otago is the second largest region in New Zealand and we have a diverse range of landscapes, so it's important to choose the right plants for your climate and soil type.

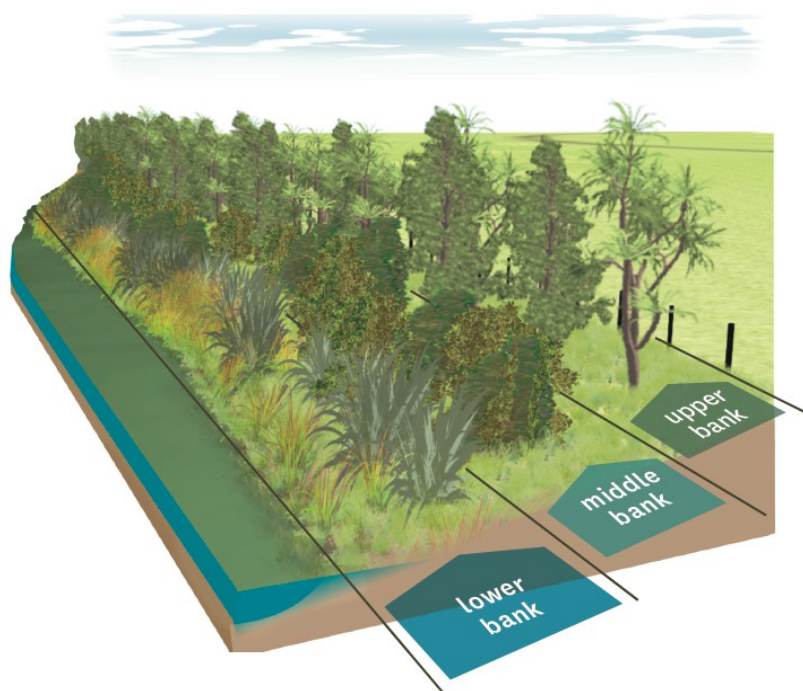


RIPARIAN PLANTING GUIDE

SOUTH AND WEST OTAGO REGION

Zone	Plant	Space between plants (m)	Size height (m) x width (m)	Tolerants				Benefits			Notes
				full sun	frost	wind	moist /wet soil	birds	pollina- tors	fish	
LOWER BANK	Groundcover										
	Purei <i>Carex secta</i>	1.5	2 x 1.5	•	•	•	•	•	○	•	Their overhanging leaves are great laying habitat for Inanga.
	Sedge <i>Carex virgata</i>	1	1 x 1	•	•	•	•	○	○	•	Provide shelter and nesting habitat for birds, such as marsh crake.
MIDDLE BANK	Groundcover / small shrubs										
	Harakeke/flax <i>Phormium tenax</i>	2	2 x 2	•	•	•	•	•	•	○	Good for erosion control.
	Mingimingi <i>Coprosma propinqua</i>	1.5	2 x 4	•	•	•	•	•	•	○	
	Toetoe <i>Austroderia richardii</i>	2	2 x 2	•	•	•	•	○	○	○	Useful in retaining steep banks.
	Trees / large shrubs										
	Cabbage tree <i>Cordyline australis</i>	1 – 1.5	10 x 3	•	•	•	•	•	○	○	Good for bank stabilisation and tolerates very wet to moderately dry conditions.
	Mānuka <i>Leptospermum scoparium</i>	2	10 x 3	•	•	•	•	•	○	○	Match the planting conditions to the seed source*
	Ribbonwood <i>Plagianthus regius</i>	2	3 x 5	•	•	•	•	○	○	○	Deciduous tree, fast growing. Good for bank stabilisation.
	Twiggy Tree Daisy <i>Olearia lineata</i>	2	2 x 5	•	•	•	•	○	○	○	Threatened in the wild.
UPPER BANK	Groundcover / small shrubs										
	Shiny Karamu <i>Coprosma lucida</i>	1.5	2 x 3	•	○	•	○	•	•	○	
	Broadleaf <i>Griselinia littoralis</i>	2	3 x 10	•	•	•	○	•	○	○	Good for erosion control.
	Kānuka <i>Kunzea ericoides</i>	2	3 x 6	•	•	•	○	○	•	○	
	Kōhūhū <i>Pittosporum tenuifolium</i>	2	2 x 5	•	•	○	○	•	•	○	Good for bank stabilisation.
	Kōwhai <i>Sophora microphyll</i>	3	3 x 8	•	•	•	○	•	○	○	
	Lemonwood <i>Pittosporum eugenoides</i>	1.5	3 x 7	•	•	•	○	•	○	○	Good for bank stabilisation.
	Marble leaf <i>Carpodetus serratus</i>	3	3 x 8	•	•	•	○	•	○	○	Not wind tolerant as a sapling.
	Narrow-leaved lacebark <i>Hoheria angustifolia</i>	2	2 x 5	•	•	•	○	•	•	○	Fast growing.
	Scented tree daisy <i>Olearia odorata</i>	2	2 x 4	•	•	•	○	○	•	○	

*E.g. plant seed collected from wet areas into wet areas, dry seed sources planted into dry areas.



Riparian zones can generally be divided into three areas:

■ **Lower bank area**

Prone to flooding. Best for plant species that can tolerate waterlogged roots and survive many days under water.

■ **Middle bank area**

Plant species that can tolerate having damp feet.

■ **Upper bank area**

May partially flood every couple of years. Plant tree and shrub species that prefer dry conditions.

This guide is not an exhaustive list and we recommend you talk to your local nursery to find out more about what grows best where you live.

When is the best time to plant?

Spring is an ideal time to plant, although planting can be undertaken all year round dependent on specific site conditions.

Summer and winter are the least preferable seasons as plants are likely to be under

stress. If you're planting in summer, you will probably need to water the plants or add water retention crystals to ensure good plant survival.

If you're planting in autumn, make sure the plants have a few months to establish if they are likely to be inundated with water during winter/spring flows.

Appendix 4: Dunedin City Council Planting Guide.

Native Planting Guide - Dunedin hillslopes forest

Podocarp-broadleaved forest of the Dunedin hillslopes including The Silverpeaks inland to around Mt Allan, lower Maungatua slopes, and the coastal hills south-east of the Taieri Plain. Dominated by Hall's totara, rimu and matai with a diverse broadleaved subcanopy. Includes silver beech south of Deep Stream/Clarks Junction and in the Silverpeaks. A good diversity of remnants in the Silver Stream and Orokonui catchments although many have had the large podocarps removed.

Plant type	Species	Common name	Generalist	Wetland sites	Riparian sites	Dry sites	Moist sites	Exposure	Shade tolerance	Planting sequence	Palatability	Fleshy fruits?	Nectar sources	Notes
Tree	<i>Aristotelia serrata</i>	Wineberry	Yes	No	Yes	No	Yes	No	High	Early	Moderate	Yes	Yes	Very fast initial growth in moist, fertile sites
Tree	<i>Carpodetus serratus</i>	Putaputaweta	Yes	No	No	No	Yes	Yes	High	Early	Moderate	Yes	Yes	Pioneer species good for initial plantings
Tree	<i>Coprosma rotundifolia</i>		Yes	No	Yes	No	Yes	Yes	High	Early	Low	Yes	No	Browse-tolerant small tree of moist habitats
Tree	<i>Cordyline australis</i>	Cabbage tree	Yes	Margins	Yes	Yes	Yes	Yes	Moderate	Early	High	No	Yes	Fast growing tree with wide environmental tolerance
Tree	<i>Dacrycarpus dacrydioides</i>	Kahikatea	Yes	Yes	Yes	Yes	Yes	Yes	High	Early	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Dacrydium cupressinum</i>	Rimu	Yes	No	No	No	Yes	No	High	Late	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Fuchsia excorticata</i>	Fuchsia	Yes	Yes	Yes	No	Yes	Yes	High	Early	Moderate	Yes	Yes	Fast initial growth, high value for indigenous fauna
Tree	<i>Griselinia littoralis</i>	Broadleaf	Yes	No	Yes	Yes	Yes	Yes	High	Early	High	Yes	No	Good all round performance

Plant type	Species	Common name	Generalist	Wetland sites	Riparian sites	Dry sites	Moist sites	Exposure	Shade tolerance	Planting sequence	Palatability	Fleshy fruits?	Nectar sources	Notes
Tree	<i>Kunzea ericoides</i>	Kanuka	Yes	No	Yes	Yes	No	Yes	Low	Early	Low	No	Yes	Copes with dry/infertile sites, unpalatable to browsing animals
Tree	<i>Melictyus ramiflorus</i>	Mahoe	Yes	No	Yes	Yes	No	No	High	Early	High	Yes	Yes	Plant later in exposed sites
Tree	<i>Myrsine australis</i>	Mapou	Yes	No	Yes	Yes	No	Yes	High	Early	High	Yes	No	Slow initial growth
Tree	<i>Nothofagus menziesii</i>	Silver beech	Yes	No	Yes	No	Yes	Yes	Moderate	Early	Low	No	No	Historically widespread in moist upland habitats
Tree	<i>Pittosporum eugenoides</i>	Tarata	Yes	No	Yes	Yes	No	No	High	Early	High	Yes	Yes	Likes sheltered warm sites
Tree	<i>Pittosporum tenuifolium</i>	Kohuhu	Yes	No	Yes	Yes	No	Yes	Moderate	Early	High	Yes	Yes	Pioneer species good for initial plantings
Tree	<i>Plagianthus regius</i>	Lowland ribbonwood	Yes	No	Yes	Yes	No	Yes	Moderate	Early	Moderate	No	Yes	Requires productive sites
Tree	<i>Prumnopitys taxifolia</i>	Matai	Yes	No	Yes	Yes	No	No	High	Later	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Pseudopanax colensoi</i>	Three finger	Yes	No	Yes	No	Yes	Yes	High	Early	High	Yes	No	Fast initial growth
Tree	<i>Pseudopanax crassifolius</i>	Lancewood	Yes	Margins	Yes	Yes	Yes	Yes	High	Early	Moderate	Yes	No	Fast initial growth
Tree	<i>Schefflera digitata</i>	Seven finger	Yes	No	Yes	No	Yes	No	High	Later	High	yes	Yes	Requires shelter
Tree	<i>Sophora microphylla</i>	Kowhai	Yes	No	Yes	Yes	No	Yes	Moderate	Early	Moderate	No	Yes	High value tree for indigenous forest birds
Shrub	<i>Coprosma propinqua</i>	Mingimingi	Yes	Yes	Yes	Yes	Yes	Yes	Moderate	Early	Moderate	Yes	No	Shrub with good all round performance

