

Proposed House 317 Chain Hills Road, Dunedin

Landscape Effects Assessment Report

30 September 2022



Prepared by

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Introduction

Jessica Thompson and Joe Taylor have applied for Resource Consent to erect a dwelling at 317 Chain Hills Road, Dunedin. The property is zoned Rural – Hill slopes in the Dunedin City District Plan (DCDP). In terms of Rule 16.5.2 the proposed activity is a non-complying activity as it fails to comply with the 15ha minimum site size standard in the Rural Hill slopes zone.

This report addresses the landscape effects of the proposed activity and will be structured as follows:

- Methodology
- Site and area description
- Landscape Values
- The proposed development and mitigation measures
- Landscape effects
- Dunedin City District Plan provisions assessment
- Conclusion

Methodology

This assessment follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects (NZILA) Best practice guidelines¹, and has been informed by a review of the relevant statutory provisions and a site visit on 9 September 2022.

¹ Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines. NZILA, July 2022.

Site and area description

As illustrated in **Figure 1**, the site is a 6.17 Ha property accessed from Chain Hills Road, on the north - north-west facing slopes of Chain Hills, overlooking Wingatui and the northern Taieri Plain. The underlying geology in this area is schist and the landform is expressive of the characteristic Otago Peneplain surface with a broad, gently sloping summit and spurs, dissected by steeper gullies. The property extends to the summit ridge of Chain Hills but is largely on a secondary northern ridge, and includes gentler spur-top and steeper gully-side areas. The lower (northern) part of the site falls fairly steeply toward the residential area of Wingatui and the area drains to tributaries of the Owhiro Stream.

The property itself has predominant pasture cover on the spur-top areas with exotic dominated scrub and regenerating indigenous forest on the steeper slope and gully-side areas. Two areas have been set aside for active indigenous forest regeneration and protection. There are some larger exotic shelter belts present also, including of eucalyptus and macrocarpa.

More widely, the northern side of Chain Hills provides the landscape context to the site. This landform rises to approximately 170m and forms the topographical containment and backdrop to the northern Taieri Plain and Mosgiel. It slopes relatively steeply on this north-western side, expressing the scarp associated with the Titri fault. The plateau ridge-top is rural residential in character and zoning, with buildings concentrated near Chain Hills Road. Due to the plateau landform, these mainly, have only moderate levels of visibility from the Taieri Plain. Most of the steeper, less accessible mid-slope areas remain rural in character and zoning, and are generally in small holdings. The result is that the hill slopes are a complex patchwork of pasture, woodlot (of various species and ages) and scrub cover. Urban development extends onto the lower slopes to approximately the 70m contour in this vicinity.

Figures 2 - 5 illustrate the character of the site and area.

Landscape Values

In terms of recognized landscape values, there is no landscape overlay on Chain Hills in the 2GP, but Appendix A7.5 outlines rural character values associated with the *Rural - Hill Slopes* zone. These include its role in providing backdrop and enclosure to urban areas with a 'predominantly unbuilt natural' character (i.e. natural features predominate over human made features). It also notes that there are some areas of 'important and varied biodiversity' including some 'scattered indigenous vegetation dominated by Kanuka' on the Taieri slopes.

My assessment of the landscape values of this part of the Chain Hills is that whilst they form a visually prominent backdrop to the Taieri Plain and Mosgiel, their natural / rural landscape values are now highly modified by the presence of houses on the summit area and by the incoherent patchwork of pasture and woodlots that affects the legibility of the natural landform on the northern slopes overlooking the Taieri Plain.

The property at 317 Chain Hills Road currently contributes to the landscape values of Chain Hills through:

- Its open, unbuilt character.
- The broad vegetation pattern of pasture on the gentler spur and scrub / regenerating forest on the steeper slope / gully-side areas, which reflects the natural landform.
- The presence of indigenous vegetation.

The proposed development and mitigation measures

The application seeks consent to build the house as illustrated in Tailored Spaces Drawings – Sheets A100 – A402 (16 Sheets). This is 253m² in footprint, and up to approximately 5m high above existing ground level. Being split level, it presents a profile of up to approximately 6.5m high from distant viewpoints on its northern side. The

proposed location is as shown in **Figure 6** on a spur top area with moderate gradients. Earthworks for the house itself have been calculated as follows:²

- Cut volume: -14m³
- Fill volume: +131m³
- Maximum cut depth – 0.6m
- Maximum fill depth – 1.4m

The materials and associated colours proposed are as follows:

<i>Element</i>	<i>Material</i>	<i>Colour / finish</i>
<i>Roof</i>	<i>Colorsteel</i>	<i>Painted – LRV 15% or less</i>
<i>Cladding</i>	<i>Painted plaster or Colorsteel</i>	<i>Painted – LRV 30% or less</i>
	<i>Corten steel</i>	<i>To weather naturally</i>
<i>Foundation</i>	<i>Concrete block</i>	<i>Painted – LRV 30% or less</i>
<i>Balustrade</i>	<i>Glass</i>	

Being on the edge of the flatter plateau summit of the hills, the house is relatively prominently sited as viewed from Wingatui and other viewpoints on the Taieri Plain below. It is however, designed to align with the landform and its height is modest. Given that the landform is flatter above the house, earthworks associated with driveway access will not be significant.

The colour scheme proposed adopts mid tones. It is my recommendation that darker tones are used that will relate to the dark tree colours on the hills and minimise visual prominence of the built form generally. In my assessment painted surfaces should have LRV's of no more than 10%.

Figures 7(a) and (b) show the recommended landscape mitigation concept for this dwelling, and **Appendix A** includes the species lists and the planting establishment and management guidelines. The planting is proposed to be undertaken in two stages and the concept is based on providing a strong natural setting for the building to progressively define the skyline of the property as viewed from places below on the

² Taylored Spaces preliminary plans dated 16.05.22

Taieri Plain. An important component of this is planting to the north of and below the building to screen its foundations. In addition to its visual integration, the proposed plantings will also contribute positively to indigenous biodiversity in this area. In total an area of approximately 1400m² is proposed to be planted.

It is my recommendation that the following conditions are adopted to address the mitigation measures discussed above, and to ensure that rural character is maintained.

