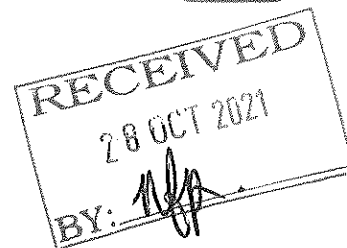


APPLICATION FORM FOR A RESOURCE CONSENT



PLEASE FILL IN ALL THE FIELDS

Application details

I/We Jessica-Lea Thompson & Joe Junior Taylor

(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:

We seek resource consent to build a residential dwelling on 317 Chain Hills Road, Chain Hills, Dunedin. Currently zoned rural hillside a residential dwelling is considered a non complying activity.

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: 317 Chain Hills Road

Legal description: LOT 2 DP 23164

Certificate of Title: OT15B/171

Contact details

Name: Jessica Thompson & Joe Taylor

(☒ applicant agent (tick one))

Address: 32 Paterson Road,

Wingatui

Postcode: 9029

Phone (daytime): 0211225976

Email: thompjessica@gmail.com

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? Georgina Rennie Bremner

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

Address: 41 Paterson Road RD2 Wingatui

Postcode: 9092

Phone (daytime): c/o Jacqui 0272623783

Email: c/o johnstons@oatps.nz

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): Jessica Thompson & Joe Taylor

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

32 Paterson Road, Wingatui, 9029

Email Address of Deposit Payee: thompjessica@gmail.com

Daytime contact phone number: 0211225976

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:

The site is currently unoccupied and used to graze the current owners pet sheep.

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 proposal for detailed description of proposed activity.

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 proposal for detailed description of proposed activity.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Hill Slopes Rural

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.

n/a

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.

Please see attached proposal for details on breaches of district plan rules in terms of the non complying activity of building a residential dwelling in a rural hillslope zone.

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: Anthony Hoets & Bernie Don

Address: 307 Chain Hills Road

Name: Steve & Julie Clarke

Address: 329 Chain Hills Road

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 proposal for further details.

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 proposal for further details.

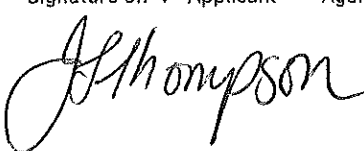
Declaration

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):

26th October 2020

Date:

Privacy--Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- Avoid unreasonably prejudicing your commercial position
- Protect information you have supplied to Council in confidence
- Avoid serious offence to tikanga Māori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

IN WRITING: Dunedin City Council, PO Box 5045, Dunedin 9054

IN PERSON: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

BY PHONE: (03) 477 4000

BY EMAIL: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz

Information requirements

- ✓ Completed and Signed Application Form
- ✓ Description of Activity and Assessment of Effects
- ✓ Site Plan, Floor Plan and Elevations (where relevant)
- ✓ Written Approvals
- ✓ Payee details
- ✓ Application fee (cash, eftpos, direct credit or credit card (surcharge may apply))
- ✓ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ✓ Forms and plans and any other relevant documentation signed and dated by Affected Persons

In addition, subdivision applications also need the following information:

- Number of existing lots
- Number of proposed lots
- Total area of subdivision
- The position of all new boundaries

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information)? Yes No

Application: Received Rejected

Received by: Counter Post Courier Other:

Comments:

(Include reasons for rejection and/or notes to handling officer)

Planning Officer:

Date:

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Location & Current Use

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Ecological Assessment

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Character Value & Amenity

PAGE 5

Residential Activity

PAGE 6

Hazards

PAGE 7

Appendix 1-5



RESOURCE CONSENT

PROPOSAL

FOR 317 CHAIN HILLS ROAD

PROPOSED BY
Prospective purchasers

**JESSICA-LEA
THOMPSON
& JOE TAYLOR**

thompjessica@gmail.com

Jess: 0211225976

joetaylor.188@gmail.com

Joe: 021587521

LOCATION & CURRENT USE

The resource consent is to be considered for:

317 Chain Hills Road

Legal Description:

LOT 2 DP 23164

Certificate of Title:

OT15B/171

Current Owner:

Georgina Rennie Bremner

of

41 Paterson Road, Wingatui

Current Use:

The site is currently used to graze a small number of the current owner's pet sheep. The current owner has owned the property since 1993 in which time she has restored native bush to the majority of the site to encourage the local birdlife to return and flourish.



DETAILS OF PROPOSAL

This proposal seeks resource consent to build a residential dwelling on 317 Chain Hills Road, currently zoned Hillslopes Rural under Dunedin City Council's District Plan Zoning.

Although rural zones are traditionally reserved for productive rural activities, the site at 317 Chain Hills road is considered undersized for sufficient use at 6.1721 hectares and consists of inadequate grazing with the majority of the site being covered in a mixture of gorse, exotic plants and native bush.

PROTECTION & ENHANCEMENT

This proposal seeks resource consent to be granted on the grounds that Jessica-Lea Thompson and Joe Taylor plan to undertake an extensive ecological plan to encourage native species to regenerate and ecosystems to flourish, specific to the local environment.

Although residential activity in rural zones that do not comply with the density standards for the zone is traditionally not allowed, the proposed

residential activity will be associated with long term land management that will result in a significant contribution to the enhancement or protection of biodiversity values. (DCC 2GP policy 16.2.1.7)



ECOLOGICAL ASSESSMENT

This proposal is supported by an Ecological assessment undertaken by Ahikā Consulting, completed on October the 13th 2021.

The assessment focused on two areas within the property that were previously identified for restoration by the Dunedin City Council marked as Area 1 (0.5ha) and Area 2 (2.2ha) in Figure 1. Both areas are fenced.

Ahikā conducted a thorough investigation onsite to identify the common species within these two zones forming the basis of the detailed restoration plan. The restoration plan recommends native planting specific to the environment, local lizard preservation, weed and predator control. The plan also outlines funding and land protection options. In addition, the plan also ensures that the character values and amenity of rural zones is maintained and enhanced by the inclusion of:

1. *a predominance of natural features over human made features; and*
 2. *extensive areas of indigenous vegetation and habitats for indigenous fauna.*
- (as outlined in DCC 2GP objective 16.2.3)

Please see appendix 2 for the full assessment.



Map created on: 15 October 2021
Map created by: Sarah Wright

1:1,700

317 Chain Hills Rd

Chain hills restoration zones

Area 1

Area 2

Property lines

CHARACTER VALUE & AMENITY

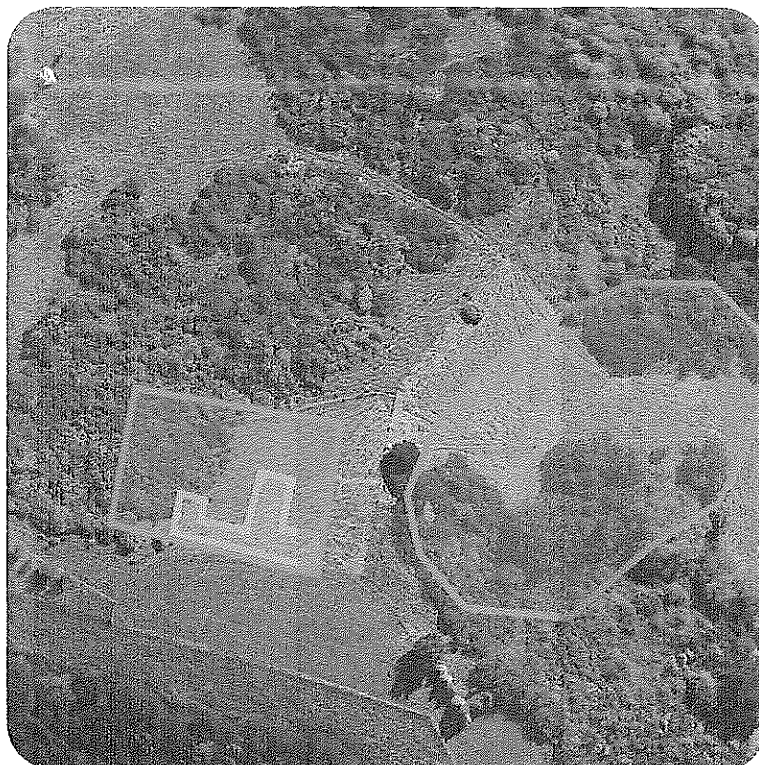
This proposal is supported by a set of concept plans as it acknowledges a residential dwelling can impact the character values and amenity of the rural zones. This has been considered when identifying the preferred site, design and style of dwelling. Concept plans clearly show the rural character value is maintained by the proposed dwelling:

...set back from the site boundaries and of a height that maintains the rural character values and visual amenity of the rural zones.(DCC 2GP, policy 2.3.)

The design of the proposed dwelling will include specific features that reflect the rural environment to

... avoid adverse visual effects caused by reflectivity or if avoidance is not practicable, ensure effects are no more than minor. (DCC 2GP, policy 16.2.3.10)

Please see appendix 3 for Concept plans



RESIDENTIAL ACTIVITY

This proposal is supported by approval from adjoining neighbours considered to be mildly impacted by a residential dwelling being built at 317 Chain Hills Road. Although 307 & 329 Chain Hills Road are zoned Rural Residential by the DCC's District Plan Zoning, this proposal acknowledges that an additional dwelling to Chain Hills Road will impose less than minor impact on current rural residential activity.

Although the location of the proposed dwelling at 317 Chain Hills Road will not be visible from either of the neighbouring properties, concept plans for the residential dwelling have been discussed with the residents of 307 & 329 Chain Hills Road to confirm their approval before resource consent is considered.

Approval was granted knowing that the proposed dwelling would be located at

*...an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites. (DCC 2GP, policy 17.2.2.3) and
...of a height that maintains the character and visual amenity of the rural residential zones. (DCC 2GP, policy 17.2.3.1)*

It is expected that a residential dwelling at 317 Chain Hills Road will have less than minor impact on the adjoining rural residential activity. Approval was not sought from adjoining neighbours at 34 and 39 Paterson Road due to the location of the proposed dwelling being more than 100 metres away from the adjoining boundaries and dwellings on those sites.

Please see appendix 4 for Approval Documentation.



HAZARDS

The site at 317 Chain Hills road shows a historical natural hazard in the form of instable land movement. The current owner has informed the potential owners that this occurred before they purchased the property in 1993 and that there have been no known movements of the land since. Extensive planting is well established in this area which will help mitigate further natural hazards from occurring.

To avoid further disruption to the integrity of the land at this known area, the building site for the proposed dwelling will be set back at least 15metres from the edge of the known natural hazard zone. In addition, the potential purchasers will obtain a comprehensive report from a registered Land Surveyor to help confirm the building site location and outline the necessary earthworks activity and foundation requirements for the proposed dwelling.