Plant type	Species	Common name	Generalist	Wetland sites	Riparian sites	Dry sites	Moist sites	Exposure	Shade tolerance	Planting sequence	Palatability	Fleshy fruits?	Nectar sources	Notes
Monocot herb	<i>Astelia fragrans</i>	Kakahu	Yes	No	Yes	No	Yes	No	High	Later	Moderate	Yes	Yes	Common forest floor species
Fern	<i>Asplenium bulbiferum</i>	Hen and chicken fern	Yes	No	Yes	No	Yes	No	High	Later	Low	No	No	Common fern of moist forest
Fern	<i>Microsorium pustulatum</i>	Hound's tongue fern	Yes	No	Yes	Yes	Yes	No	High	Early	Low	No	No	Forms extensive ground cover
Fern	<i>Polystichum vestitum</i>	Shield fern	Yes	No	Yes	No	Yes	No	High	Later	Moderate	No	No	Ground cover fern of moist habitats

Native Planting Guide – Species list - Alluvial and swamp forest

Lowland fertile podocarp forest dominated by kahikatea. Remaining sites are few of this forest type that would have once dominated the Taieri Plains, with a modified version at Woodhaugh Gardens. Mainly applicable to native forest revegetation on the Taieri Plain.

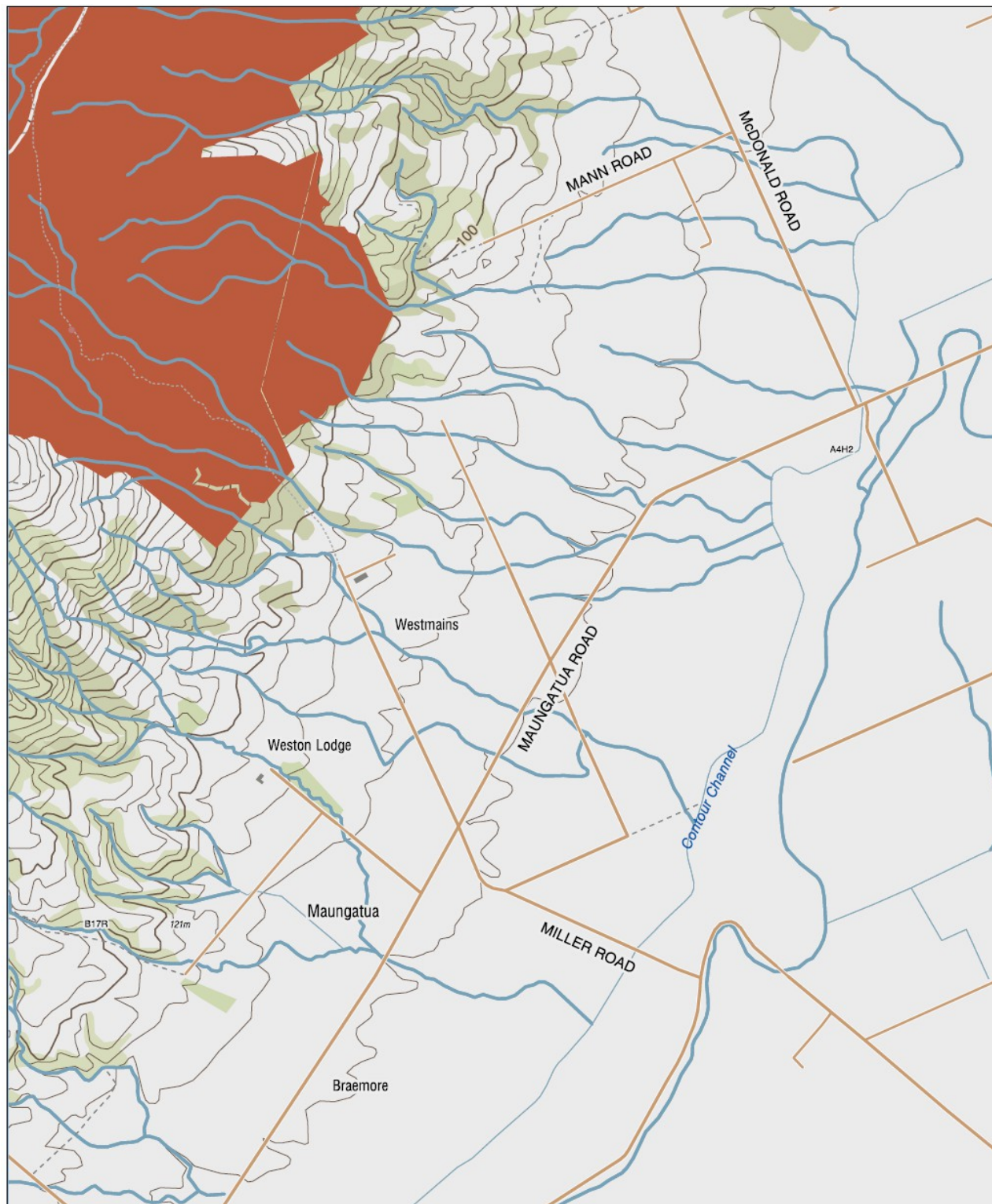
Plant type	Species	Common name	Generalist	Wetland sites	Riparian sites	Dry sites	Moist sites	Exposure	Shade tolerance	Planting sequence	Palatability	Fleshy fruits?	Nectar sources	Notes
Tree	<i>Cordyline australis</i>	Cabbage tree	Yes	Margins	Yes	Yes	Yes	Yes	Moderate	Early	High	No	Yes	Fast growing tree with wide environmental tolerance
Tree	<i>Dacrycarpus dacrydioides</i>	Kahikatea	Yes	Yes	Yes	Yes	Yes	Yes	High	Early	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	Yes	No	Yes	Yes	No	Yes	High	Early	Low	No	Yes	Small tree of dry and coastal forest
Tree	<i>Lophomyrtus obcordata</i>	Rohutu	Yes	No	Yes	Yes	No	No	High	Early	Low	Yes	No	Small-leaved tree of fertile sites
Tree	<i>Plagianthus regius</i>	Lowland ribbonwood	Yes	No	Yes	Yes	No	Yes	Moderate	Early	Moderate	No	Yes	Requires productive sites
Tree	<i>Podocarpus totara</i>	Totara	Yes	No	Yes	Yes	No	Yes	Low	Early	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Prumnopitys taxifolia</i>	Matai	Yes	No	Yes	Yes	No	No	High	Later	Low	Yes	No	Long-lived emergent podocarp
Tree	<i>Pseudowintera colorata</i>	Horopito	Yes	No	Yes	No	Yes	Yes	High	Early	Low	Yes	No	Slow growing but very shade tolerant small tree
Tree	<i>Streblus heterophyllus</i>	Turepo	Yes	No	Yes	Yes	No	No	High	Early	Moderate	Yes	No	Small-leaved tree of fertile sites

Plant type	Species	Common name	Generalist	Wetland sites	Riparian sites	Dry sites	Moist sites	Exposure	Shade tolerance	Planting sequence	Palatability	Fleshy fruits?	Nectar sources	Notes
Shrub	<i>Coprosma lucida</i>	Shining karamu	Yes	No	Yes	Yes	Yes	No	High	Early	High	Yes	No	Understorey shrub
Monocot herb	<i>Astelia fragrans</i>	Kakahu	Yes	No	Yes	No	Yes	No	High	Later	Moderate	Yes	Yes	Common forest floor species
Fern	<i>Asplenium bulbiferum</i>	Hen and chicken fern	Yes	No	Yes	No	Yes	No	High	Later	Low	No	No	Common fern of moist forest
Fern	<i>Polystichum vestitum</i>	Shield fern	Yes	No	Yes	No	Yes	No	High	Later	Moderate	No	No	Ground cover fern of moist habitats
Dicot herb	<i>Acaena anserinifolia</i>	Bidibid	Yes	No	Yes	No	Yes	Yes	High	Early	Low	No	No	Fast-growing, sprawling herb

Appendix 5: Planting Preparation and Maintenance Requirements.

1. Where required, fencing should be carried out to protect the areas to be planted from grazing by stock.
2. The areas to be planted are to be sprayed to kill existing grasses using a nonresidual systemic herbicide.
3. Planting densities are to be in accordance with the planting spaces as stated in the Otago Regional Council Riparian Planting Guide.
4. Plant grades are to be Pb3 or equivalent, minimum.
5. One slow release fertilizer tablet will be used per plant.
6. A circle of mulch (100mm deep woodchip or sacking or similar) is to be applied around each plant to assist in plant establishment and weed suppression.
7. The area around each plant is to be maintained weed free by hand weeding or spraying where this is possible without adversely affecting the plants until well established.
8. Plants should be watered as/if required during dry spells until well established.
9. Survival should be monitored and any dead plants replaced immediately. Animal pests should be controlled and if required, plants should be provided with an ecoshelter for protection against rabbit and possum browse.
10. The plantings are to be managed to ensure their ongoing health and vitality.

Appendix 6: Protected Areas Network Map.