- (a) *With the exception of the corten steel components (which are to be allowed to weather naturally) and the concrete block screen wall to the south side of the house (which will not be visible from beyond the site), the roof, walls and foundation of the house are to be finished in colours with light reflectivity values (LRV) of 10% or less.*
- (b) *The plantings shown in Figure 7 and described in Appendix A are to be fully implemented as follows:*
- *Areas A and B - no later than 12 months following occupation of the house.*
 - *Area C – no later than 3 years following occupation of the house*
- Thereafter, all plantings are to be maintained and managed to ensure their ongoing health and vitality, and that their mitigating function is sustained.*
- (c) *The access driveway is to retain a rural character with gravel surface and soft edges (i.e. no kerbs). Monumental gates and driveway lighting is not permitted.*
- (d) *Fencing is to be confined to standard rural post and wire construction or stone walls using locally appropriate rock.*

Landscape effects

Landscape effects are defined as follows:

‘An adverse or positive outcome for a landscape value as a consequence of changes to a landscape’s physical attributes.’³

³ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines. April 2021

I assess the landscape effects of the development (assuming my recommended mitigation measures are adopted) against the landscape values discussed above, and those inherent in the relevant statutory provisions. Landscape effects may be positive or adverse in nature, and I rate the degree of effect in terms of the following 7 point rating scale. The relationship of this scale to the relevant RMA terminology is also shown.

<i>Very low</i>	<i>Low</i>	<i>Low- mod</i>	<i>Moderate</i>	<i>Mod- high</i>	<i>High</i>	<i>Very high</i>
<i>Less than minor</i>	<i>Minor</i>		<i>More than minor</i>		<i>Significant</i>	

Viewpoints assessment

The proposed house will not be visible from Chain Hills Road, nor, due to screening by trees, will it be visible from dwellings on the adjacent properties at 307 and 329 Chain Hills Road. A few dwellings accessed off Chain Hills Road at greater distance to the south-west (215 and 253) will have views of the house initially, but given its low profile from this angle, recommended dark colour scheme, and over 500m viewing distance, visual effects will be modest. The proposed plantings will quickly screen any views of the house completely.

The key viewpoints impacted by the proposed development are on the Taieri Plain below, including parts of Mosgiel (see Figure 5) and Wingatui (see Figures 2 and 3). From near the Wingatui Hall and other viewpoints in similar relationship to the house site on the hillside above, the dwelling will be seen on the skyline. More generally (see Figures 3 - 5) the house will be seen with a backdrop of landforms and trees. Mitigating factors include its low profile and alignment along the contour. A visually recessive colour scheme as recommended will also be an important and effective mitigation measure. As the proposed plantings mature, these will screen or soften its visual impact and provide context and backdrop.

Landscape effects discussion and conclusion

The effect of the proposed development will be the addition of another dwelling on an already relatively densely settled hill form. The currently open, pasture covered spur will

change to become an area of indigenous forest surrounding a house. The reduction in naturalness associated with the addition of the house will progressively lessen as the plantings establish and mature. I estimate the time period involved for the plantings to become more visually significant than the new built form, will be in the order of 5 – 10 years, assuming competent management.

The proposed development does not represent a departure from the existing character of Chain Hills, but rather a minor adjustment in the relationship and relative dominance of open pasture verses built form and associated planting. Domestication will be increased, but along with this will come increased indigenous vegetation and enhanced biodiversity. I consider that the resulting pasture / forest vegetation pattern will integrate acceptably on the landform. Overall, assuming adoption of the recommended mitigation conditions, it is my assessment that the effects of the development will be adverse / moderate-low initially, reducing to adverse / very low as the proposed plantings mature and become visually significant.

Dunedin City District Plan provisions assessment

In terms of Rule 16.5.2, the proposed development is a non-complying activity, and Rule 16.12.5 1 provides guidance on assessment. In the table below, I copy the DCDP provisions I consider relevant to the landscape effects of this proposed activity, and provide brief comment.

Objective 16.2.3 <i>The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include:</i> <i>a. a predominance of natural features over human made features;</i> <i>b. a high ratio of open space, low levels of artificial light, and a low density of <u>buildings</u> and <u>structures</u>;</i>	The proposed development will impact rural character and amenity values by further domesticating Chain Hills to a small extent. In my assessment, the degree of this adverse effect will be minor initially, considering the mitigation measures inherent in the design and recommended, and the existing character of the hills. These will reduce to less than minor once the proposed indigenous forest plantings become a dominant element. Most of the land
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c. <u>buildings</u> that are rural in nature, scale and design, such as barns and sheds; d. a low density of residential activity, which is associated with <u>rural activities</u>; e. a high proportion of land containing farmed animals, pasture, crops, and <u>forestry</u>; f. extensive areas of <u>indigenous vegetation</u> and habitats for indigenous fauna; and g. other elements as described in the character descriptions of each rural zone located in Appendix A7.	will remain in rural or conservation use and adverse effects of built form on naturalness will be effectively mitigated by the significant contextual plantings proposed. See comments below in relation to DCDP Appendix A7.
Policy 16.2.3.2 Require residential activity to be at a density that maintains the rural character values and visual amenity of the rural zones.	See comments above.

Appendix A7.5 Hill Slopes Rural Zone - Values

Value	Comment
1. <i>Backdrop/Enclosure: to a significant extent the Hill Slopes Rural Zone establishes the character and setting for the main urban parts of Dunedin, providing a predominantly unbuilt natural backdrop to the central city, harbour and Mosgiel.</i>	The proposed dwelling will further domesticate Chain Hills, but to a minor extent initially and less than minor extent eventually, in my assessment. The adverse effects of this will be effectively and appropriately mitigated by significant plantings, which will balance the impact of additional built form as they mature.
2. <i>Distinctive hill features: specifically, the elevated areas surrounding Dunedin provide one of the main components of</i>	Chain Hills are an important component of the topographical structure of the Dunedin landscape but they are not one of the 'main'