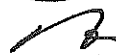
Please note the building site is expected to be confirmed once a comprehensive report has been conducted onsite by a registered Land Surveyor.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier OT15B/171
Land Registration District Otago
Date Issued 10 August 1993

Prior References
OT14D/345

Estate	Fee Simple
Area	6.1721 hectares more or less
Legal Description	Lot 2 Deposited Plan 23164 and excepting out of the part Section 13 herein edged pink on the plan with Proclamation 2473 part of the subsoil below a plane 30 feet in vertical height above the centre line of the roof of the tunnel of the Waitaki-Bluff Railway taken by the said Proclamation 2473

Registered Owners
Georgina Rennie Bremner

Interests

832757 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.6.1993 at 9.57 am
839455.2 Mortgage to (now) Westpac New Zealand Limited - 28.9.1993 at 10.35 am

Register Only

PROC 2473 Proclamation

Copy - 01/01, Pgs - 002, 13/11/03, 14:51



DocID: 61000049

This document contains
Diagrams not suitable for
scanning. These diagrams
can be viewed by creating a
Request Manual Copy, stating
you wish to "view the original"

[Extract from New Zealand Gazette, 21st March, 1912.]

Subsoil of Additional Land at Chain Hills taken for the
Construction of a Tunnel for the Purposes of the
Waikato-Bluff Railway.

(L.S.) ISLINGTON, Governor.
A PROCLAMATION.

WHEREAS by section seven of the Public Works
Amendment Act, 1911, it is provided that in any
case the Crown or local authority may, in taking or
acquiring land for a public work, take or acquire only the
surface, together with such part of the subsoil as is
deemed necessary, or may take only such part of the sub-
soil as is deemed necessary excluding the surface:

And whereas it is found necessary to construct a tunnel
for the purposes of the Waikato-Bluff Railway, and for
that purpose it has been found desirable to take such part
of the subsoil of the land hereinafter mentioned as is
required for the purposes of the said railway:

Now, therefore, I, John Poynder Dickson-Poynder,
Baron Islington, the Governor of the Dominion of New
Zealand, in exercise of the powers and authorities con-
ferred on me by the said section seven and by sections
twenty-nine and one hundred and eighty-eight of the
Public Works Act, 1908, and of every other power and
authority enabling me in this behalf, do hereby proclaim
and declare that such part of the subsoil of the lands
mentioned in the Schedule hereto as is below a plane thirty
feet in vertical height above the centre-line of the roof
of the proposed tunnel, as delineated on the plan referred
to in the said Schedule, is hereby taken for the purposes
above mentioned, and also that the whole of the surface
of the said lands and that part of the subsoil thereof
which is above the plane hereinbefore mentioned are
hereby excepted from this Proclamation.

SCHEDULE.

Approximate Area of each of the Parcels of Land from which the Subsoil is taken.	Being Portion of	Situated in Block No.	Situated in the Survey District of
A. B. P. 1 0 39.8 0 2 38.6 0 0 16.1 1 3 4.9	Section 75 7 Road Section 13	VII " " "	Dunedin and East Taieri. " " "

All in the Otago Land District; as the said lands and the
tunnel hereinbefore referred to are more particularly
delineated on the plan marked W.R. 18690, deposited in
the office of the Minister of Railways, at Wellington, and
thereon bordered red.

Given under the hand of His Excellency the Right
Honourable John Poynder Dickson-Poynder,
Baron Islington, Governor and Commander-in-
Chief in and over His Majesty's Dominion of
New Zealand and its Dependencies; and issued
under the Seal of the said Dominion, at the
Government House, at Wellington, this eighth
day of March in the year of our Lord one
thousand nine hundred and twelve.

J. A. MILLAR,
Minister of Railways.

GOD SAVE THE KING!

- No. 2473 -

Received for deposit and
particulars entered in
Deeds Register Index Part II
L. fol 724 and R. fol 582 the 20th
April 1912 at 10 o'clock



John Poynder Dickson-Poynder
Baron Islington

WAITAKI BLUFF RAILWAY

Subsoil required for Railway purposes for the Dunedin Maggiet Duplication

Taken under sections 23 & 188 of the Public Works Act 1908 and section 2 of the Public Works Act Amendment 1909

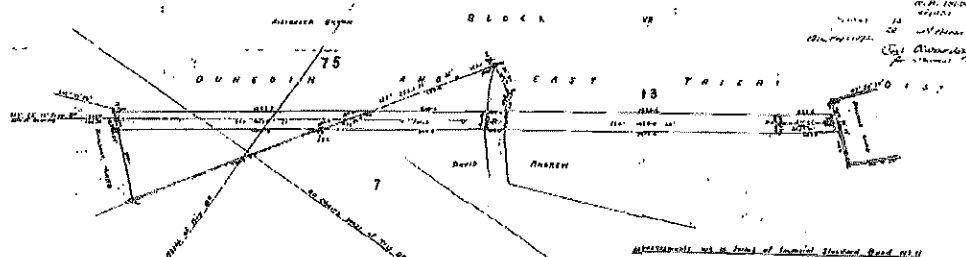
Being that portion of the hereinafter mentioned Section edged Red on this plan and extending from the centre of the Earth pit to the surface thereof but up to a line edged Red on the Longitudinal Section hereunder which line is 10 feet above centre of road of the New Chiswick Tunnel

PART OF SECTIONS 7, 13 & 14 BLOCK 10 DUNEDIN AND EAST TAieri DISTRICT

Scale 2 inches to 100 feet

A further copy of Dunedin Council Survey, dated 1911, has been obtained and the plan has been amended accordingly. The plan is now correct and the boundary of the land is shown. The plan is now correct and the boundary of the land is shown.

Block	Owner	Description
1-2-10	Alexander Brown	Part of Section 7 Block 10 Dunedin & East Taieri District.
1-2-11	David Andrew	Part of Section 7 Block 10 Dunedin & East Taieri District.
1-2-12	David Andrew	Part of Section 7 Block 10 Dunedin & East Taieri District.



CROSS SECTION
Showing the 10 feet above centre of road of the New Chiswick Tunnel and 10 feet above centre of road of the New Chiswick Tunnel

Correct for Railway Purposes
Dunedin District Engineer
18th March 1911

W. B. INGHAM
Dunedin

W. B. INGHAM

CONO 832757 Consent und

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IN THE MATTER

of Section 221 of the
Resource Management
Act 1991

A N D

IN THE MATTER

of an Application for
Subdivision Consent
by A 92344

CONSENT NOTICE

BACKGROUND

- A. GEORGE SCURR AND COMPANY LIMITED a duly incorporated company having its registered office at Dunedin ("the Owner") has applied to the Dunedin City Council ("Council") pursuant to the Resource Management Act 1991 for subdivision consent to the proposed subdivision of land contained in Certificate of Title 14D/345 (Otago Registry) ("the land").

SUBJECT TO: Section 308(4) Local Government Act 1974 endorsed on DP 22080

- B. Council has granted consent to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner and Subsequent Owner of the land or part(s) thereof being those conditions specified in the Operative Part.

OPERATIVE PART

The conditions the subject of this Consent Notice are as follows:

1. The Owner acknowledges that the Dunedin City Council gives no undertaking to upgrade the formation of Chain Hills Road and the Flower Street extension beyond the unsealed pavement standard.
2. The Owner acknowledges that the Dunedin City Council gives no underaking to upgrade the formation of Flower Street beyond the unsealed pavement standard.

DATED this *9th* day of *Nov* 1993

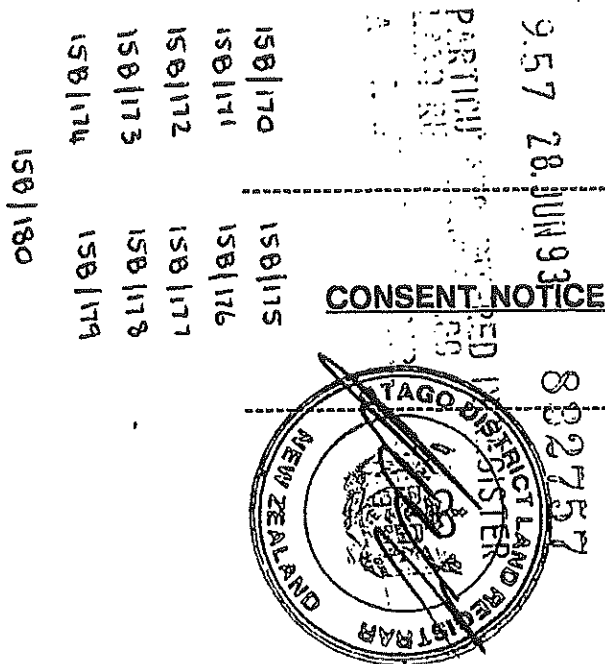
SIGNED for and on behalf of the
DUNEDIN CITY COUNCIL by its
Principal Administrative Officer

[Signature]
.....

IN THE MATTER of Section 221 of the
Resource Management
Act 1991

AND

IN THE MATTER of an Application for
Subdivision Consent
by A92344



CAUDWELLS Solicitors

P O Box 957, Dunedin

Mr W Deuchrass

Telephone (03) 477-5760

Facsimile (03) 477-5077

DCC Consent 1

F5000008023246
MWP_0010843



Caudwells
BARRISTERS & SOLICITORS

Approved: *[Signature]*
[Signature]
[Signature]

Registered Owners:
[Signature]
[Signature]

Approved pursuant to section 223 & 224 of the Resource Management Act 1991 on the 11th day of November 1992

(i) The amalgamation condition set out hereon.

(ii) That Lot 11 hereon be transferred to the owners of Lot 8, DP 21902 (CT 13C/1046) and that one certificate of title be issued to include both parcels. (LRA 804008).

(iii) Consent notices have been issued in respect of the conditions that have not been complied with.

(iv) The other conditions of subdivision consent have been complied with.

The common Seal of the Dunedin City Council is affixed hereto in the presence of:

[Signature]
[Signature]
[Signature]

CITY COUNCIL
DUNEDIN

ALL ROADS ARE LEGAL

Total Area 52.666 ha

Comprised in A.L. CT 14B/1045, Ltd.

I, Paul Maxwell, Holder of a registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, hereby certify that this plan has been prepared in accordance with the provisions of the Survey Act 1980 and that the boundaries shown hereon are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution thereof.

Dated at Dunedin, this 28th day of November 1992.