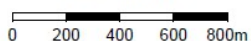
OURENVIRONMENT



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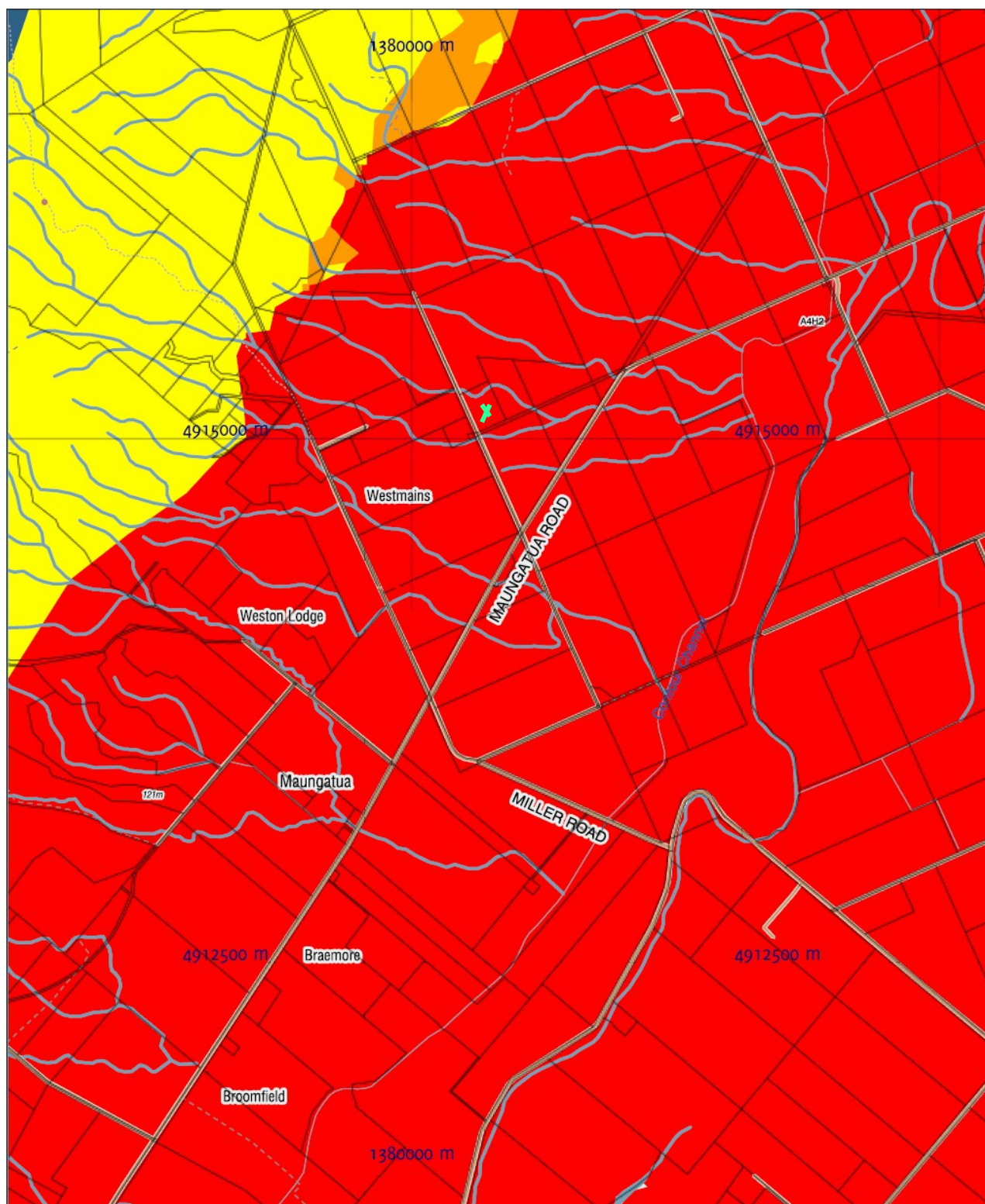
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Legend  Protected Areas

Appendix 7: Manaaki Whenua Landcare Research Threatened Environment Classification.



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0 200 400 600 800m

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NB: Location of Site Indicated with 'X'. Legend overleaf...

Legend

Threatened Environment Classification

-  < 10% indigenous cover left
-  10-20% indigenous cover left
-  20-30% indigenous cover left
-  > 30% left and < 10% protected
-  > 30% left and 10-20% protected
-  > 30% left and > 20% protected

ECOLOGICAL MANAGEMENT PLAN FOR 68 CURRIE ROAD, OUTRAM



providing
outstanding
ecological
services to
sustain
and improve our
environments

ECOLOGICAL MANAGEMENT PLAN FOR 68 CURRIE ROAD, OUTRAM



A view of the constructed pond at the site, and small islands within it

Contract Report No. 6239

February 2022

Project Team:

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Reviewed and approved for release by:



Des Smith
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1. INTRODUCTION

Bailey Mitchell has applied for resource consent for residential activity at a c.2.8 hectare rural site at Woodside, Otago. The appeals version of the second generation Dunedin District Plan (2GP) is relevant to the site which is undersized for permitted residential activity, but a pathway exists for non-compliant residential activity if it is associated with long term land management, or capital investment that will result in a significant contribution to the enhancement or protection of biodiversity values. The contribution is assessed at a local level, rather than requiring the contribution to be significant at an ecological district, or citywide scale.

Dunedin City Council requires further information before the consent can be processed, namely an ecological restoration plan prepared by a suitably qualified ecologist, including:

- A description of the site, including the area or areas to be enhanced.
- A description of any indigenous vegetation present, including a species list.
- A description of any indigenous wildlife present and known to use the site.
- An ecological assessment of the significance of the site using the criteria in 2GP Policy 2.2.3.2.
- An assessment of how ecological restoration may contribute to providing connectivity with ecological corridors or nearby areas of ecological importance.
- An assessment of the benefits to biodiversity values of a range of practical options for biodiversity enhancement, and confirmation that the proposed option is suitable for the site and conforms to best practice.
- A schedule of ecologically appropriate species to be planted, including botanical names.
- A planting plan depicting the location, species density, and staging of planting.
- Measures that will be used to maintain plantings, including the replacement of any dead or non-thriving plants.
- Any other measures proposed to enhance habitat for indigenous fauna.
- Measures to be used to exclude stock from the enhancement area.
- Measures to be used to achieve long term effective control of plant and animal pest species.
- The approach to be used to monitor the restoration measures set out in the restoration plan and actions to be taken if measures are not being fulfilled.
- Whether the intended restoration works would constitute a “significant contribution to the enhancement or protection of biodiversity values” for the purpose of meeting 2GP Policy 16.2.1.7.

This report comprises an ecological restoration plan for the 68 Currie Road site.

2. SITE DESCRIPTION

The 68 Currie Road site lies approximately 30 metres above sea level, and currently comprises four paddocks on the east side of Currie Road, approximately five kilometres south-west of Outram (Figure 1). The site is located on gently rolling land at the foot of Maungatua, a prominent schist range that rises to just under 900 metres above sea

level to the west. An unnamed stream flows into the property half way along the its northern boundary, and flows a short distance through the property before entering a sizeable man-made pond in the north-eastern corner of the property. The pond discharges into a grove of willow and pine trees, and then into a drain which flows into another un-named stream and then into the Contour Channel which ultimately discharges into Lake Waipori. The pond and its margins are securely fenced with deer netting to exclude stock.

High producing exotic pasture is the dominant land use on all sides of the site, which is mainly used for dairy farming operations.

3. ECOLOGICAL CONTEXT

3.1 Ecological Districts

The site is located in the Tokomairiro Ecological District (Figure 1). This ecological district includes alluvial plains, Maungatua, coastal hills, and rolling hills from Mosgiel to south of Balclutha. The climate is moist and coastal, with annual rainfall of 600-700 millimeters, warm summers and cool winters (McEwen 1987).

3.2 Protected Areas

Maukaatua Scenic Reserve descends to about 100 metres above sea level on the eastern slopes of Maungatua, approximately one kilometre west of the site. There are no other protected areas near the site (Figure 1).

3.3 Threatened Environment Classification

The site is located on land environments that have less than 10% of their original indigenous vegetation cover remaining (Figure 2; Cieraad *et al.* 2015).