<i>its recognised distinctive character. The main features include Harbour Cone, Signal Hill, Mt Cargill, Flagstaff and Swampy Summit.</i>	landform features of the city. Their rural / natural values are now significantly compromised by rural residential and intensive rural subdivision and development and their sensitivity to further development is lessened as a result of this.
3. <i>Recreation: sparsely inhabited, the Hill Slopes Rural Zone is close to the main urban parts of the city and therefore frequently used for recreation activities.</i>	The proposed development will have no impact on recreational access.
4. <i>A predominance of natural features over human made features. The zone has a relatively low density of built <u>structures</u> and associated services. There is variability of settlement patterns, with more lifestyle block development on the Taieri slopes and closer to existing Dunedin urban areas. However, natural character is still largely dominant. With a diversity of land management, there is a potential for exotics such as gorse and broom to encroach on both pasture and native bush.</i>	The proposed house will tweak the natural / built balance toward the built to a small extent but the proposed indigenous plantings will effectively mitigate the effects of this on naturalness.
5. <i>Pockets of important and varied <u>biodiversity</u>: there are significant areas of <u>indigenous vegetation</u> and habitats for indigenous fauna. Scattered <u>indigenous vegetation</u> dominated by kanuka is present in some marginal sites on the Taieri slopes. Further towards Flagstaff and Mt Cargill the zone is dominated by the naturalness of forest cover which contrasts with the urban area it borders. As well as its importance for <u>biodiversity</u>, the forest cover serves an important role in protecting key</i>	Parts of the property are already being managed for restoration of indigenous vegetation and habitats, and the proposed house mitigation plantings will further reinforce biodiversity enhancement.

<i>water supplies for the city, including the Leith and Cedar Farm catchments.</i>	
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Conclusion

This application seeks consent for residential activity on an undersized site within the Rural Hill slopes zone in the DCDP. This zone has values associated with rural / natural settings for urban areas within the city. In my assessment, these values are now significantly compromised on Chain Hills.

The proposed house is located in a relatively prominent position but is low in profile and aligns well with the landform. Earthworks effects will not be significant and built impact can be mitigated by a recommended recessive colour scheme. Significant plantings to help set the house in, screen it and provide a more dominant natural setting are proposed. These will also have biodiversity benefits.

Overall, assuming adoption of the recommended mitigation measures, I have assessed the effects of the proposed development on the recognised landscape values as adverse in nature but minor in degree initially, reducing to adverse / less than minor in the long term. I consider that insofar as landscape effects are concerned, the activity is generally consistent with the relevant DCDP objectives and policies.

Mike Moore

Registered NZILA Landscape Architect

Appendix A: Mitigation Planting Specification

The following species are to be planted in accordance with the specification below in the areas shown as 'mitigation planting' in Figure 7(a).

Area A: Backdrop Planting (Priority 1)

Approx area: 630m²

Botanical name	Common name	Approx % of planting
<i>Carpodetus serratus</i>	<i>Putaputaweta</i>	5
<i>Coprosma crassifolia</i>		5
<i>Coprosma propinqua</i>	<i>Mingimingi</i>	5
<i>Cordyline australis</i>	<i>Cabbage tree</i>	5
<i>Griselinia littoralis</i>	<i>Broadleaf</i>	5
<i>Hebe salicifolia</i>	<i>Koromiko</i>	5
<i>Kunzea robusta</i>	<i>Kanuka</i>	25
<i>Leptospermum scoparium</i>	<i>Manuka</i>	5
<i>Myrsine australis</i>	<i>Mapou</i>	5
<i>Phormium tenax</i>	<i>Flax</i>	5
<i>Pittosporum eugenioides</i>	<i>Lemonwood</i>	2.5
<i>Pittosporum tenuifolium</i>	<i>Kohuhu</i>	15
<i>Podocarpus totara</i>	<i>Totara</i>	2.5
<i>Pseudopanax ferox</i>	<i>Toothed lancewood</i>	2.5
<i>Pseudowintera colorata</i>	<i>Pepper tree</i>	2.5
<i>Sophora microphylla</i>	<i>Kowhai</i>	5

Area B: Foundation Screening / House surrounds Planting (Priority 1)

Approx area: 120m²

Botanical name	Common name	Approx % of planting
<i>Chionochloa rigida</i>	<i>Snow tussock</i>	10
<i>Coprosma crassifolia</i>		10
<i>Coprosma propinqua</i>	<i>Mingimingi</i>	10

<i>Coprosma virescens</i>		10
<i>Corokia cotoneaster</i>	Korokio	5
<i>Cortaderia richardii</i>	Toetoe	10
<i>Hebe odora</i>		5
<i>Hebe salicifolia</i>	Koromiko	10
<i>Leptospermum scoparium</i>	Manuka	10
<i>Ozothamnus leptophyllus</i>	Golden cottonwood	10
<i>Phormium tenax</i>	Flax	10

Area C: Contextual Planting (Priority 2)

Approx area: 650m²

Botanical name	Common name	Approx % of planting
<i>Carpodetus serratus</i>	Putaputaweta	5
<i>Coprosma crassifolia</i>		5
<i>Coprosma propinqua</i>	Mingimingi	5
<i>Cordyline australis</i>	Cabbage tree	5
<i>Griselinia littoralis</i>	Broadleaf	5
<i>Hebe salicifolia</i>	Koromiko	5
<i>Kunzea robusta</i>	Kanuka	25
<i>Leptospermum scoparium</i>	Manuka	5
<i>Myrsine australis</i>	Mapou	5
<i>Phormium tenax</i>	Flax	5
<i>Pittosporum eugenioides</i>	Lemonwood	2.5
<i>Pittosporum tenuifolium</i>	Kohuhu	15
<i>Podocarpus totara</i>	Totara	2.5
<i>Pseudopanax ferox</i>	Toothed lancewood	2.5
<i>Pseudowintera colorata</i>	Pepper tree	2.5
<i>Sophora microphylla</i>	Kowhai	5

Planting maintenance and management

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 non-residual systemic herbicide.
3. Planting densities are to be approximately 1.5m
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 until well established by hand weeding or spraying where this is possible without adversely affecting the plants.
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 eco-shelter for protection against rabbit and possum browse.
10. The plantings are to be managed to ensure their ongoing health and vitality.