Field Book 22316, 22317, 22318, 22319, 22320, 22321, 22322, 22323, 22324, 22325, 22326, 22327, 22328, 22329, 22330, 22331, 22332, 22333, 22334, 22335, 22336, 22337, 22338, 22339, 22340, 22341, 22342, 22343, 22344, 22345, 22346, 22347, 22348, 22349, 22350, 22351, 22352, 22353, 22354, 22355, 22356, 22357, 22358, 22359, 22360, 22361, 22362, 22363, 22364, 22365, 22366, 22367, 22368, 22369, 22370, 22371, 22372, 22373, 22374, 22375, 22376, 22377, 22378, 22379, 22380, 22381, 22382, 22383, 22384, 22385, 22386, 22387, 22388, 22389, 22390, 22391, 22392, 22393, 22394, 22395, 22396, 22397, 22398, 22399, 22400, 22401, 22402, 22403, 22404, 22405, 22406, 22407, 22408, 22409, 22410, 22411, 22412, 22413, 22414, 22415, 22416, 22417, 22418, 22419, 22420, 22421, 22422, 22423, 22424, 22425, 22426, 22427, 22428, 22429, 22430, 22431, 22432, 22433, 22434, 22435, 22436, 22437, 22438, 22439, 22440, 22441, 22442, 22443, 22444, 22445, 22446, 22447, 22448, 22449, 22450, 22451, 22452, 22453, 22454, 22455, 22456, 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Unnedin City Council Rates



06/10/2021, 16:00:05

Rate Assessment	DCC Boundary	Land Parcel Boundaries	Strata	Railway Centreline
Property	OWNED BY COUNCIL Cadastral	Parcel	Roading Information	+++ Track
Land Parcels	OWNED BY PRIVATE Natural	Road / Rail	Road Names	--- Tunnel
		Hydro	Addresses	

1:5,000

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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**Ideas for sustainable
futures**

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Joe Taylor & Jessica Thompson

317 Chain Hills Road Restoration Plan

13 October 2021



ENERGY, CARBON &
WASTE IN BUSINESS



BIODIVERSITY &
CONSERVATION



FOOD, FARMS &
FRESHWATER



CARBON FORESTS
& BIOENERGY



PEOPLE &
COMMUNITY

Report prepared for client by Sarah Wright & Mike Thorsen

Date: 13 October 2021

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Dunedin 9016

New Zealand

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1 Background

Joe Taylor and Jessica Thompson engaged Ahika Consulting Ltd to carry out an ecological assessment and write a restoration plan for 317 Chain Hills Rd. The site is a 6.2 ha property in the Chain Hills, about 100m a.s.l. It is located 4km north-east of Saddle Hill and overlooks Wingatui Racecourse. The property has had some restoration work previously in the form of fencing and restoration plantings. The new owners of the property are intending on building a dwelling, grazing some of the land and restoring areas of gorse shrubland back into native forest.

Two areas within the property were previously identified for restoration by the Dunedin City Council marked as Area 1 (0.5ha) and Area 2 (2.2ha) in Figure 1. Both areas are fenced.

Table 1: Common species within the fenced areas. *not native to the area.

Species	Common name	Suggestions
<i>Aristotelia serrata</i>	Makomako	Plant more
<i>Chamaecytisus palmensis</i> *	Tree lucerne	Leave
<i>Coprosma robusta</i>	Karamu	Don't plant, will naturalise
<i>Cordyline australis</i>	Ti kouka	Don't plant, will naturalise
<i>Cytisus scoparius</i> *	Broom	Control
<i>Hoheria</i> spp.*	Lacebark	Don't plant
<i>Pinus radiata</i> *	Monterey pine	If seedlings pop up, remove
<i>Pittosporum eugenioides</i>	Tarata	Don't plant, will naturalise
<i>Pittosporum tenuifolium</i>	Kohukohu	Don't plant, will naturalise
<i>Rubus fruticosus</i> agg*	Blackberry	Control
<i>Salix matsudana</i> *	Tortured willow	If seedlings pop up, remove
<i>Solanum laciniatum</i>	Poroporo	Will naturalise
<i>Sophora microphylla</i>	Kowhai	Plant
<i>Sorbus aucuparia</i> subsp. <i>aucuparia</i> *	Rowan	Cut down
<i>Ulex europaeus</i> *	Gorse	Use as shelter for new plantings
<i>Veronica salicifolia</i>	Koromiko	Don't plant, will naturalise

The purpose of this document is to provide an ecological assessment of the proposed areas for restoration and to advise on restoration options that promote native biodiversity at these sites.

1.1 Objectives:

- Transition existing areas of shrubland forest into vegetation that more closely represents the natural indigenous vegetation of the area.
- Establish enough density and diversity of indigenous vegetation to promote natural successional processes.
- Introduce rare plant species naturally found in the eastern Otago Region.
- Control the proliferation of problematic weeds.
- Control introduced predators to levels that encourage native fauna to flourish.

2 Map



Figure 1: Areas for restoration at 317 Chain Hills Rd

3 Restoration plan

3.1 Weed Control

Gorse (*Ulex europaeus*) is the dominant shrub in Area 2. Eventually if left alone, native forest will outcompete the gorse and shade it out. Because it is so abundant and provides good shelter for native plantings, control of it can be minimal.

Blackberry and broom are at such low numbers on the property that controlling them is worthwhile. Small patches and plants can be removed by hand. All roots and rhizomes of each species needs to be completely removed for effective eradication. Control methods for larger patches using herbicide are listed below in Table 2.

Any Rowan or Sycamore trees when seen, should be cut down and removed as they have potential to persist under mature native forest.

See photos below to assist in identification of these species. For further information, go to <https://pesthub.es.govt.nz/>



Figure 2: Blackberry



Figure 3: Broom



Figure 4: Sycamore has helicopter seeds



Figure 5: Rowan has bright red berries

Table 2: Herbicide control for blackberry and broom

Species	Control
Blackberry	Cut and paste stumps with glyphosphate (200ml/L) Spray December to May with metsulfuron-methyl (7.5g per 15L water)
Broom	Spray November to May with metsulfuron-methyl 5g + 1ml/L penetrant per 10L water.

3.2 Planting

Planting native trees into small (4-10 m²) areas cut into the gorse throughout both areas will help speed up natural succession processes to establish a diverse forest canopy.

Cutting tracks into area 2 is recommended as it will make it easier to access planting sites and plant native trees throughout the area.

- Buy one litre grade plants. These are about \$4 each.
- Plant protection will increase the likelihood of the seedlings surviving. Use fertiliser tabs, plant guards, coconut fibre mats and bamboo canes or similar.
- Advance Landscape Systems: Fibreguard 300 (plant guard) \$1.33. EcoCair Mulch Mats 250mm \$0.46 or KBC TriGuard Combo 450mm \$2.8 (includes stake and mat).
- Night shooting of rabbits would help with planted seedling's survival.

Work with a reputable community or commercial nursery to source quality stock, preferably stock that has been grown from seeds sourced from the Dunedin area (eco-sourced).

The amount of planting undertaken is best guided by the owner's resources and is best done over several years. Overall, it is likely that planting and natural succession will produce a near natural young forest over 20-30 years.

Species selection:

Table 3 shows proposed species for 317 Chain Hills Rd. All species listed were likely in the original forests of the area. Some native species as outlined in Table 1, are well established at the site and are naturalising in the shrubland. Species may need to be altered depending on plant survival at the site.

Table 3: Recommended trees and shrubs for planting at 317 Chain Hills Rd. Planting abundance scale is relative. High means plant relatively more. Low= few.

Species	Common name	Conservation status	Planting abundance
<i>Aristotelia serrata</i>	Makomako	Not Threatened	Moderate-plant around the edges
<i>Carpodetus serratus</i>	Putaputaweta, marbleleaf	Not Threatened	High
<i>Coprosma dumosa</i>	Coprosma	Not Threatened	Moderate
<i>Coprosma linarifolia</i>	Coprosma	Not Threatened	Moderate
<i>Coprosma rhamnoides</i>	Coprosma	Not Threatened	High
<i>Coprosma propinqua</i>	Mingimingi	Not Threatened	High
<i>Coprosma virescens</i>	Coprosma	At Risk- Declining	Moderate
<i>Dacrydium cupressinum</i>	Rimu	Not Threatened	Moderate
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Not Threatened	Low
<i>Fuchsia excorticata</i>	Kotukutuku	Not Threatened	Moderate
<i>Griselinia littoralis</i>	Broadleaf, kāpuka, pāpāuma	Not Threatened	High
<i>Helichrysum lanceolatum</i>	Niniao	Not Threatened	Moderate
<i>Kunzea robusta</i>	Rawirinui, kanuka	Threatened- Nationally Vulnerable	Low
<i>Leptospermum scoparium</i>	Manuka	At Risk- Declining	Low
<i>Lophozonia menziesii</i>	Tawhai	Not Threatened	Low
<i>Melicytus ramiflorus</i>	Mahoe	Not Threatened	High
<i>Myrsine australis</i>	Mapou	Not Threatened	High
<i>Myrsine divaricata</i>	Weeping mapou	Not Threatened	Moderate
<i>Pennantia corymbosa</i>	Kaikomako	Not Threatened	Moderate
<i>Olearia fragrantissima</i>	Fragrant tree daisy	At Risk-Declining	Moderate
<i>Phormium tenax</i>	Flax, harakeke	Not Threatened	Moderate-on edges
<i>Prumnopitys taxifolia</i>	Matai	Not Threatened	Low
<i>Pseudopanax crassifolius</i>	Horoeka, lancewood	Not Threatened	Moderate
<i>Pseudopanax ferox</i>	Fierce lancewood	At Risk- Naturally Uncommon	Low

<i>Pseudowintera colorata</i>	Horopito	Not Threatened	Moderate
<i>Sophora microphylla</i>	Kowhai	Not Threatened	Low

3.3 Predator control

Establish and maintain traps for possums, mustelids and rats. Work with local group the Chain Hills Restoration Project (CHiRP) to establish these lines. This group is wanting to reintroduce South Island Robin and rifleman into the Chain Hills once predator numbers are down.

3.4 Lizards

In a sunny, dry patch near the house build a skink rock garden. Stack large (30 cm to 1 m diam.) rocks loosely, in a way that provides tunnels and places for them to hide from cats and hedgehogs. Plant a variety of plants from Table 4 quite densely around the rock pile to create lizard habitat.