3.4 Potential Natural Ecosystems

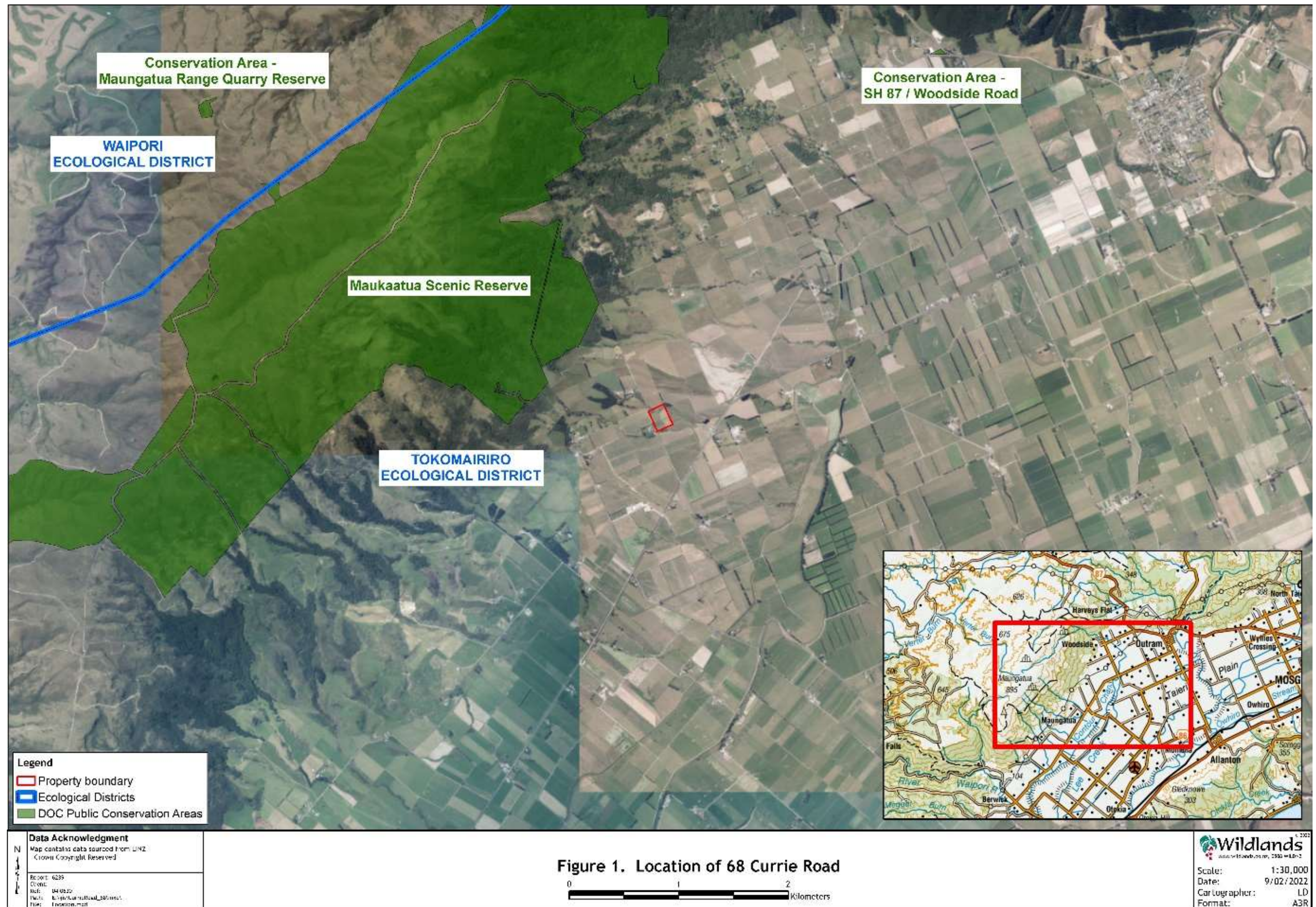
The site is mapped as CLF4 Kahikatea, tōtara, matai forest (Figure 3) in potential natural ecosystem mapping for Otago (Wildland Consultants 2020a). This podocarp-dominant forest type would have been widespread on lowland hill country in eastern Otago. The site is close to two other similar forest ecosystem types, MF3 Matai, tōtara, kahikatea, broadleaved forest typically found on well-drained plains, and MF4 Kahikatea forest found on poorly-drained plains. CLF11 Silver beech forest would have been present on the upper slopes of Maungatua, directly west of the site.

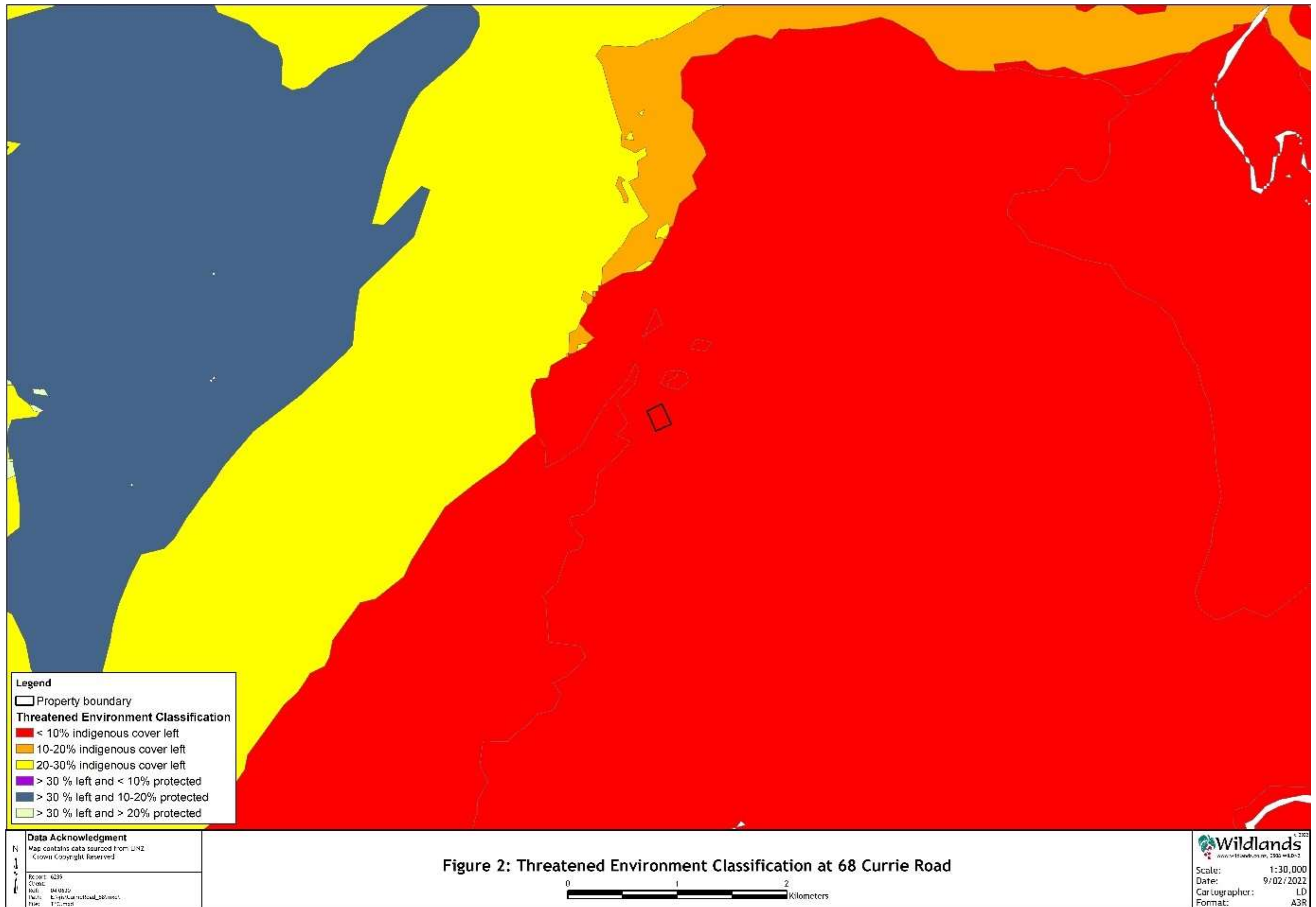
3.5 Important Habitats

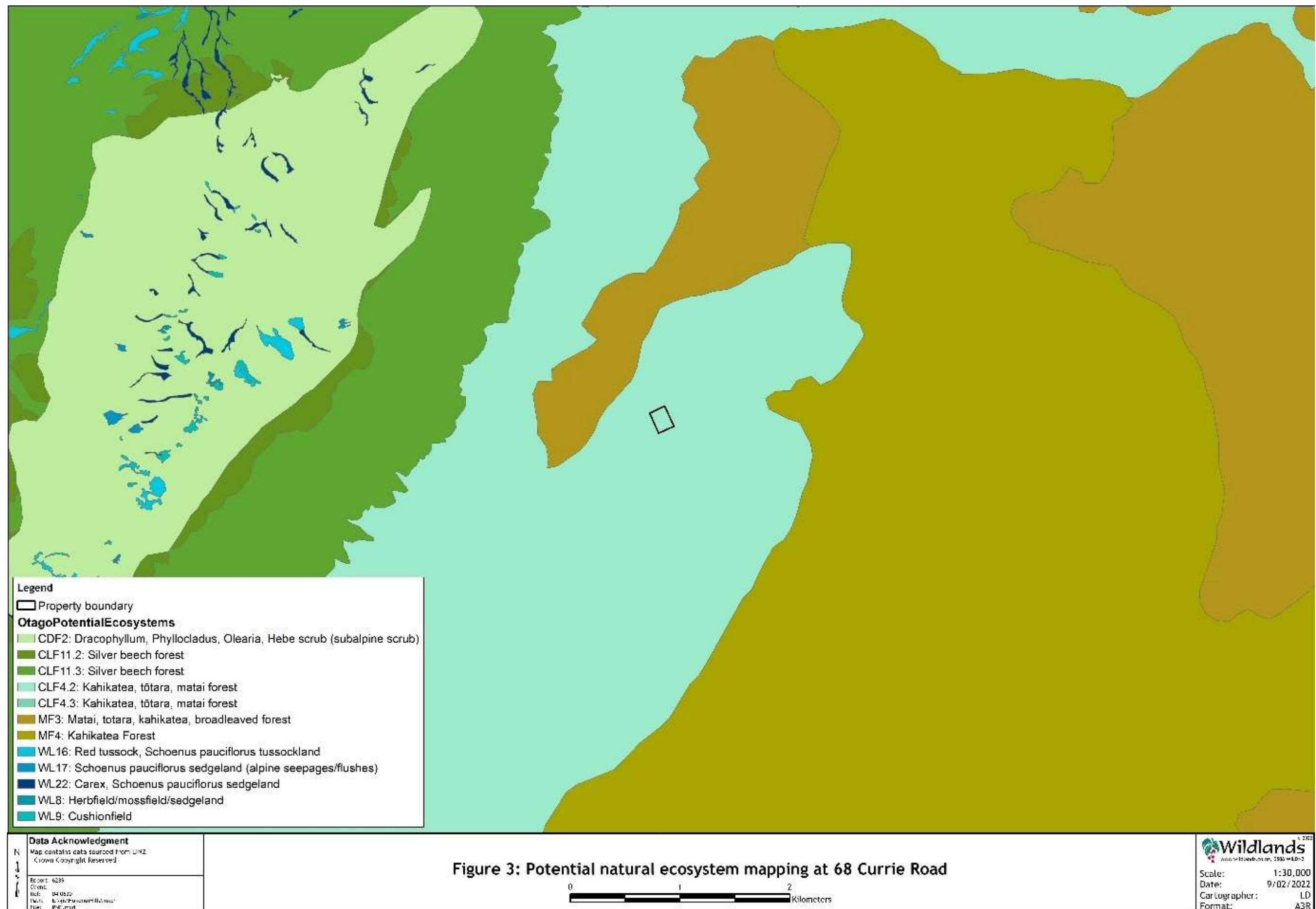
Important habitats for forest birds and invertebrates have been mapped on nearby Maungatua (Wildland Consultants 2020b).