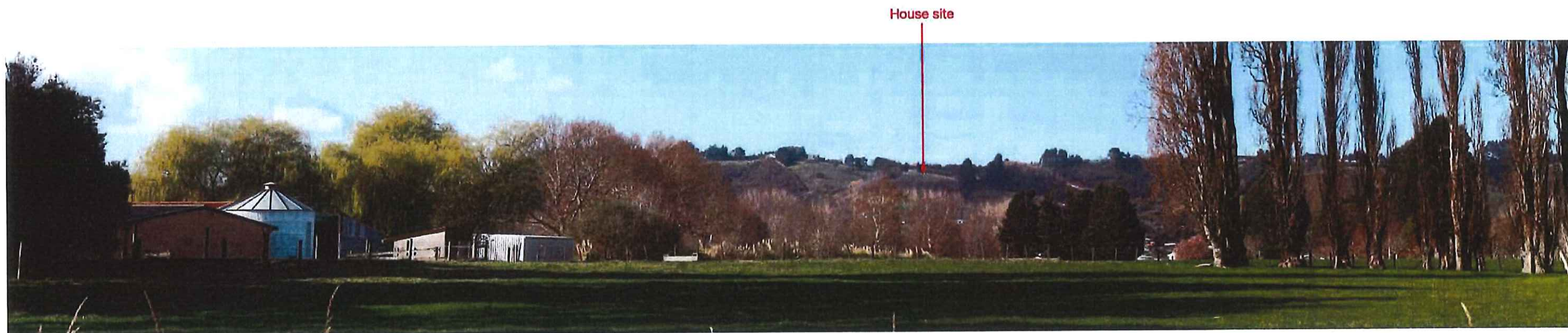


Figure 4: View toward the site from Factory Road, adjacent to 256 Factory Road



Figure 5: View toward the site from Hagart Alexander Drive, adjacent to 76 Hagart Alexander Drive