Table 4: Suggested plant species for lizard habitat

Species	Common name	Life form
<i>Asplenium</i> spp.	Spleenwort	Fern
<i>Astelia fragrans</i>	Bush lily	Herb
<i>Coprosma crassifolia</i>		Shrub
<i>Coprosma propinqua</i>	Mingimingi	Shrub
<i>Festuca</i> spp.	Native Fescue	Grass
<i>Gaultheria</i> spp.	Snowberry	Low lying shrub
<i>Leucopogon fraseri</i>	Patotara	Low lying shrub
<i>Melicytus alpinus</i>	Porcupine shrub	Shrub
<i>Muehlenbeckia complex</i>	Small-leaved pohuehue	Climber
<i>Phormium tenax</i>	Harakeke	Herb
<i>Poa cita</i>	Native Poa	Grass

3.5 Funding and land protection options

The Dunedin Biodiversity Fund has two rounds per year (closing 31 March and 30 September). It can provide half the cost of a project (maximum \$5,000) for projects that maintain or improve the state of

indigenous biodiversity. This includes the costs of eco-sourced plants, traps and herbicide. Funding criteria on the Dunedin City Council website.

Ngā Whenua Rāhui Fund has one round per year (between 1 July to 30 September). It supports the protection of indigenous forest on Māori-owned land. Information available on the Department of Conservation website.

QEII open space covenant is a legal agreement between the QEII Trust and the landowner to protect the covenanted area. The covenants are bound to the title of the land. QEII can help with fencing costs and ongoing advice and monitoring.

A possible use of the planting programme is that it may be possible to get carbon credits for the area. The native forest needs to meet certain criteria such as being one hectare or more, with at least 30% of the forest over 5m in height. Professional advice is needed if this option is pursued.

RESIDENTIAL DWELLING
THOMPSON & TAYLOR

Concept Plans

OCTOBER 2021

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Proposed Building Platform

Platform size & location

The proposed building platform for a residential dwelling is expected to be approximately 1500 square metres and located:

- 1 - 250 metres from the boundary on Chain Hills,
- 2 - 20 Metres from the boundary on the adjoining property at 307 Chain Hills Road,
- 3 - 95 Metres from the boundary of the adjoining property at 329 Chain Hills Road,
- 4 - 40 Metres from the boundary of the adjoining property at 34 Paterson Road,
- 5 - 175 metres from the boundary of the adjoining property at 39 Paterson Road.

Please note these measurements are approximate until a full land assessment and report has been obtained by a registered Land Surveyor.

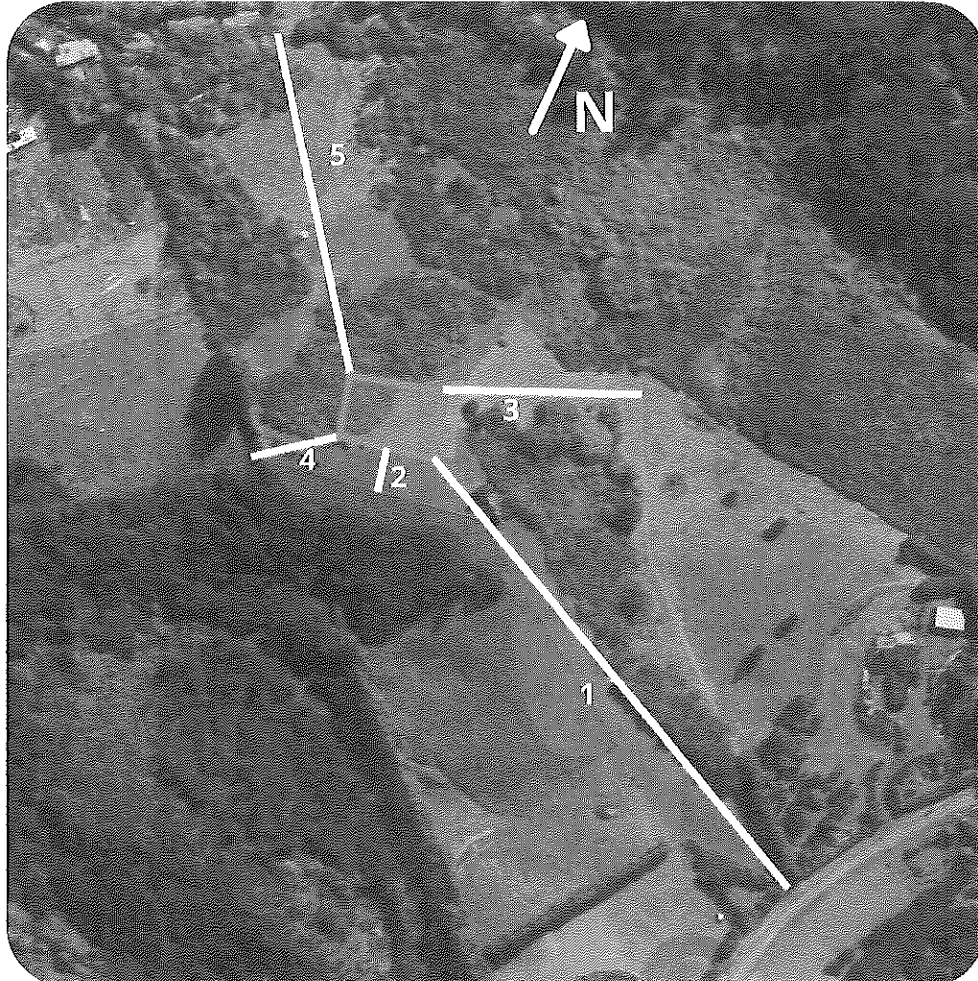


Figure 1. Proposed building site location

Access to Site

Driveway access to dwelling.

The proposed building platform for a residential dwelling is expected to be set back approximately 250 metres from the main access point on Chain Hills Road.

A driveway is expected to be scraped out and will follow the natural contour of the land as it slopes down to the preferred site. During construction the access route will contain AP40 until the dwelling is complete at which time the potential purchasers will explore options for a more permanent surface.

Please note these measurements are approximate until a full land assessment and report has been obtained by a registered Land Surveyor.

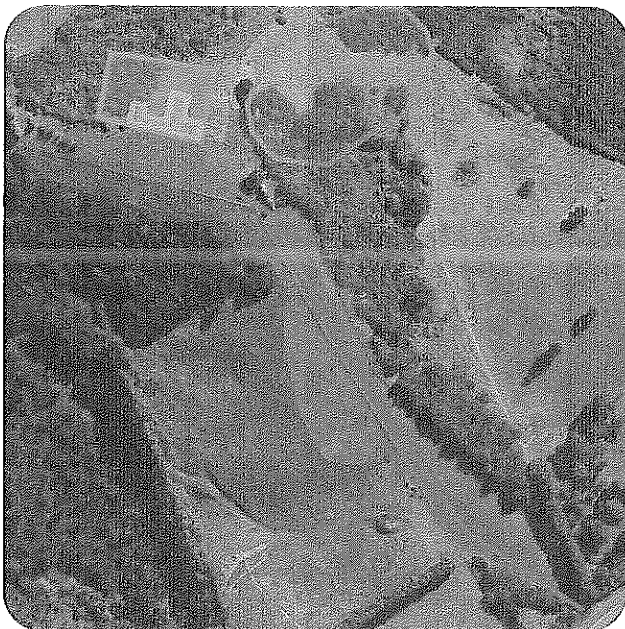


Figure 2. Proposed site access

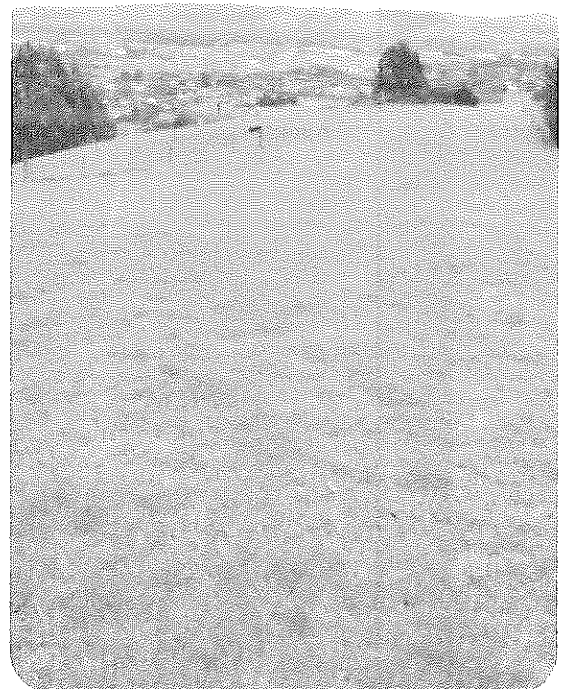


Figure 3. View of access from Chain Hills Road

Proposed Dwelling Site

Dwelling size & location

The proposed residential dwelling is expected to be approximately 300 square metres and located on the building platform closest to the Chain Hills Road Boundary.

The dwelling will be serviced by 2 x 30,000 litre water tanks with power bought in from lines on Chain Hills Road. Storm water will be collected and dispersed off correctly within the site. A septic tank will be installed by an approved provider and will be used to collect grey waste.

Please note the dwelling size and design is approximate until a full and approved design has been obtained from a registered Architect.

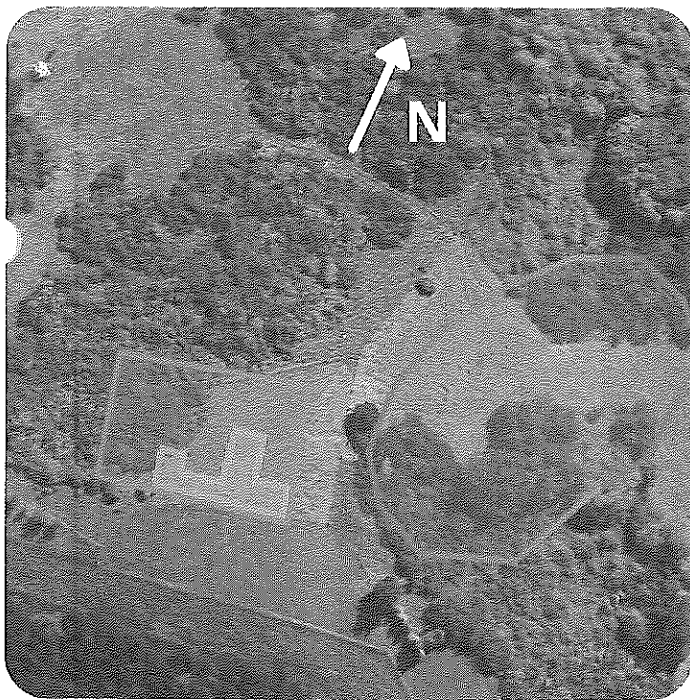


Figure 4. Proposed dwelling



Figure 5. View of building site looking from East to West

Site Preparation

Proposed Dwelling Height

Split Level Single Story Dwelling

The proposed dwelling is expected to contain a series of single story modules over a split level. The purpose of this split level design is to maintain and further enhance the amenity values of the rural character. The height of each module is expected to be approximately 3.2metres high at the lowest point and approximately 3.5metres high at the highest point.