3.6 Current vegetation

High producing exotic grassland is the dominant land cover in the Tokomairiro Ecological District covering 88,720 hectares. Exotic forest is also extensive, covering 40,943 hectares. Hill country parts of the ecological district support a considerable cover of indigenous forest cover types, with 4,924 hectares of 'Indigenous Forest', 3,161 hectares of 'Broadleaved Indigenous Hardwoods', and 8,586 hectares of 'Mānuka and/or Kānuka'. There is practically no indigenous forest remaining on the plains, but the plains do provide habitat for 2,853 hectares of 'Herbaceous Freshwater Vegetation', mostly comprising indigenous wetland vegetation.







4. VEGETATION AND HABITATS

4.1 Pond and pond margins

The only part of the site that currently provides habitat for indigenous plants is the pond and its margins in the north-east corner of the property. The margins of the pond have been planted with a range of species (Plate 1). Older trees of oak (*Quercus* sp.) and cedar (*Thuja* sp.) trees have been planted in the western part of the area (Figure 4). One tree of kōhūhū (*Pittosporum tenuifolium*), several tī kōuka/cabbage tree (*Cordyline australis*), and several harakeke (*Phormium tenax*) have also been planted. A thick band of pampas (*Cortaderia selloana*) is present on the southern margin (Figure 4), adjacent to smaller indigenous toetoe (*Austroderia richardii*). A small clump of arrow bamboo (*Pseudosasa japonica*) is present on the northern bank of the pond (Figure 4). More recently planted indigenous trees include kōwhai (*Sophora microphylla*), piripiriwhata/marble leaf (*Carpodetus serratus*), kāpuka/broadleaf (*Griselinia littoralis*), and kānuka (*Kunzea robusta*).



Plate 1: The pond (not visible) and its margins, showing dense pampas and harakeke, tī kōuka/cabbage trees, a single kōhūhū tree, and cedar and oak trees.

Small islands in the pond have been planted with tī kōuka/cabbage tree and pūkio (*Carex secta*), which is also scattered along the pond margins (Plate 2).

A wetland (with standing water on the day of the field visit) is present in the north-east corner of the fenced-off area, and likely comprises a section of the original gully before the pond was created. It supports harakeke and soft rush (*Juncus effusus*), with elder elder (*Sambucus nigra*) and male fern (*Dryopteris filix-mas*) on its margins, and areas of open water.

Unplanted grassy areas comprise tall cocksfoot (*Dactylis glomerata*), with occasional (*Crepis capillaris*), sweet vernal (*Anthoxanthum odoratum*), Yorkshire fog (*Holcus lanatus*), and occasional gorse and Scotch broom (Plate 2).

Invasive weeds include gorse (*Ulex europaeus*), Scotch broom (*Cytisus scoparius*), bittersweet (*Solanum dulcamara*), great bindweed (*Calystegia sylvatica* subsp.

disjuncta), and male fern (Figure 4). There is evidence of an effort to control gorse and Scotch broom through spraying these shrubs with herbicide.



Plate 2: The pond and its islands, with arrow bamboo visible on the left, and dense pampas on the right hand side of the pond. Tall grass swards dominate unplanted areas.

4.2 Pasture

Pasture dominates the paddocks adjacent to the fenced off pond, dominated by perennial ryegrass (*Lolium perenne*), and white clover (*Trifolium repens*) with emergent broad-leaved dock (*Rumex obtusifolius*).

4.3 Dry bank

A relatively dry bank on the northern side of the unfenced stream has occasional gorse and Scotch broom, and pasture of perennial ryegrass, white clover, catsear (*Hypochaeris radicata*), cocksfoot, and sweet vernal.

4.4 Swamp wetland

The broad stream bed outside the fenced area is thickly covered with floating sweetgrass (*Glyceria fluitans*) and occasional starwort (*Callitriche stagnalis*).

A full list of the vascular plant species observed at the site is provided in Appendix 1.



5. FAUNA

5.1 Wildlife

The current landholder reports a number of water birds utilising the fenced-off pond habitat at the site (Table 1). These include indigenous pukeko (*Porphyrio porphyrio*), paradise shelduck (*Tadorna variegata*), grey teal (*Anas gracilis*), and royal spoonbill (*Platalea regia*). In addition, the exotic mallard (*Anas malacorhynchos*) also utilises the pond habitat. The current landholder reported breeding activity of paradise shelduck and grey teal at the site.

Two additional passerines, the indigenous welcome swallow (*Hirundo neoxena*) and exotic redpoll (*Carduelis flammea*) were observed during the brief site visit (Table 1).

Table 1: Bird species recorded at the site by the landholder and observed during field work, and their threat classifications (Robertson *et al* 2021).

Species	Common Name	Threat Classification
<i>Anas gracilis</i>	Grey teal	Not Threatened
<i>Anas platyrhynchos</i>	Mallard	Introduced and Naturalised
<i>Carduelis flammea</i>	Redpoll	Introduced and Naturalised
<i>Hirundo neoxena</i>	Welcome swallow	Not Threatened
<i>Platalea regia</i>	Royal spoonbill	At Risk-Naturally Uncommon
<i>Porphyrio porphyrio</i>	Pukeko	Not Threatened
<i>Tadorna variegata</i>	Paradise shelduck	Not Threatened

Other common indigenous bird species, such as fantail (*Rhipidura fuliginosa*), grey warbler (*Gerygone igata*), and pipihi (*Zosterops lateralis*) are likely to utilise the treeland habitat around the site occasionally, and kōparapara/bellbird (*Anthornis melanura*) and kōkō/tui (*Prosthemadera novaeseelandiae*) may visit when the planted harakeke is providing nectar.

Currently, the site is too small and vegetation too young to provide permanent habitat for indigenous passerines.

5.2 Pest animals

A rabbit (*Oryctolagus cuniculus*) was observed at the site. Other pest animals that are likely to utilise the pond margin habitat include possum (*Trichosurus vulpecula*), mustelids (*Mustela* spp.), hedgehog (*Erinaceus europaeus*), rats (*Rattus* spp.), and mice (*Mus musculus*).

6. ECOLOGICAL SIGNIFICANCE

6.1 2GP Ecological significance criteria

An assessment of ecological significance has been undertaken based on the ecological significance criteria in Schedule A1.2 of the proposed Dunedin District Plan (2GP).

The criteria are given in italics below with an assessment of the site values against each criterion in turn.

Protected Areas: *Existing protected areas: habitat or indigenous vegetation that has been specially set aside by statute or covenant for protection and preservation of indigenous biodiversity.*

The site does not include any existing protected areas. This criterion is not met.

Recognised Sites: *Areas within the Dunedin City boundaries that are listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value.*

The site is not listed in Otago Regional Council Regional Plan as having significant indigenous biodiversity value. This criterion is not met.

Rare species: *the area provides habitat for indigenous species that are threatened, or at risk, or uncommon, nationally or within an ecological district, including those listed in Appendix 10A.1 and 10A.2. For mobile fauna and categories of At Risk other than 'Declining', the site must provide important habitat for the species, such as a site supporting large numbers of individuals, or providing refuge from predation, or key habitat for migration, feeding, breeding, or resting.*

Only one At Risk species, royal spoonbill, has been recorded at the site, and it does not provide important habitat for royal spoonbill. This criterion is not met.

Rare ecosystems and vegetation/habitats: *the area contains indigenous vegetation and/or fauna habitat in an historically rare ecosystem.*

No rare ecosystems are present on the property. This criterion is not met.

Rare vegetation and habitat types: *the area contains indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally, or within a relevant land environment, ecological district, or freshwater environment including wetlands.*

The site contains mixed-status vegetation on land environments that have less than 10% indigenous cover remaining, therefore this criterion is not met.

Distinctiveness: *The area supports or provides habitat for:*

- i. indigenous species at their distributional limit within Dunedin or nationally;*
- ii. Indigenous species that are endemic to the Otago region; or*
- iii. Indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combination of factors.*

No distinctive or unusual vegetation or species associations, species with distribution limits, or Otago endemic species were observed within the site. This criterion is not met.

Representativeness: *Areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district. This can include degraded examples of their type, or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas.*

The natural diversity of the site is indicated by potential ecosystem mapping, which shows that a podocarp/broadleaved forest would comprise the natural vegetation and habitat on the site. Current vegetation has been relatively recently planted and comprises a mix of indigenous and exotic plant species.

Ecological context: *The area:*

- i. has important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;*
- ii. performs an important buffering function that helps to protect the values of an adjacent area of feature; or*
- iii. is important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding, or resting.*

The fenced-off pond and its margins provides important habitat for feeding and resting wetland birds. The islands in the wetland, and wetland margins, provide a small amount of important habitat for breeding of paradise shelduck and grey teal. The site meets this criterion.

Diversity:

The area supports a high diversity of indigenous ecosystem types, indigenous taxa, or has changes in species composition reflecting the existence of diverse natural features or gradients.

The site has a relatively low diversity of species, and a moderate diversity of habits, largely through creation of the pond and adjacent habitat. The site does not meet this criterion.