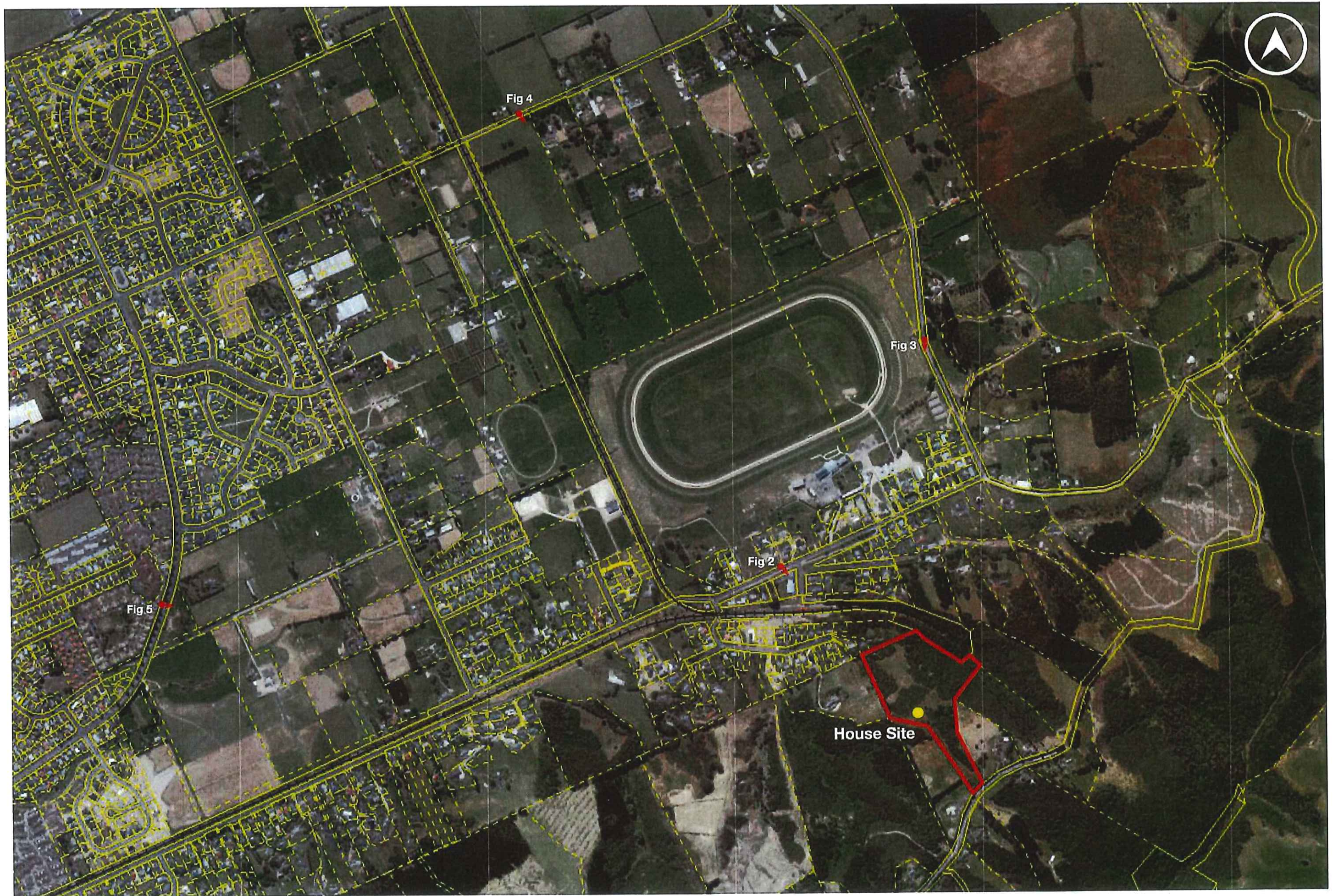


Figure 1: Site location and Photo-point plan

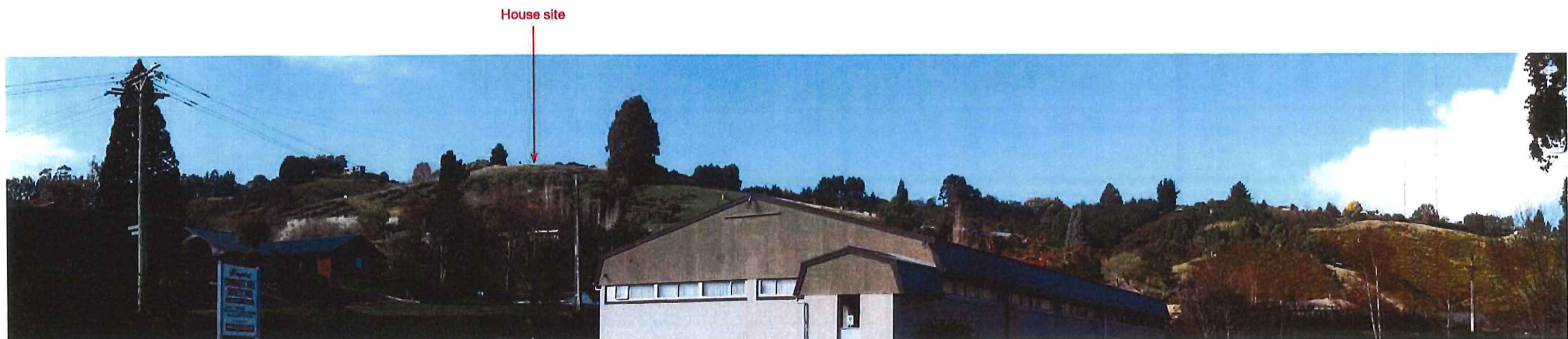


Figure 2: View toward the site from Gladstone Road North, adjacent to Wingatui Hall

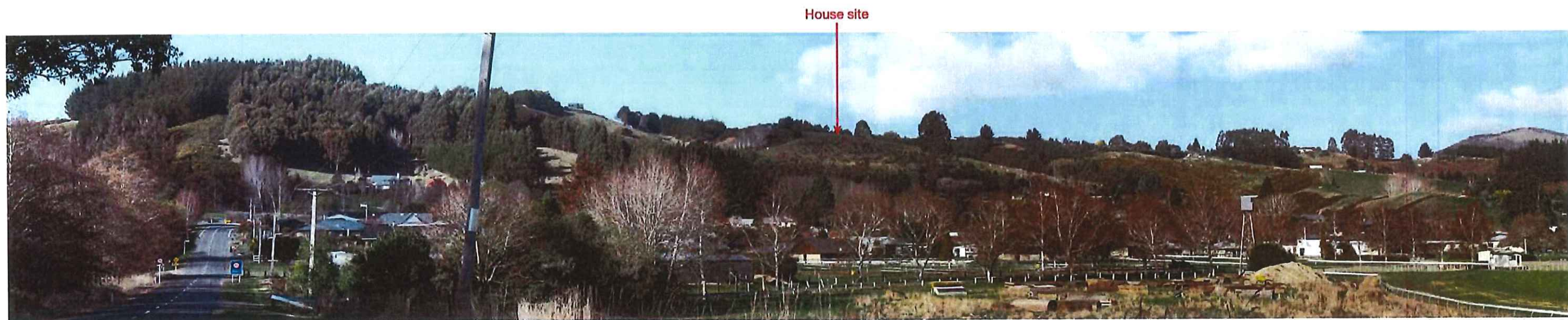


Figure 3: View toward the site from Puddle Alley, adjacent to the racecourse

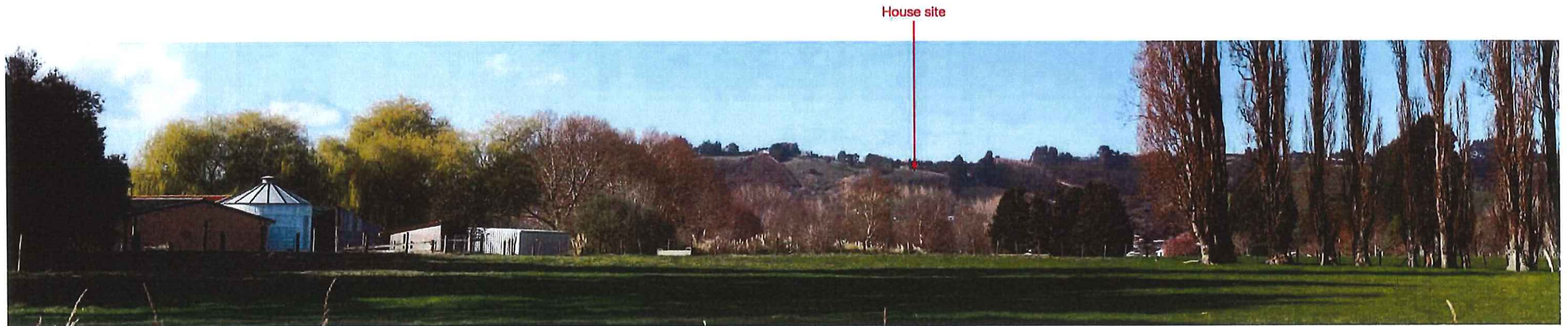


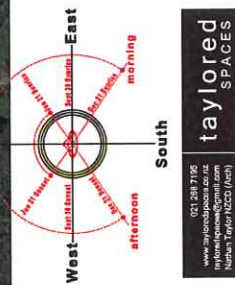
Figure 4: View toward the site from Factory Road, adjacent to 256 Factory Road



Figure 5: View toward the site from Hagart Alexander Drive, adjacent to 76 Hagart Alexander Drive