Please note the dwelling size and design is approximate until a full an approved design has been obtained from a registered Architect.

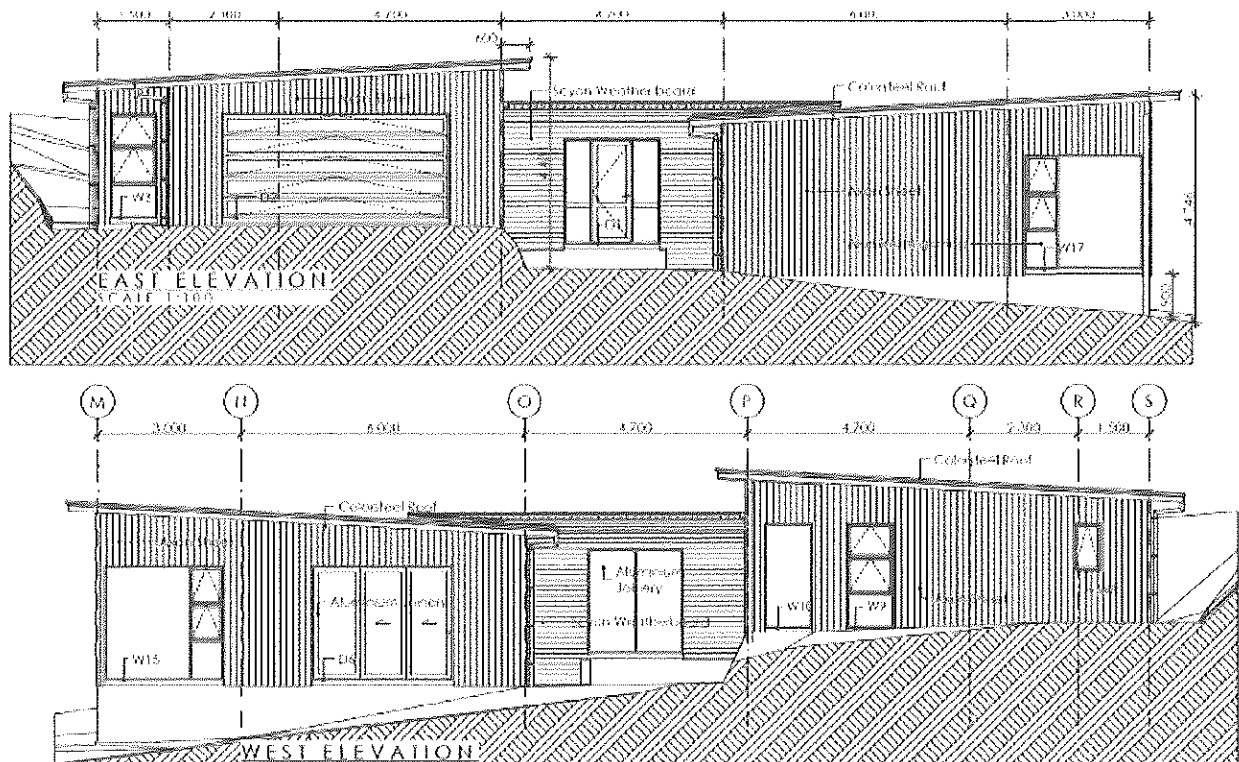


Figure 7. Example of dwelling heights based on split level concept

Other things to consider

Considerations

The proposed dwelling aims to reflect the natural colours and resources of its environment therefore it is suggested the following be considered in the final design:

Cladding type, reflectivity and colour,
Outdoor lighting,
Glass reflectivity,
Exposure to the elements ie wind,
Height and location of the dwelling on building platform,

Please note the design is approximate until a full an approved design has been obtained from a registered Architect.

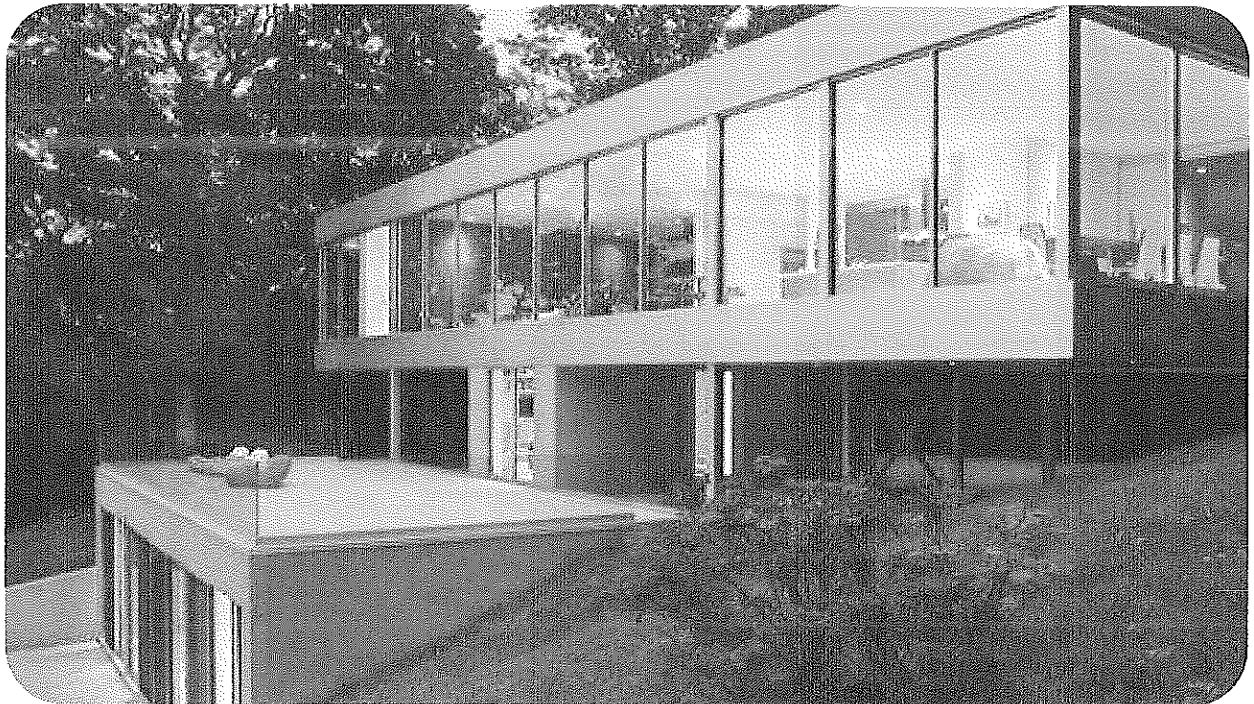


Figure 4. Example of split level house design

Resource Consent Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): ANTHONY HOETS & BERNIE DON

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

307 CHAIN HILLS ROAD, RD 1, DUNEDIN 9076

have read and understand the information on the reverse side of this page and give written approval to the

proposal by (name of applicant(s)): Jessica Thompson & Joe Taylor

to (description of proposed activity): build a residential dwelling, reduce exotic vegetation, regenerate native plants and associated ecosystem, implement predator and pest control.

on the following property (address of application site): 317 Chain Hills Road

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed: [Signature] [Signature]

A signature is not required if you give your written approval by electronic means

Date: 26/10/2021 Telephone: 03 489 2539 0274892539

Contact person (name, and designation if applicable): ANTHONY HOETS 0274892539

Postal address: 307 CHAIN HILLS ROAD, RD 1, DUNEDIN 9076

Email address: a.hoets1@xtra.co.nz Telephone: 0274892539

Method of service: ☐ Email ☐ Post ☐ Other

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz



Written Approval of Affected Person(s) in Relation to an Application for Resource Consent under the Resource Management Act 1991

Introduction

Any proposal to do something that is not a Permitted Activity in the Dunedin City District Plan requires a Resource Consent.

If you have been asked to sign this form, it will be because your neighbour proposes to do something that is not a Permitted Activity, and therefore their proposal requires a Resource Consent. This is not a bad thing in itself, but the Resource Consent process provides the opportunity to determine whether the proposal can be granted consent in terms of the Resource Management Act 1991.

Why is your written approval required?

If an application for a Resource Consent is to be processed as a non-notified application, the Resource Management Act 1991 requires that:

- The activity have or be likely to have adverse effects on the environment that are no more than minor; and
- Written approval be obtained from all affected persons, in relation to an activity, if the activity's adverse effects on the parties are minor or more than minor (but are not less than minor).

If you have been asked to give your written approval it is because you may be adversely affected by the proposed activity. However, just because your written approval is being sought does not mean that you are definitely adversely affected. The affected persons written approval process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are adversely affected and/or the degrees to which you may be adversely affected.

What should you do?

If you are asked to give your written approval to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Request that your neighbour (or their representative) explain the proposal clearly and fully to you.
2. Study the application and associated plans for the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you are quite entitled to wait until they are available.
3. Decide whether the proposal will adversely affect you or your property and, if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant for more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its adverse effects on you.
4. If you are satisfied that the proposed activity will not adversely affect you, complete and sign the affected person/s written approval form on the reverse side of this page and sign a copy of the associated plans. If you wish to give written approval to the proposed activity subject to conditions, these should be discussed with your neighbour (or their representative) directly and a satisfactory conclusion reached before your written

approval is given. This may require your neighbour amending the application or plans, or entering into a private (side) agreement with you. The Council will not enter into any negotiations on the subject.

5. Return all documentation to your neighbour (or their representative).

Please note that:

- You do not have to give written approval if you are unhappy with what is being proposed;
- The Council will not get involved in any negotiations between you and the applicant;
- The Council will not accept conditional written approvals;
- Side agreements do not bind the Council in any way.

Important information

Please note that even though you may sign the affected person(s) written approval form, the Council must still give full consideration to the application in terms of the Resource Management Act 1991. However, **if you give your approval to the application, the Council cannot have regard to any actual or potential effects that the proposal may have on you.** If Resource Consent is granted by the Council there is no way for either you or the Council to retract the Resource Consent later. You are therefore encouraged to weigh up all the effects of the proposed activity before giving written approval to it.

If you do not give your approval, and you are considered to be an adversely affected party, then the application must be treated as a limited notified or publicly notified application, as a result of which you will have a formal right of objection by way of submission.

If the proposal requires resource consent and you change your mind after giving your written approval to the proposed activity, your written approval may only be withdrawn and the effects on you considered for the notification decision if a final decision on affected parties has not already been made by the Council. Accordingly, you need to contact the Council immediately if you do wish to withdraw your written approval.

If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Resource Management Act 1991, your written approval cannot be withdrawn if this process is followed instead.