Size: *the site is a large example of a type of vegetation, habitat, or ecosystem, or supports a large population of indigenous fauna, within the relevant ecological district.*

The site is quite small and therefore the criterion for size is not met.

6.2 Significance summary

The main significance of the site is the habitat provided by the pond, pond islands, and pond margins, for indigenous water birds. Planted indigenous plants at the site are too young to form anything but very small patches of indigenous vegetation, and are

interspersed with exotic plant species, but do occur on land environments that have lost almost all of their indigenous cover, so are important in that regard.

7. CONNECTIVITY AND CORRIDORS

The site is not directly connected to other areas of indigenous vegetation, but is relatively close to large areas of indigenous forest and regenerating forest in Maukaatua Scenic Reserve (Figure 1). As this part of the reserve largely comprises kānuka forest and beech forest, the main way that the 68 Currie Road site could complement and benefit these forest ecosystems, is if it provided a different range of seasonal food sources for indigenous forest birds. This is partly being achieved at present through the planted harakeke, but could be enhanced by additional planting of important seasonal food sources for indigenous forest birds, including additional harakeke and kōwhai, and lowland ribbonwood (*Plagianthus regius*), fast-growing fleshy-fruited trees such as makomako/wineberry (*Aristotelia serrata*) and fuchsia (*Fuchsia excorticata*) and podocarps, which are scarce or absent in the closest part of Maukaatua Scenic Reserve. Such planting would, in addition to providing additional habitat for insectivorous birds, also provide additional seasonal food resources for frugivorous and nectivorous birds such as kōparapara/bellbird, kōkō/tui, and kereru (*Hemiphaga novaeseelandiae*).

The pond habitats form part of a network of small ponds in the local area, with two additional ponds located upstream of the site on the neighbouring property. These three ponds are alone in this part of the Taieri Plains, but the regionally significant Lakes Waipori/Waihola wetland complex are located some 10 kilometres to the south-west. The pond margins could be enhanced for water birds by additional planting of sheltering plants such as pūkio and harakeke.

8. ECOLOGICAL ENHANCEMENT OPTIONS

8.1 Planting

As the site is located on land environments that retain less than 10% of their original cover, additional planting is potentially valuable as a small step to reverse this decline. It is suggested that the restoration project comprises at least 0.5 hectares of land, including the fenced-off pond and pond margins, but taking in additional planting within the upstream paddock. The focus of this planting should be an ecologically appropriate selection of indigenous trees and other plants that provide seasonal food sources for indigenous frugivorous and nectivorous bird species.

Planting in the upstream paddock would require fencing to exclude stock.

8.2 Pest plant control

The fenced off site provides habitat for a number of pest plants as described above. Control of all of these plants is important to enhance the existing indigenous biodiversity values and to prevent adverse effects on future plantings.

8.3 Amenity plant control

The fenced off site also provides habitat for a number of amenity plants that warrant control simply because they take up space which could be better used for indigenous plant species. This includes removal of the oak and cedar trees that have been planted on the pond margins.

8.4 Pest animal control

Pest animals are probably not a significant limiting factor at present, but could become more important to control as the enhancement project proceeds. Rats and mice are key predators of indigenous birds, lizards, and invertebrates, and can be effectively controlled over a small site by installing a network of bait stations that are periodically (e.g. quarterly) checked and refreshed with new baits.

Mustelids are key predators of nesting water birds, and can be best controlled by installing a trap network and regularly checking it over spring and summer.

Rabbits can significantly affect new plantings, and may need to be controlled while the project is in the planting phase.

8.5 Legal protection

The restoration site would ideally be legally protected to give a long-term future for the restoration project. This would be particularly valuable given the centuries-long growth of the suggested late-successional planted trees which will become increasingly important habitat as they mature. It is understood that the restoration site will be protected by a consent notice on the title.

8.6 Summary

The restoration and enhancement options suggested above are all achievable and practical for the site, and conform to best practice. Further details on planting are addressed below.

9. PLANTING PLAN

9.1 Planting zones

Although the site is relatively small, six planting zones are identified and mapped in Figure 5:

- Pond margins (0.097 hectares)
- Pasture (0.296 hectares)
- Dry bank (0.021 hectares)
- Stream terrace (0.009 hectares)
- Wetland (0.014 hectares)
- Floating sweetgrass swamp (0.009 hectares)



9.2 Plant composition

A wide variety of indigenous trees and other plants are ecologically appropriate for the site (Table 2), which would have historically have supported complex indigenous forest, and has additional complexity due to the stream and pond.

Table 2: Indigenous trees and other plants that are ecologically appropriate for planting at the site.

Species	Common Name	Life Form	Zone(s)	Notes
<i>Carex secta</i>	Pūkio	Sedge	Wetlands	Including wetland margins of pond
<i>Carex virgata</i>		Sedge	Wetland margins	Including wetland margins of pond
<i>Carpodetus serratus</i>	Piripiriwhata; marbleleaf	Tree	Pasture, pond margins	Moderate growth rate
<i>Coprosma propinqua</i>	Mingimangi	Shrub	Wetland margins	Including wetland margins of pond
<i>Cordyline australis</i>	Ti kōuka; cabbage tree	Tree	Wetland margins	Fast growing, exposure tolerant
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Podocarp tree	Pasture, pond margins, stream terrace	Slow growing
<i>Fuchsia excorticata</i>	Fuchsia	Tree	Pond margins, stream terrace	Fast-growing, damp habitats
<i>Griselinia littoralis</i>	Kāpuka; broadleaf	Tree	Pasture, pond margins	Moderate growth rate
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	Tree	Pasture, pond margins	Moderate growth rate
<i>Kunzea robusta</i>	Kanuka	Tree	Dry bank, pasture	Fast growing, exposure tolerant
<i>Melicytus ramiflorus</i>	Mahoe	Tree	Pond margins	Plant in sheltered locations only
<i>Myrsine australis</i>	Mapou	Tree	Pasture, pond margins	Slow growing, shade tolerant
<i>Olearia lineata</i>		Small tree	Wetland margins	At Risk small tree
<i>Pennantia corymbosa</i>	Kaikomako	Tree	Stream terrace	Riparian specialist
<i>Phormium tenax</i>	Harakeke	Monocot herb	Wetland margins	Including wetland margins of pond
<i>Pittosporum eugenoides</i>	Tarata	Tree	Pasture, pond margins	Moderate growth rate, long-lived tree
<i>Pittosporum tenuifolium</i>	Kōhūhū	Tree	Pasture, pond margins	Fast-growing, exposure tolerant
<i>Plagianthus regius</i>	Lowland ribbonwood	Tree	Pasture, stream terrace	Fast-growing, exposure tolerant
<i>Podocarpus totara</i>	Tōtara	Podocarp tree	Pasture, pond margins	Exposure tolerant, sunny locations
<i>Prumnopitys taxifolia</i>	Mātai	Podocarp tree	Pasture, pond margins	Slow growing
<i>Pseudopanax crassifolius</i>	Horoeka/lancewood	Tree	Pasture, pond margins	Fast growing, exposure tolerant
<i>Sophora microphylla</i>	Kōwhai	Tree	Dry bank, stream terrace	Tolerant of dry sites

9.3 Planting density

Planting in the pond margin habitat should be undertaken at maximum spacing of two metres from existing indigenous plants and newly planted trees, as the existing indigenous trees and plants such as harakeke will help to suppress exotic grass growth.

Planting in the upstream paddock ‘pasture’ ‘dry bank’ and ‘stream terrace’ habitats should be at one metre spacing to ensure a rapid canopy closure that will help to suppress the tall exotic grass swards that will develop in the planting area when stock are excluded.

Table 3 provides planting numbers for the zone areas described in Section 9.1 above, at the planting densities suggested above, for the pasture, pond margins, and stream terrace zones, while Table 4 contains planting numbers for the wetland, wetland margins, and dry bank planting zones. Note, the wetland margins zone is linear and has no area, but it is estimated that approximately 200 plants could be planted in wet habitats on the margins of the pond.

Kānuka and kōhūhū are relied on for pasture and dry bank habitats as fast-growing, robust, relatively short-lived trees that can be interspersed with the longer-lived broadleaved trees and podocarps. Spacing kānuka and kōhūhū between these later-successional trees will provide more room for these longer-lived trees to expand their canopies over time, and reduce competition between them.

Of the suggested trees, mahoe (*Melicytus ramiflorus*) is notably intolerant of exposure when newly planted, and so should only be planted in sheltered sites. Alternatively, planting of this species can be held back until previously-planted trees provide sufficient shelter.

The suggested planting includes three tree species that have national threat classifications. Hector’s tree daisy (*Olearia hectorii*) has a threat classification of Threatened-Nationally Endangered, kānuka has a threat classification of Threatened-Nationally Vulnerable, while *Olearia lineata* has a threat classification of At Risk-Declining (de Lange *et al.* 2018). Small numbers of the two *Olearia* spp. could be planted on wetland margins.

Table 3: Numbers of indigenous trees suitable for planting in pasture, pond margins, and stream terrace zones.

Species	Common Name	Pasture	Pond Margins	Stream Terrace
<i>Carpodetus serratus</i>	Piripiriwhata; marbleleaf	100	20	
<i>Cordyline australis</i>	Ti kōuka; cabbage tree	100	25	
<i>Dacrycarpus dacrydioides</i>	Kahikatea	150	20	5
<i>Fuchsia excorticata</i>	Fuchsia	100	33	10
<i>Griselinia littoralis</i>	Kāpuka; broadleaf	200	25	5
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	200	25	10
<i>Kunzea robusta</i>	Kanuka	800	60	10
<i>Melicytus ramiflorus</i>	Mahoe	50	20	
<i>Myrsine australis</i>	Mapou	50	10	
<i>Pennantia corymbosa</i>	Kaikomako			10
<i>Pittosporum eugeniioides</i>	Tarata	300	40	

Species	Common Name	Pasture	Pond Margins	Stream Terrace
<i>Pittosporum tenuifolium</i>	Kōhūhū	500	50	
<i>Plagianthus regius</i>	Lowland ribbonwood	200	10	10
<i>Podocarpus totara</i>	Tōtara	50	20	5
<i>Prumnopitys taxifolia</i>	Mātai	50	20	5
<i>Pseudopanax crassifolius</i>	Horoeka/lancewood	100	10	
<i>Sophora microphylla</i>	Kōwhai		20	20
Total Numbers		2,960	408	90

Table 4: Numbers of indigenous trees, shrubs, and other plants suitable for planting in wetland, wetland margins, and dry bank planting zones.