Figure 6(a) Proposed House – Location Plan



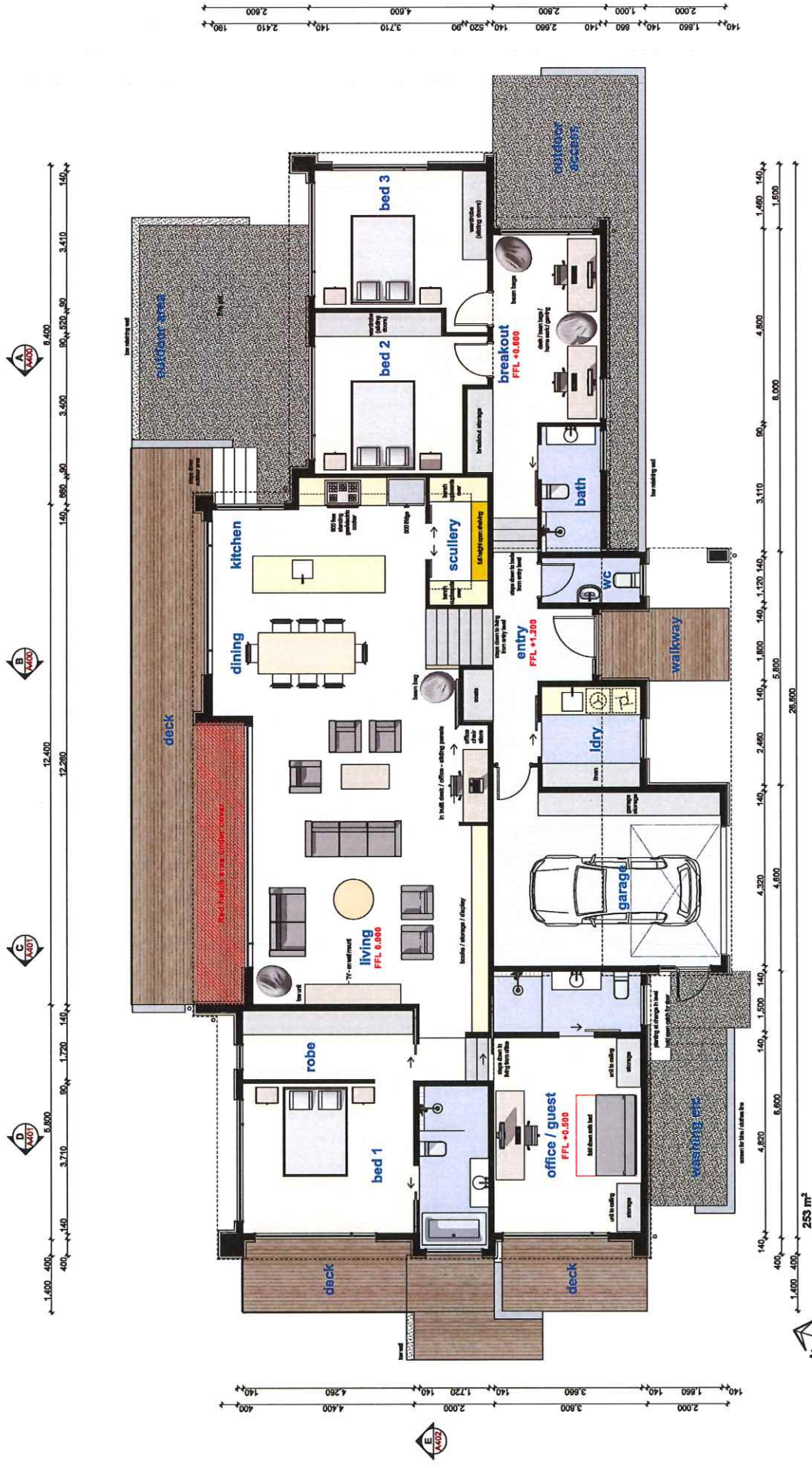


Figure 6(b) Proposed House – Floor Plan

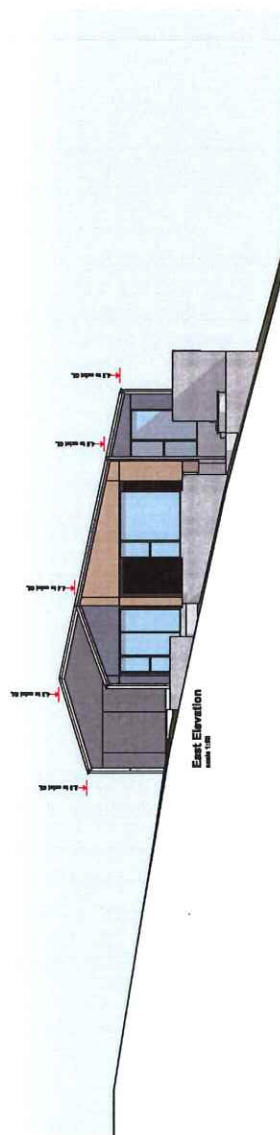
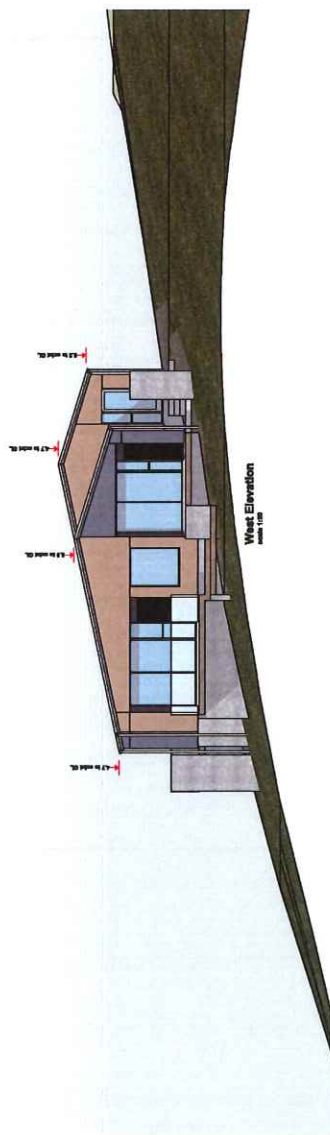
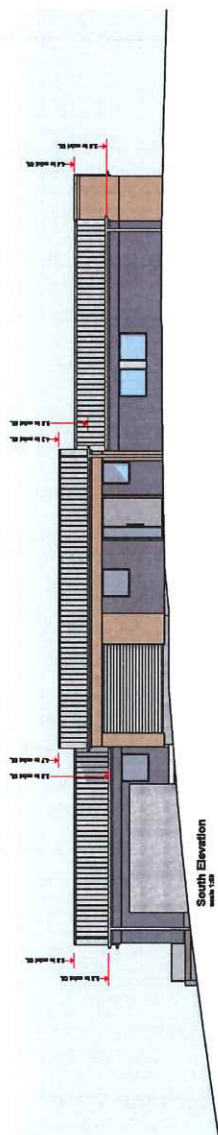
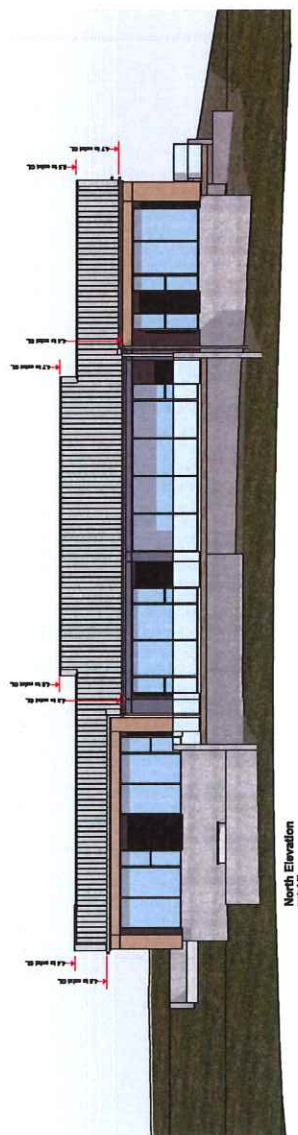