For further information

Read the Council's "Written Approvals of Affected Persons - What Are They?" pamphlet.

Refer to the Ministry for the Environment's publication "Your Rights as an Affected Person" available on www.mfe.govt.nz.

Privacy: Please note that written approvals form part of the application for resource consent and are public documents. Your name, and any other details you provide, are public documents and will be made available upon request from the media and the public. Your written approval will only be used for the purpose of this resource consent application.

Resource Consent Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): STEVE & JULIE CLARKE

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

329 CHAIN HILLS RD.
RD1 DN.

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)): Jessica Thompson & Joe Taylor

to (description of proposed activity): build a residential dwelling,
reduce exotic vegetation, regenerate native
plants and associated ecosystem, implement
predator and pest control.

on the following property (address of application site): 317 Chain Hills Road

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or tick the declaration box below:

☐ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed: S G Clarke J Clarke
A signature is not required if you give your written approval by electronic means

Date: 26-10-2021 Telephone: 021 650 886

Contact person (name, and designation if applicable): STEVE CLARKE

Postal address: 329 CHAIN HILLS RD. RD1. DN

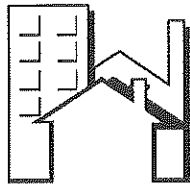
Email address: burrainnextra.co.nz Telephone: _____

Method of service: ☐ Email ☐ Post ☐ Other _____

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz





277 HIGH STREET, CENTRAL DUNEDIN
PO BOX 5916, DUNEDIN 9058

Phone: 03 471 9600
Warwick Reid: 0274 502 858
office@dunedinvaluations.co.nz

Valuation Report prepared for
ANZ Bank New Zealand Limited

317 Chain Hills Road, Chain Hills, Dunedin
Valocity Reference: CHL-P7AR-7ES

19th of October 2021



VALUATION SUMMARY

Residential Property: 317 Chain Hills Road, Chain Hills, Dunedin

Instructed By: Valocity – ANZ Bank New Zealand Limited

Client: ANZ Bank New Zealand Limited

Borrower: Jessica-Lea Thompson and Joe Junior Taylor

Purpose of Valuation: Purchase and Mortgage Finance

Site Area: **6.1721** hectares

Type of Property: Vacant Lifestyle Block

Brief Description: The subject property comprises a large lifestyle block located on the northern slopes of Chain Hills falling moderately to steeply below the road with an aspect over the Taieri Plains and Mosgiel. Covered in a mix of pasture, light scrub, gorse and pine trees.

Significant Issues: None Known

Valuation Assumptions: Resource Consent is granted for the construction of a single residential dwelling on the site. We refer to comments under "Zoning".

Valuation Approach: Direct Comparison

Date of Inspection: 19th of October 2021

Valuation:	Value of Improvements	\$ 10,000
	Land Value	\$ 520,000
	Capital Value	\$ 530,000
	CURRENT MARKET VALUE	\$ 530,000
	Including GST (if any)	

Prepared By: Dunedin Valuations Limited

Signed:



Warwick J M Reid BCom (AG) FNZIV FPNZ

Site Inspected: YES

STATUS OF THE VALUER

We certify we have acted independently of any owners of the property and have no financial interest or otherwise in the property.

This report complies with the Property Standards for report writing of the Property Institute of New Zealand.

We certify Dunedin Valuations Limited holds Professional Indemnity Insurance and the valuer is covered under this policy.

The valuer has satisfied professional education requirements and holds a Current Annual Practicing Certificate.

The report is in compliance with International Valuation Standards 2020 and complies with Residential Standing Instructions 2019 Version 1.3.

DISCLAIMERS

In accordance with company policy we state that this report is for the use only of the party to whom it is addressed and for no other purpose, and no responsibility is accepted to any third party for the whole or part of the content of the report. Further, no responsibility whatever is accepted to persons other than the party to whom the valuation and report is addressed for any error or omission whether of fact or opinion.

It has been assumed that all improvements to the property comply with terms and conditions of all relevant legislation and to the requirements of territorial authorities except as detailed herein.

Also, it is assumed that all hot and cold water systems, electrical systems, ventilation systems and other devices, fittings installations or conveniences as are in the building, are in proper working order and functioning for the purposes for which they were designed and conform to the current Building, Fire and Government Regulation and codes.

We reserve the right to review valuation should there be any matters that materially alters the value through the COVID-19 pandemic.

PURPOSE OF VALUATION

This report has been prepared for the specific purpose of establishing a Fair Market Value for purchase and mortgage finance purposes and does not purport to be a structural survey of the improvements or survey of the land. It is assumed that all improvements lie within the title boundaries.

Basis of Value: Market Value as defined in the International Valuation Standards as: ***"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion"***.

MORTGAGE RECOMMENDATION

We certify the property appears sound security for an advance of first mortgage funds and recommend lending within normal mortgage lending parameters.

This mortgage recommendation represents the amounts, in our opinion, the property provides adequate security for an advance of first mortgage funds. No separate assessment has been made of the client's **personal servicing ability to meet** the loan commitments.

RISK SUMMARY

The table below indicates significant risk factors referred to in this report

FACTORS	RISK			COMMENTS
	LOW	MED	HIGH	
Location				Good rural/residential locality.
Title/Planning				No adverse encumbrances. Please refer to attached computer register.
Land Site				Of variable contour from level to steeply sloping.
Saleability				A very saleable undeveloped vacant lifestyle block.
Price Stability				We are assuming stable prices subject to confirmation of sales data post COVID-19 lockdown.

SITE DESCRIPTION

LEGAL DESCRIPTION

Appellation: Lot 2 Deposited Plan 23164 and excepting out of the part Section 13 herein edged pink on the plan with proclamation 2473 part of the subsoil below a plain 30 feet in vertical height above the centre line of the roof of the tunnel of the Waitaki to Bluff Railway taken by the said proclamation 2473.

Computer Register (Certificate of Title): OT6B/123

Land Area: **6.1721** hectares

Tenure: Freehold Estate in Fee Simple

Registered Legal Owners: Georgina Rennie Bremner

Noted on the Register is the following:

- Mortgage to Westpac New Zealand Limited.

RATING VALUATION
(as at 1st July 2019)

Improvements	\$ 5,000
Land Value	\$ 340,000
Capital Value	\$ 345,000

Valuation Role No: 27841-40902

DCC Rates Payable: \$1,115.27

ORC Rates Payable: \$ 193.43

ZONING

The property is zoned Hillslopes Rural under the operative District Plan of the Dunedin City Council – Second Generation Plan.

The Hillslopes Rural zone lies in close proximity to urban Dunedin, predominately occupying the more elevated land to the north of the city. Here it includes three prominent land marks – Flagstaff, Mount Cargill and Swampy Summit and also encompasses areas above the residential zones on both sides of the harbour and the more elevated land to the north and east of the Taieri Plain.

Minimum size for subdivision is 15 hectares.

NB: The current land area prohibits residential development as of right and therefore we understand the client has requested consent to construct a residential dwelling on the site which this valuation is based upon.

We have not sited any Land Information Memorandum (LIM) in relation to this property.

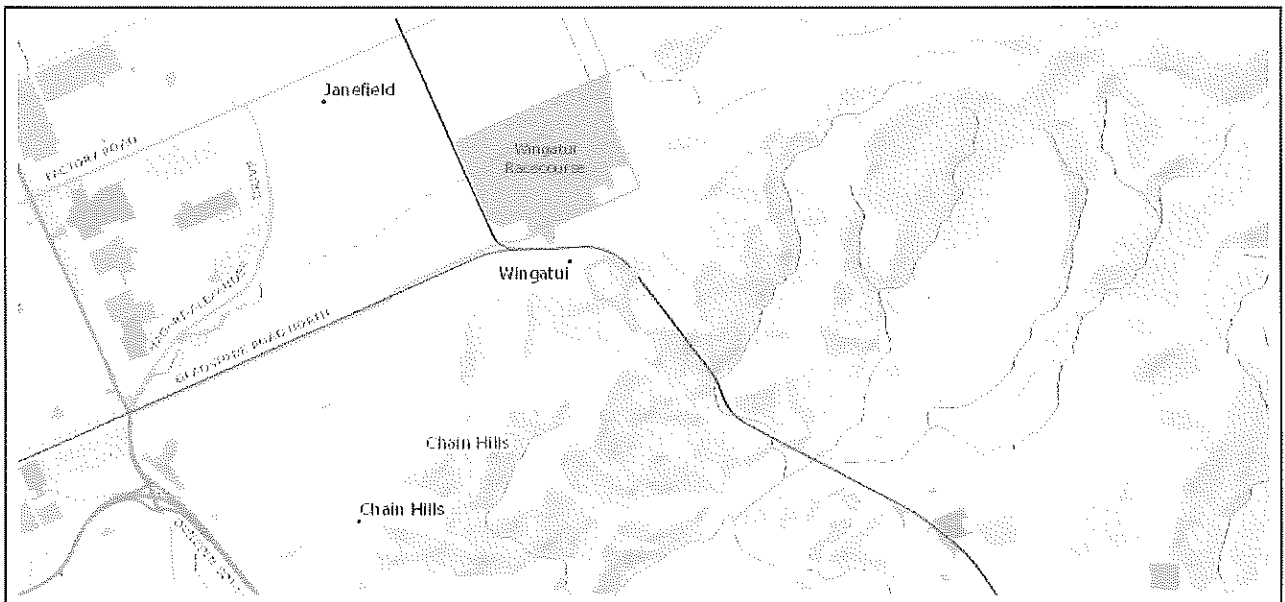
LOCATION

The subject property is situated in a rural setting surrounded by lifestyle blocks of variable sizes upon which are constructed newer dwellings selling in the upper price range for the city.

The underlying land is rather mixed in contour ranging from level to steeply sloping with views over either the Taieri Plains or central Dunedin depending on which side of the road the property is located as Chain Hills tends to follow the ridge line.

Mosgiel provides the nearest facilities that includes primary and secondary schooling, recreation grounds, two supermarkets, The Warehouse, most banks and a wide range of shops.

Central Dunedin lies approximately ten minutes away by vehicle accessed by way of the Main State Highway.



LAND DESCRIPTION

The land is of irregular shape with narrow frontage to Chain Hills Road of 31.2 metres and the back boundary widening of length 157 metres.

Contour is somewhat mixed ranging from close to level to the front third, dropping moderately away to about the centre of the section thereafter dropping steeply to the back boundary.