Species	Common Name	Wetlands	Wetland margins	Dry Bank
<i>Carex secta</i>	Pūkio	110	90	
<i>Carex virgata</i>		10	10	
<i>Coprosma propinqua</i>	Mingimingi		50	
<i>Cordyline australis</i>	Tī kōuka; cabbage tree		10	20
<i>Griselinia littoralis</i>	Kāpuka; broadleaf			20
<i>Kunzea robusta</i>	Kanuka			127
<i>Myrsine australis</i>	Mapou			25
<i>Olearia hectorii</i>	Hector's tree daisy		10	
<i>Olearia lineata</i>			10	
<i>Phormium tenax</i>	Harakeke	20	20	
<i>Pittosporum tenuifolium</i>	Kōhūhū			20
<i>Sophora microphylla</i>	Kōwhai			50
Total Number		140	200	262

9.4 Fencing

New planting areas in the upstream paddock should be securely fenced to exclude stock. Netting fences are favoured as they more reliably exclude stock. Either sheep netting or deer netting could be used, depending on the likelihood of future stock use, as this paddock that the residence is proposing to build in is likely to have a lower intensity of stock use, or have parts of it that are built into residential curtilage from which stock are excluded.

9.5 Timing of planting

Planting could be undertaken either in spring or autumn, to take advantage of higher soil moisture levels, and to allow time for trees to establish before the arrival of more demanding summer and winter weather conditions.

9.6 Mulching

Plants should preferably have mulch placed around them, to reduce competition from grass swards. Mulches such as hessian sacks and old carpet are often used, but organic mulches such as grass clippings or old balage could also be used. Sacks and carpet squares need to be weighed down or pinned, so that they do not blow over the plants.

9.7 Plant guards

Tree shelters should be placed around the plantings. This serves a number of purposes, including reducing browse by lagomorphs (rabbits and hares), providing shelter from wind and frost, enabling relocation of planted trees for subsequent releasing, and enabling weeds adjacent to the planted trees to be sprayed or trimmed without affecting the planted trees. Biodegradable plant guards are available, as are plastic alternatives.

9.8 Maintenance of plantings

Plantings should be inspected regularly, to check for problems such as poor survival or browsing by pest animals. Fences should be inspected to ensure that stock remain excluded from planting sites.

Plantings will require periodic releasing from competing grass and herbaceous vegetation, even if mulches are used. Mulches do however reduce the required frequency of releasing. Once canopies of planted shrubs and trees are above the level of the grass sward, they no longer require releasing.

Plants that die in the first year should be replaced, particularly where their absence would allow the growth of aggressive weeds. Some infill planting may also be required in subsequent years.

9.9 Pest plant and pest animal control

Aggressive woody weeds, such as elder, gorse, hawthorn (*Crataegus monogyna*), and Scotch broom, are likely to invade, as they are present on neighbouring properties. Surveillance should be undertaken for these species, and any invasion controlled until canopy closure of the plantings is achieved.

Pest animals will need to be controlled, particularly rabbits (*Oryctolagus cuniculus*). Night shooting is an effective control technique for rabbits.

9.10 Staging

It is suggested that planting is staged, with initial planting undertaken after initial weed control in the fenced-off pond area, and subsequent planting undertaken in at least two stages, in the upstream paddock once it has been fenced to exclude stock. Year 1 weed control will include the initial knock-down of amenity species and weeds in the pond area, with subsequent weed control dealing with any re-establishment of weeds in this area. If weed control is not fully completed in Year 1, then planting could be spread over Year 2 and Year 3.

Table 5: Suggested timeframes for ecological enhancement at the site are outlined in Table 5 for the first five years of the project.

Project Stages	Year 1	Year 2	Year 3	Year 4	Year 5
Weed control - pond area					
Planting - pond area					
Maintenance/monitor plantings					
Control gorse/broom - upstream paddock					

Project Stages	Year 1	Year 2	Year 3	Year 4	Year 5
Fencing - upstream paddock					
Planting - upstream paddock					
Establish photopoints					
Re-photograph photopoints					

10. MONITORING

For the first year following planting, all plantings should be inspected one week after planting, then on a fortnightly basis for two months, and then on a six-monthly basis, until canopy closure is achieved. Planted trees may need releasing from exotic grass and herb swards 2-3 times over summer, until approximately one metre tall, when they should escape this competition and become self-sustaining. Walk-through surveys, noting any damage to plants or other management issues, is the most efficient approach. This surveillance will allow the project manager to identify changes in vegetation composition, assess the survival of indigenous plants and gauge the success of weed control. The information can be used to determine if further infill planting and/or pest plant or pest animal control is required.

In addition, fixed photopoints should be established and used to take photographs at set intervals, e.g. every two or three years. Photopoints should be set up to show 'before and after' scenarios from management activities including weed control, fencing, and planting. Spatially-located photographs, with dates, can then be provided to the Council as evidence of compliance with any consent conditions.

If photopoint monitoring reveals any failure in the enhancement project, the causes of this may need to be assessed by an ecologist, and a remedial enhancement programme provided.

Should walk through surveys reveal mortality of planted trees, replanting should be undertaken in any gaps of four metres square or more.

An annual report on activities undertaken for the enhancement project could be provided to the Council for the first five years of the project.

11. CONCLUSIONS

If the biodiversity enhancement activities outlined in this plan are successfully implemented, this would provide a significant contribution to the enhancement of indigenous biodiversity values in the local area. The main reasons for this are the location of the enhancement site on land environments that retain less than 10% of their original indigenous cover, and the proximity of the site to the Maukaatua Scenic Reserve, allowing the enhancement site to complement the reserve by providing a different suite of plant species that functions as a seasonal food source for indigenous forest birds. The presence of small wetlands and the pond add to the habitat value of the enhancement site, and provide wetland habitats suitable for the planting of two rare *Olearia* spp. Legal protection (e.g. by consent notice) should be considered for the enhancement site, because the planted trees represent a long-term project that will become increasingly valuable over longer timeframes such as decades and centuries.

ACKNOWLEDGMENTS

The current landholder is thanked for provision of information on water bird use of the pond.

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VASCULAR PLANT SPECIES OBSERVED AT THE SITE

Asterisks denote exotic species.

Species	Common Name	Plant type
<i>Agrostis capillaris</i> *	Brown top	Grass
<i>Anthoxanthum odoratum</i> *	Sweet vernal	Grass
<i>Austroderia richardii</i>	Toetoe	Grass
<i>Calystegia silvatica</i> *	Great bindweed	Vine
<i>Carex secta</i>	Pūrei, pūkio	Sedge
<i>Cerastium fontanum</i> *	Mouse-ear chickweed	Dicot herb
<i>Cirsium arvense</i> *	Californian thistle	Dicot herb
<i>Cirsium vulgare</i> *	Scotch thistle	Dicot herb
<i>Cortaderia selloana</i> *	Pampas	Grass
<i>Crepis capillaris</i> *	Hawksbeard	Dicot herb
<i>Cytisus scoparius</i> *	Scotch broom	Shrub
<i>Dactylis glomerata</i> *	Cocksfoot	Grass
<i>Digitalis purpurea</i> *	Foxglove	Dicot herb
<i>Galium aparine</i> *	Cleavers	Dicot herb
<i>Griselinia littoralis</i>	Kāpuka/broadleaf	Tree
<i>Holcus lanatus</i> *	Yorkshire fog	Grass
<i>Hypochaeris radicata</i> *	Catsear	Dicot herb
<i>Juncus edgariae</i>	Leafless rush, wī	Rush
<i>Juncus effusus</i> *	Soft rush	Rush
<i>Kunzea robusta</i>	Kānuka, rawirinui, kopuka	Tree
<i>Pittosporum tenuifolium</i>	Kōhūhū, black matipo	Tree
<i>Plantago lanceolata</i> *	Narrow-leaved plantain	Dicot herb
<i>Poa annua</i> *	Annual poa	Grass
<i>Prunella vulgaris</i> *	Selfheal	Dicot herb
<i>Quercus</i> sp.*	Oak	Tree
<i>Ranunculus repens</i> *	Creeping buttercup	Dicot herb
<i>Rumex obtusifolius</i> *	Broad-leaved dock	Dicot herb
<i>Sambucus nigra</i> *	Elderberry	Tree
<i>Senecio jacobaea</i> *	Ragwort	Dicot herb
<i>Solanum dulcamara</i> *	Bittersweet	Vine
<i>Sophora microphylla</i>	Small-leaved kōwhai	Tree
<i>Stellaria media</i> *	Chickweed	Dicot herb
<i>Taraxacum officinale</i> *	Dandelion	Dicot herb
<i>Thuja species</i> *	Cedar	Tree
<i>Trifolium repens</i> *	White clover	Dicot herb
<i>Ulex europaeus</i> *	Gorse	Shrub

SITE PHOTOGRAPHS



Plate A1: Planted kōwhai and harakeke at the northern end of the pond.



Plate A2: Elder (base of trunk) male fern, bittersweet, and great bindweed on the margin of the wetland that likely forms part of the original stream channel.



Plate A3: Great bindweed affecting tī kōuka/cabbage tree and harakeke.



Plate A4: Pasture (foreground) in the upstream paddock with the dry bank on the far side of the stream at rear.