Figure 6(c) Proposed House – Elevations



Figure 7(a) Proposed Dwelling, 317 Chain Hills Road. Landscape Mitigation Plan



Figure 7(b): Indicative Cross Section





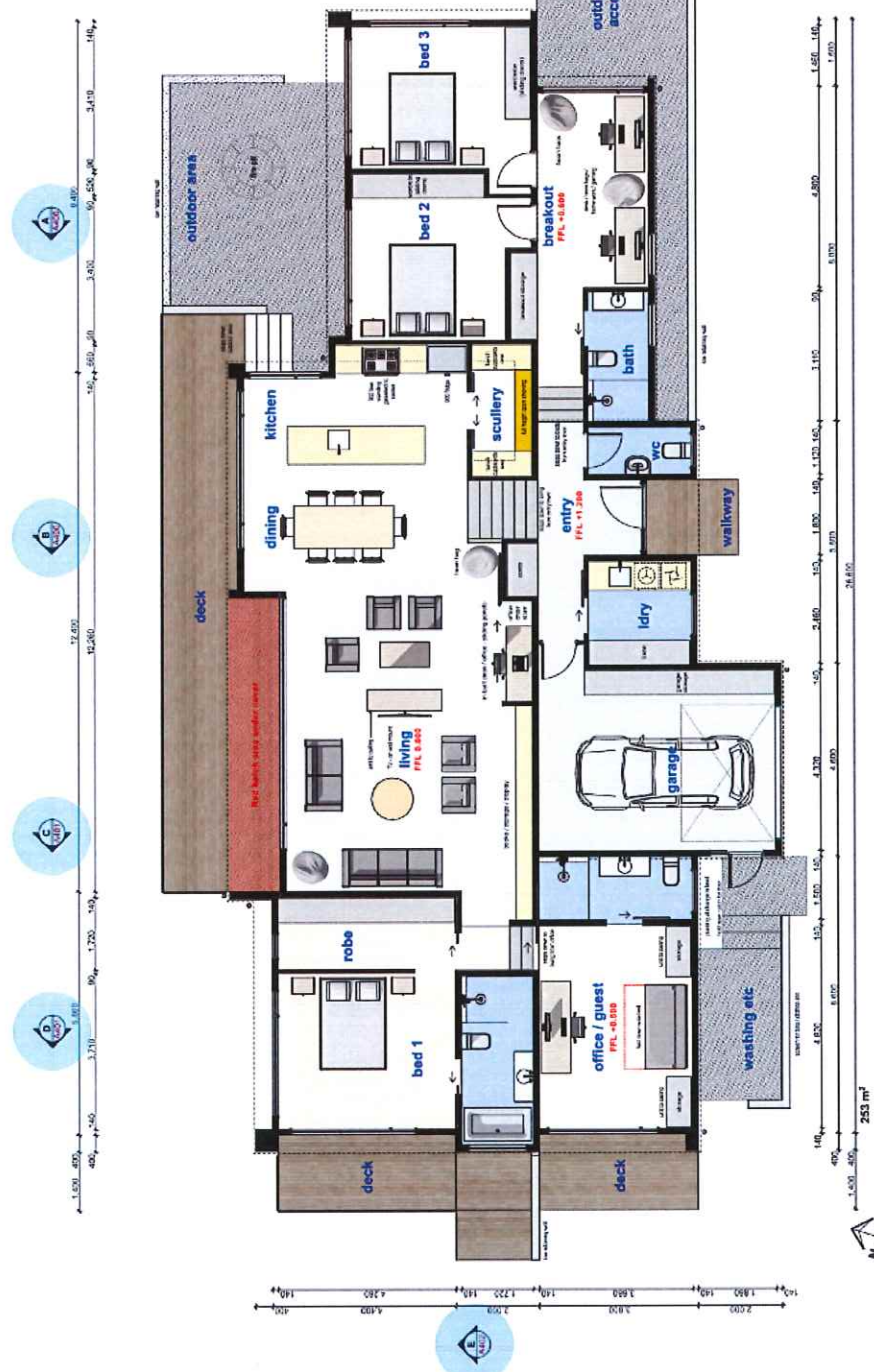
www.taylorandfrancis.com
Taylor & Francis Group