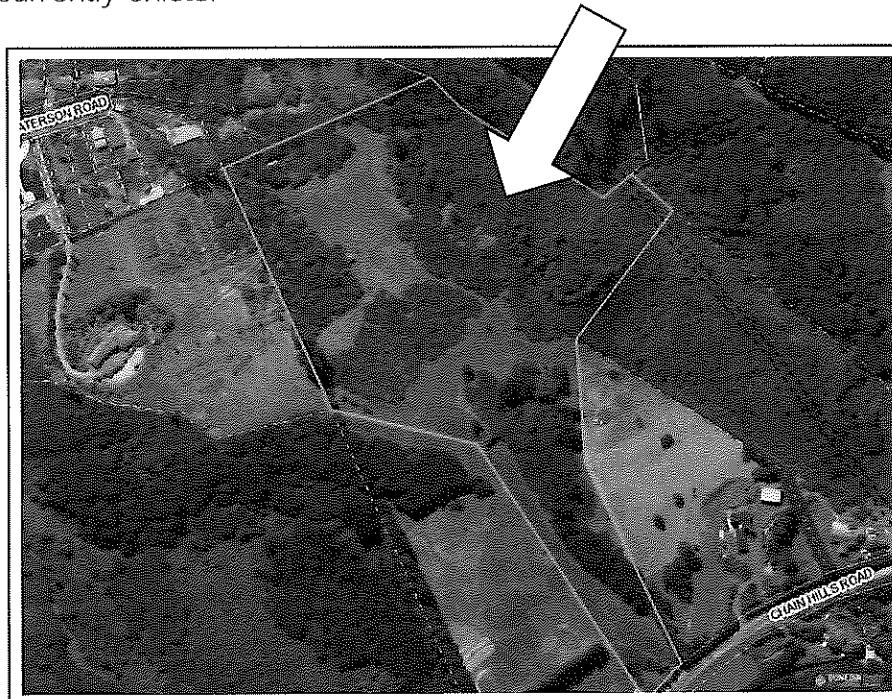
A potential building site exists close to the centre of the section that would require some form of excavation and retaining to provide a suitable building platform.

General aspect is to the north west overlooking Mosgiel and the Taieri Plains.

Any potential building would require power supply from quite a distance via the main road, as well as servicing of roof water into collection tanks and a septic tank system.

The land is covered in a mix of pasture, gorse, broom, light scrub and trees. Older trees include pine and willow of various ages.

We understand as part of consent to build a residential dwelling the clients are proposing a planting programme with a mix of native trees and shrubs, the objective being to transition the land into vegetation that more closely represents the natural indigenous vegetation of the area as well as controlling the proliferation of problematic weeds and scrub that currently exists.



A current survey has not been sited. The valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report and/or advice from a Registered Surveyor. If any encroachments are noted by the survey report, the member should be consulted to reassess any effect on the value stated in this report.

COMPARABLE SALES EVIDENCE

The basis of valuation is comparing with lifestyle blocks within the broader Dunedin locality commonly called the "direct comparison" approach. Adjustments are made for size, contour and location to derive the current value of the subject property. These sales are as follows:

Sale 1

Address 34 Taieri View Road (North Taieri)

Sold April 2021

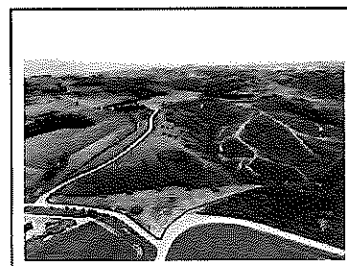
Sale Price \$415,000

Land Area 18.7833 hectares

Description: An undulating block of land broken up by way of both ridges and gulleys recently cleared of trees and 11 hectares replanted in young pine. Includes a good building platform.

Comparability: Much larger in size however replanted in pine and of steeper contour. Comprises a limited building site.

Overall: Inferior



Sale 2

Address 533 Mount Cargill Road (Mount Cargill)

Sold June 2021

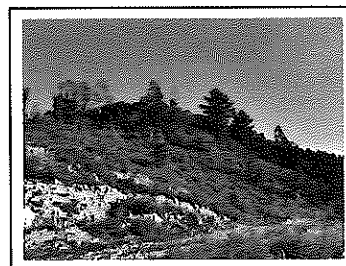
Sale Price \$450,000

Land Area 10.9771 hectares

Description: A block of bush that has Resource Consent to build on a defined building platform. Situated close to the Orokonui Ecosanctuary. Steep contour.

Comparability: Larger in size however the majority in bush and steeper contour. Location not as good.

Overall: Inferior/Comparable



Sale 3

Address 113 Wright Road (Waitati)

Sold September 2021

Sale Price \$494,254

Land Area 6.0143 hectares

Description: A vacant steep hill block part in scrub with good level building site. Good coastal views.

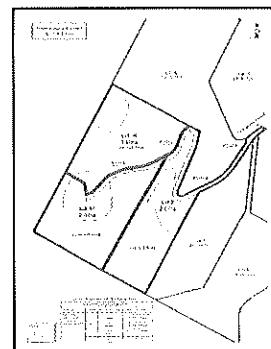
Comparability: Similar contour and ground cover.

Overall: Inferior/Comparable



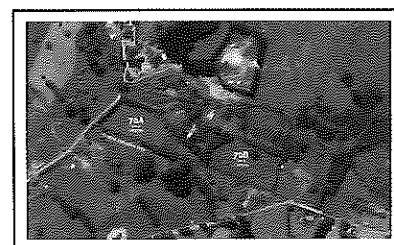
Sale 4

Address Lot 9, 61 Kakapo Street (Maia)
 Sold April 2021
 Sale Price \$500,000
 Land Area 2 hectares (approx.)
 Description: Located within a recent subdivision with very steep driveway access, the land steeply sloping overlooking the Otago Harbour.
 Comparability: A lot steeper in contour also has a good aspect and the land smaller in size.
 Overall: Inferior/Comparable



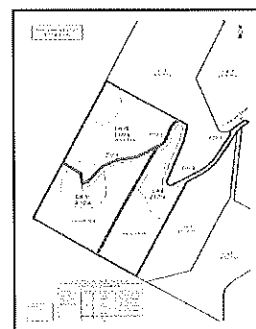
Sale 5

Address 70A McMeakin Road (Abbotsford)
 Sold April 2021
 Sale Price \$550,000
 Land Area 1.8127 hectares
 Description: An undulating block of vacant land adjacent to the Abbotsford suburb.
 Comparability: Smaller in size however flatter contour, in clear pasture.
 Overall: Comparable/Superior



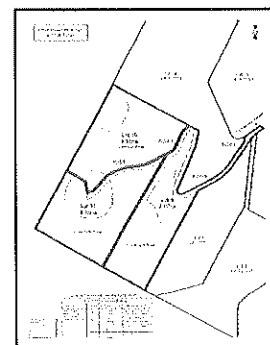
Sale 6

Address Lot 16, 61 Kakapo Street (Maia)
 Sold April 2021
 Sale Price \$551,000
 Land Area 2 hectares (approx.)
 Description: Located within a recent subdivision with very steep driveway access, the land steeply sloping overlooking the Otago Harbour.
 Comparability: A lot steeper in contour also has a good aspect and the land smaller in size.
 Overall: Comparable/Superior



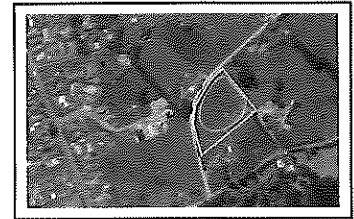
Sale 7

Address Lot 17, 61 Kakapo Street (Maia)
 Sold April 2021
 Sale Price \$587,000
 Land Area 2 hectares (approx.)
 Description: Located within a recent subdivision with very steep driveway access, the land steeply sloping overlooking the Otago Harbour.
 Comparability: A lot steeper in contour also has a good aspect and the land smaller in size.
 Overall: Comparable/Superior



Sale 8

Address 44 McMeakin Road (Abbotsford)
Sold February 2021
Sale Price \$590,000
Land Area 1.3845 hectares
Description: A vacant block of land of undulating contour, rural aspect adjoining the Abbotsford suburb.
Comparability: Of flatter contour and in clear pasture, no views.
Overall: Comparable/Superior



RECONCILIATION OF SALES EVIDENCE

Sale No	Address	Sold	Sale Price/ Value	Land Area hectares	Rate per hectare	Comparability
1	34 Taieri View Rd	Apr 2021	\$415,000	18.7833	\$22,200	Inferior
2	533 Mount Cargill Rd	June 2021	\$450,000	10.9771	\$41,000	Inferior/ Comparable
3	113 Wright Rd	Sept 2021	\$494,254	6.0143	\$82,500	Inferior/ Comparable
4	Lot 9, 61 Kakapo St	Apr 2021	\$500,000	2	\$25,000	Inferior/ Comparable
5	70A McMeakin Rd	Apr 2021	\$550,000	1.8127	\$30,500	Comparable/ Superior
6	Lot 16, 61 Kakapo St	Apr 2021	\$551,000	2	\$27,500	Superior
7	Lot 17, 61 Kakapo St	Apr 2021	\$587,000	2	\$29,300	Superior
8	44 McMeakin Rd	Feb 2021	\$590,000	1.3845	\$42,700	Superior
	317 Chain Hills Rd	Subject	\$530,000	6.1721	\$85,900	

CONCLUSION

The subject property comprises a vacant block of land in a mix of pasture, gorse, light scrub and trees where it is proposed to replant parts of the land in natives to reflect the natural original vegetation as part of consent to build a dwelling on the site.

Surrounding property comprises mostly developed lifestyle blocks of greater than two hectares in size with similar contour also overlooking either Mosgiel to the north or the city to the south.

These vacant blocks are extremely popular and have increased in value significantly over the past several years as can be seen by the level of sales within the broader locality.

These sales vary from \$415,000 upwards to \$590,000 and depends largely on the size, contour and extent of cleared land moreover we believe that most of the value lies in the building platform and extent of views.

We therefore believe a saleable price range for the subject in the early to mid \$500,000 range.

MARKET COMMENT

The Dunedin property market has come through the COVID-19 pandemic unscathed and **in fact well beyond everybody's expectations** including economic and political commentators, although at the time there was a lot of uncertainty as to how the pandemic would affect the market. This second lockdown however does create further uncertainty and time will tell if that has an effect on the market.

The median sale price for Dunedin City as outlined by the Real Estate Institute for July is \$650,000 with the median number of days to sell a property at 25 days.

There were 129 sales for the month of July with total value of sales at \$91,667,000.

There were 11 section sales for the month of July with total value of sales of \$4,689,550.