Plate A5: Small gorse plants on the dry bank.



Plate A6: Floating sweetgrass wetland in the bed of the stream. Pūkio could be planted directly in this wetland, with mingimingi, *Carex virgata*, and harakeke on the margins.



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ECOLOGY RESTORATION BIODIVERSITY SUSTAINABILITY

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TO: Jane O’Dea, Resource Consents Planner

FROM: Garreth Kyle, Research and Monitoring Officer

DATE: 2 March 2022

SUBJECT: LUC-2022-11– Residential activity on an undersized site – 68 Currie Road, Outram

Please find my comments regarding LUC-2022-11 below

1. The application seeks resource consent for residential activity on an undersized rural lot.
2. This activity is non-complying but subject to 2GP Policy 16.2.1.7 that may permit such an activity if it can be demonstrated that the activity will be associated with a significant contribution to the enhancement or protection of biodiversity values will be made.
3. The applicant supplied an ecological restoration plan that was compiled by Dr Kelvin Lloyd of Wildands Consultants. This is a detailed management plan that addresses all of the requirements of 16.12.X.2. The implementation this plan would require a significant investment.
4. I visited 68 Currie Road on the morning of Friday 25th February, along with Jane O’Dea and Luke McKinley.
5. The restoration site is centred on an unnamed stream that flows through the north end of the property and an associated man made pond. The margin of the pond contains a mix of native and exotic plant species. A limited number of native and exotic birds have been recorded at the site, including waterfowl and songbirds.
6. According to rule 16.12.5.1.AB, in assessing whether the proposal meets Policy 16.2.1.7.Y.ii Council is required to consider the ecological context of the site and the proposal at the local level.
7. The ecological restoration plan included an assessment of the restoration site based to the criteria laid out in A1.2 of the Second Generation District Plan (2GP). The only noteworthy value of the site was that the “islands in the wetland, and wetland margins provide a small amount of habitat for the breeding of paradise shelduck and grey teal”.
8. In the restoration plan Dr Lloyd proposes the restoration occur over 5,000m², this is significantly larger than the 3,600m² the applicant initially proposed. Dr Lloyd identifies six separate planting zones and provides a species list for each, along with a recommended planting density. He also details how and when planting should occur, how the site should be maintained and how the project should be monitored. He envisages a five year commitment.
9. Having visited the site and having read the restoration management plan provided by the applicant, I do not believe that simply protecting the site in its present condition would make a significant contribution to biodiversity values at the local level. However, I agree with the Dr Lloyd’s conclusion that if the restoration plan was implemented and was successful it would make a significant contribution to the enhancement of indigenous biodiversity values in the local area.
10. My primary concern is that the biodiversity value of the site, upon which the application is contingent, would not be realised for several decades, if at all. To improve the likelihood of

success if would suggest that the applicant is required to undertake, to the letter, all of the recommendations that Dr Lloyd has made in the restoration management plan. Further I would suggest that the restoration site is protected in perpetuity, if this is possible.

Memorandum

TO: Jane O'Dea, Planner

FROM: Luke McKinlay, Landscape Architect

DATE: 31 March 2022

SUBJECT: **68 CURRIE RD, OUTRAM – LUC-2022-11. LA COMMENTS**

Hi Jane,

The following is in response to your request for comments on the above the application for a new dwelling on an under-sized rural site.

It is noted that site is zoned Taieri Plain Rural and that no landscape overlay applies.

It is also noted that the application is a non-complying activity under Rule 16.5.2.3 where the minimum site size for a residential activity is 25 hectares in the Taieri Plain Rural zone. The subject site is only about 3 hectares.

Comments

This site is located to the southeast of Outram, near the foot slopes of the Maungatua Range. The surrounding rural, plains landscape to the east and south is flat to gently sloping. Paddocks and property boundaries are typical defined by either rural fencing (five wire, or deer fencing), hedgerows and/or taller shelter belts (Pine, Macrocarpa, Eucalyptus). Shelterbelts compartmentalise this landscape somewhat, but predominantly, the surrounding area has an open spatial character, contained to the west and north by the Maungatua Range. Various watercourses, which drain from the Maungatua Range, meander across these plains. Vegetation lining these watercourses varies, but include willow, pasture and areas of remnant and/or revegetated native planting.

Two relatively small residential properties are located opposite the southern corner of the site (51 Currie Road, which is 0.0723 ha and 57 Currie Road which is 1.1384 ha). More broadly, there are several farm sheds in the surrounding area and a wedding venue, north of the subject site, which is set within established shelter and amenity planting.

The site is approximately 2.8 hectares in size and is currently used for pastoral grazing. There is an existing deer shed and yards located adjacent to the middle of the southern boundary. Deer fencing separates the site into four small paddocks. The site is undulating and drops to a watercourse that runs along the northern border of the site. There is some flax and Toi Toi planting within the road reserve adjacent to the Currie Road boundary that restricts views into the site from nearby locations.

The applicant proposes to build a relatively modest sized dwelling (210m²) within the north-western part of the site, near Currie Road. The dwelling will have a simple, barn-like appearance. It will have a mono-pitched roof with a high-point of 3.9m above ground level. Potable water will be stored in tanks. Access to the dwelling will be via a new driveway. It is proposed that landscaping, with indigenous species appropriate to the location and setting will be undertaken around the dwelling.

The applicant is also proposing to undertake riparian planting alongside the watercourse along the northern boundary. The balance of the site will continue to be used for pastoral grazing.

In general, it is considered that this development will have relatively low effects on existing rural character values. The dwelling will have a rural appearance and will be of a scale and design that is consistent with a rural shed/barn. There will be some signs of domestication associated with this development, which will distinguish it from an actual barn (night-time lighting, domestic land uses (gardens) and activities around the dwelling). However, given the proposed landscaping around the dwelling, which will provide some screening of these uses and activities, and the existing context of residential dwellings nearby (51 and 57 Currie Road), it is considered that these effects will be low.

It is also noted that the proposed riparian planting will, in time, have a positive impact on amenity values at a local level, by enhancing the natural appearance of the meandering watercourse. Lastly, because the balance of the site will remain under pasture, it will retain a predominance of natural features over human-made features, which will help to ensure the site visually integrates with the surrounding rural land uses. If the following conditions are applied, it is considered that effects of this development on existing rural character values will be low.

Recommended Conditions

- 1) To promote the visual integration of the building into the surrounding rural landscape, exterior colours (including roofing materials) that are visually recessive and/or do not contrast with surrounding rural colours shall be used. The use of highly reflective materials, such as unpainted metallic surfaces, mirrored glazing and metallic finishes (such as Silver Zincalume), shall be avoided.
- 2) The exterior colour(s)/materials of the proposed dwelling shall have a light reflectance value, which does not exceed 30% to ensure a low level of contrast with the surrounding rural landscape.
- 3) Any above ground water tanks must be of a similar colour to the proposed dwelling with a light reflectance value of 30% or less.
- 4) Any fencing shall be confined to rural post and wire, board and batten or deer fence construction only.
- 5) A planting plan detailing all proposed planting in the area surrounding the dwelling is to be prepared for consideration by council. This planting shall comprise locally appropriate native species only. The plan should be prepared by a suitably qualified landscape design professional and include the botanical name, common name, numbers, size at planting, plant spacings and mature height of all proposed planting. Planting shall take place within the first growing season following the construction of the dwelling. The planting plan must be submitted to rcmonitoring@dcc.govt.nz for approval by the Resource Consents Manager.

Regards

Luke McKinlay
Landscape architect

Appendix 3: Geotechnical comments LUC-2022-11

Wendy Collard

From: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Sent: Tuesday, 1 March 2022 04:12 p.m.
To: Jane O'Dea; MWH Hazards Team
Subject: RE: LUC-2022-11 - 68 Currie Rd - Memo to Stantec.docx

Hello Jane, please scratch that last one. Here is an updated one.

We have assessed the application in relation to the hazard register, street files and available aerial photography. We have not visited the site.

We have the following comments to make regarding the application.

Proposal

The proposed activity is to construct a new dwelling at the above lot.

Site investigation reports have not been provided.

Plans for the proposal are provided within the application

Hazards

From the Hazard Register, street files, and previously sent emails ; for both this title and nearby properties

- Hazard ID 10106: Land Stability – Land Movement (Alluvial Fans – Active floodwater dominated)
- Hazard ID 10111: Seismic – Intensified Shaking (Earthquake Likely Amplification)

Global Setting

The underlying geology consists of alluvial plains and is flat.

Discussion

The application results in no changes in ground levels and is not located within the typical flood area of Outram. The placement of a dwelling within this lot will not have any effect on natural hazards and we anticipate no additional hazards will arise as a result of the proposed development.

We recommend that the application not be declined on the ground of known natural hazards.

Conditions

The following conditions are standard conditions, some of which are generic in order to address a potential of work that whilst not indicated, could conceivable occur at the site. We recommend that the following conditions be required:-

- As-built records of the final extent and thickness of any un-engineered fill on the site should be recorded
- Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
- Slopes may not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification

Regards,

Edward Guerreiro

BEng Civil
 Civil/Geotechnical Engineer

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From: Jane O'Dea <Jane.O'Dea@dcc.govt.nz>
Sent: 24 February, 2022 10:24 AM
To: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Subject: LUC-2022-11 - 68 Currie Rd - Memo to Stantec.docx

Hi there

Please find attached a memo requesting comments on an application for residential activity on an undersized rural site. There are several hazards listed in the hazards register.
Apologies for the urgency but could I please have comments by next **Tuesday 29 Feb.**

Link to application:

https://otcs.dcc.govt.nz/otcs/lisapi.dll?func=ll&objId=14437181&objAction=browse&logStopConditionID=347667_94643470_1_loc

Regards

Jane O'Dea

PLANNER

CITY PLANNING

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