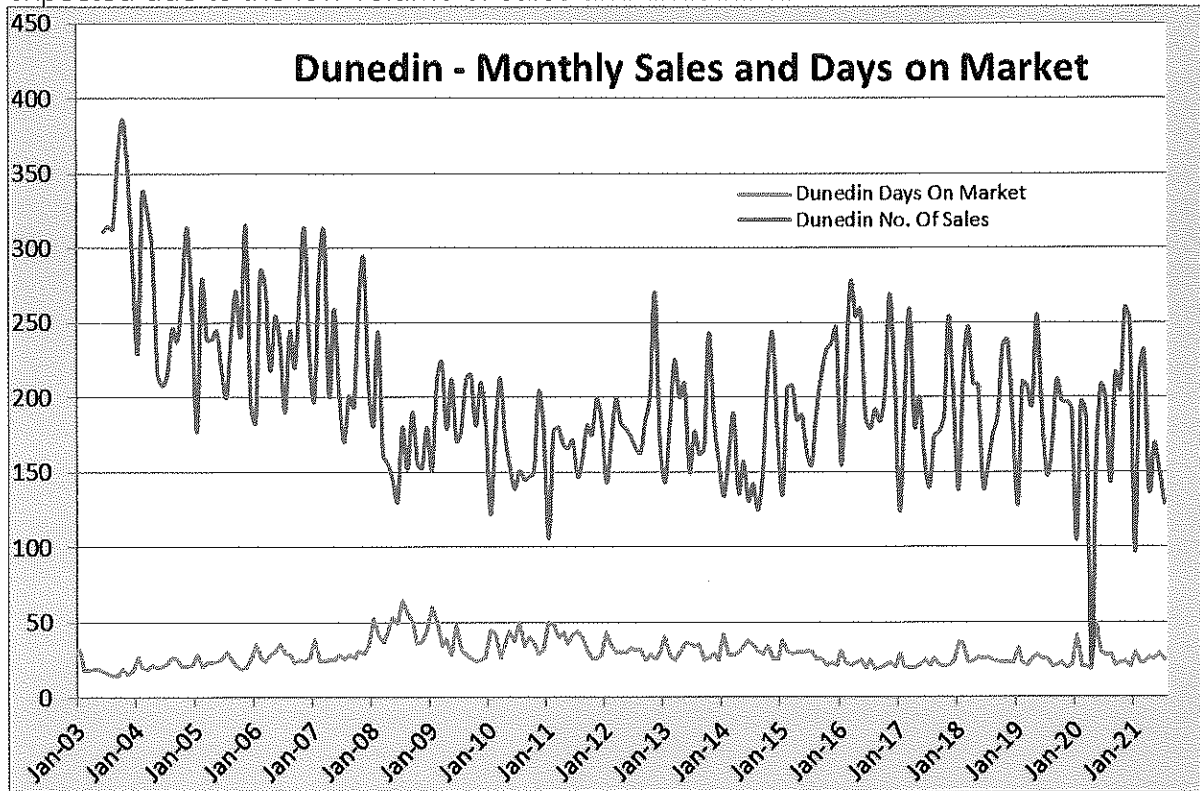
The May median price is up from \$620,000 in the prior month of June.

What all of this conveys is that the market is particularly buoyant at present driven by low interest rates and shortage of housing stock for sale.

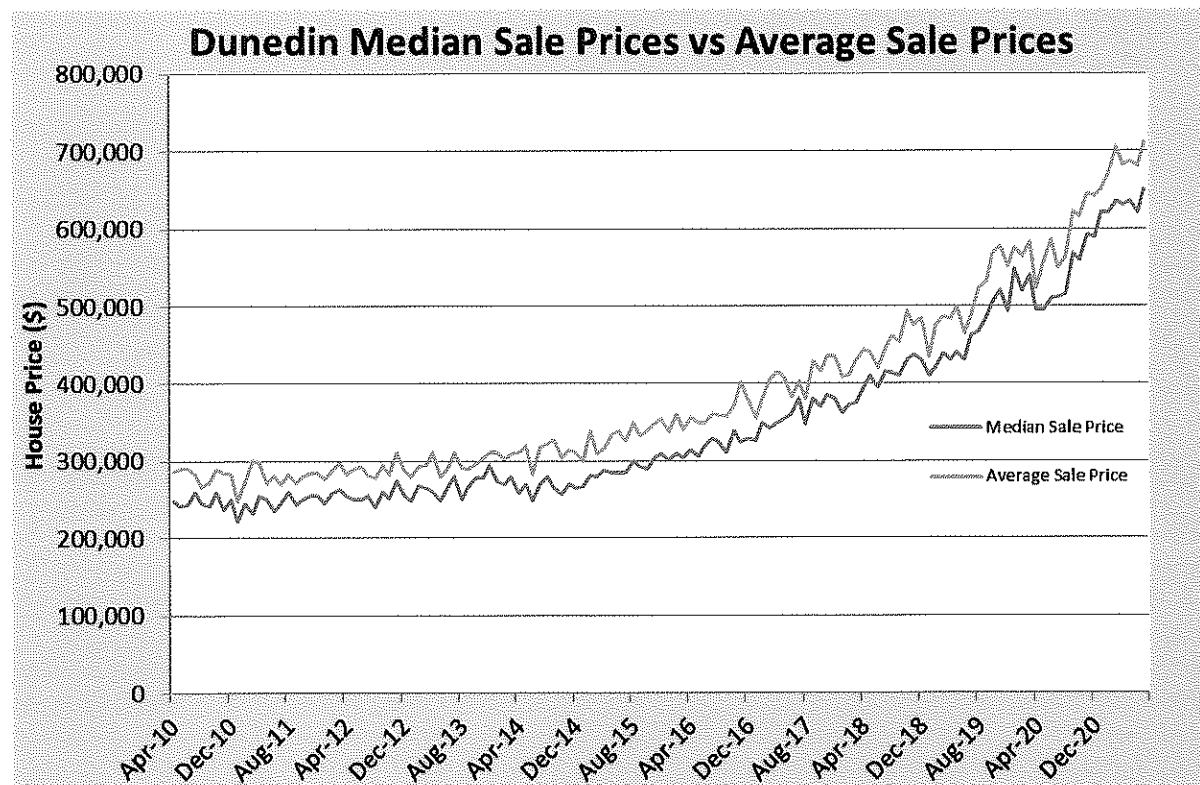
The market is most buoyant in the \$400,000 to \$900,000 price range where most of the activity is driven.

Those properties that are well presented have good facilities and are well located are selling particularly well and in some instances with intense competition from a number of buyers.

The medium price fell to \$495,000 during the COVID-19 pandemic however this is expected due to the low volume of sales and unusual circumstances.

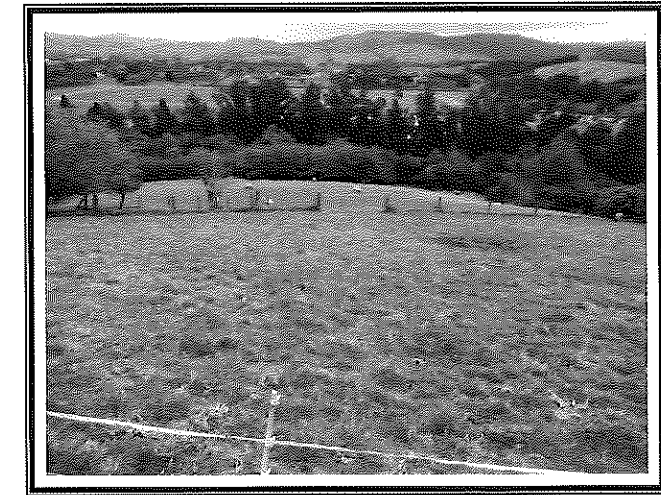
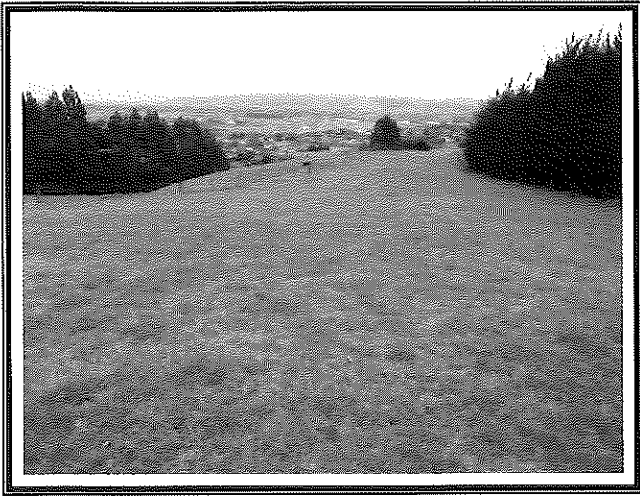


The graph below shows that the median sale price for the city over the last year has increased.



317 Chain Hills Road

Chain Hills





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier OT15B/171

Land Registration District Otago

Date Issued 10 August 1993

Prior References

OT14D/345

Estate Fee Simple

Area 6.1721 hectares more or less

Legal Description Lot 2 Deposited Plan 23164 and excepting out of the part Section 13 herein edged pink on the plan with Proclamation 2473 part of the subsoil below a plane 30 feet in vertical height above the centre line of the roof of the tunnel of the Waitaki-Bluff Railway taken by the said Proclamation 2473

Original Registered Owners

Georgina Rennie Bremner

Interests

832757 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.6.1993 at 9.57 am

839455.2 Mortgage to Trust Bank Otago Limited - 28.9.1993 at 10.35 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 839455.2 in Westpac New Zealand Limited - 2.11.2006 at 9.00 am

Identifier

OT15B/171

References

Plan C/I 14D/345

Transfer No

N.C. Order No 032412/4

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of August one thousand nine hundred and ninety three under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that GEORGE SCHURR & CO. LIMITED a duly incorporated company having its registered office at Dunedin

is seized of an estate in fee-simple (subject to such reservations, restrictions, covenants, liens, and interests as are notified by memorial underwritten or engrossed hereto) as the land hereinafter described, delineated with bold black lines on the plan hereon, be the several dimensions a little more or less, that is to say All that parcel of land containing 6.1721 ha more or less being Lot 2 Deposited Plan 21148 and being part Section 13 Block VII DUNEDIN & EAST TAIEHI SURVEY DISTRICT. Excepting out of the part Section 13 herein edged pink on the plan with Proclamation 2473 part of the subsoil below a plane 30 feet in vertical height above the centre line of the roof of the tunnel of the Waitaki-Bluff Railway taken by the said Proclamation 2473

032757 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.6.1993 at 9.57 am

A.L.R.



019455/1 Transfer to Georgina Hennie
Widow of Dunedin School Teacher -
20.9.1993 at 10.35am

A.L.R.

019455/2 Mortgage to Trust Bank Otago
Limited - 20.9.1993 at 10.35am

A.L.R.

Measurements are Metric

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