New Dwelling - Dunedin
317 Chain Hills Road

Site Plan
Scale 1:200 on A1 sheet or 1:400 on A3 sheet

PRELIMINARY SKETCHES
AUTUMN 2022 - ISSUED 16.05.2022

A101
A101 Site Plan



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317 Chain Hills Road

Floor Plan
Scale 1:50 on A1 sheet or 1:100 on A3 sheet

A200 Floor Plan

PRELIMINARY SKETCHES
AUTUMN 2022 - issued 18.03.2022

A200



3D Floor Plan
Not to scale
A201 3D Floor Plan

New Dwelling - Dunedin
317 Chain Hills Road

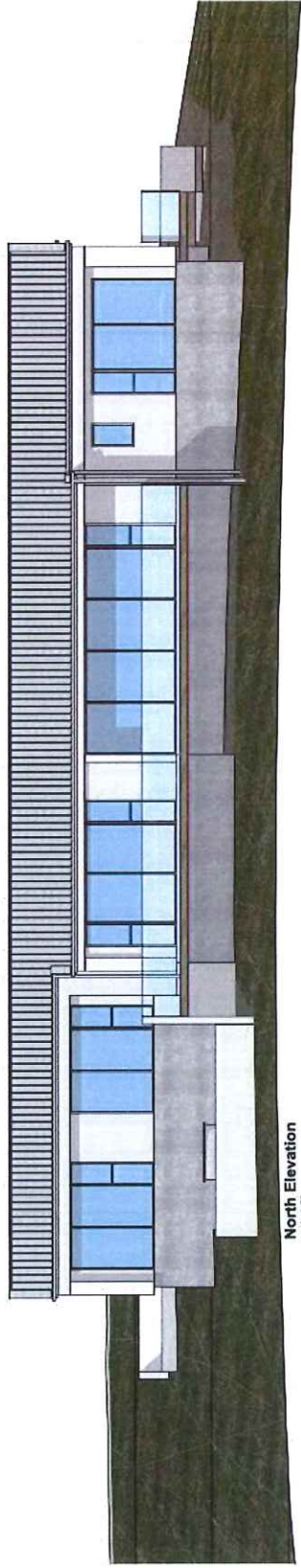


PRELIMINARY SKETCHES
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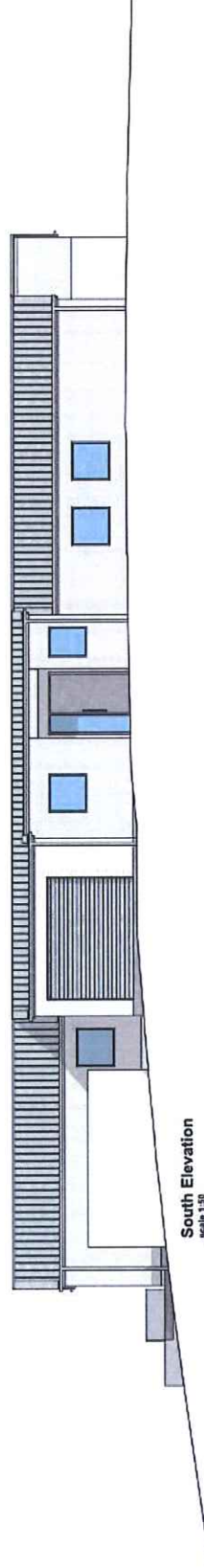
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 A202 Roof Plan

New Dwelling - Dunedin
 317 Chain Hills Road

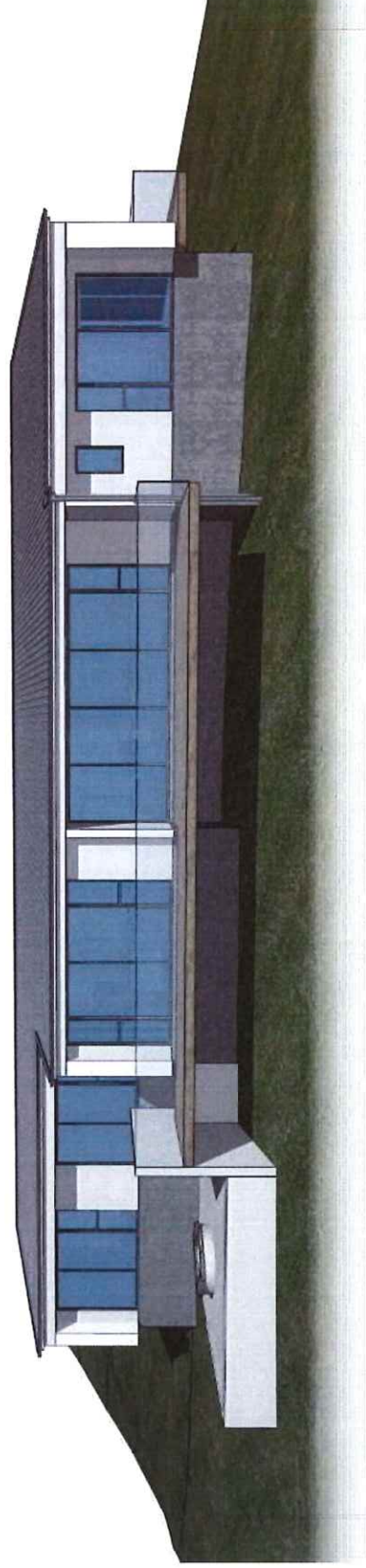
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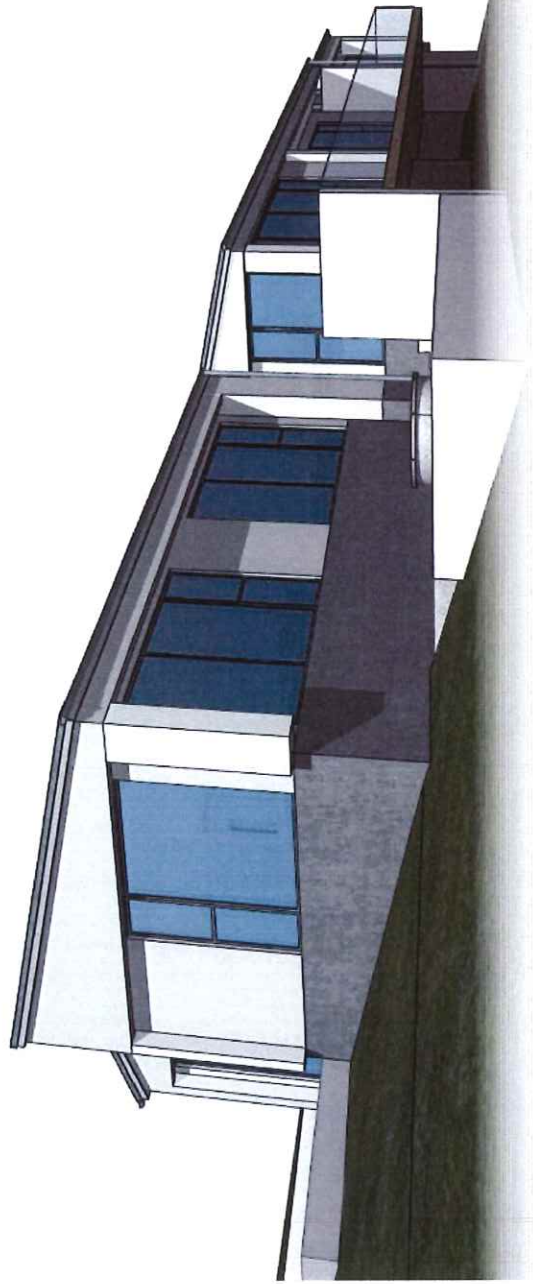


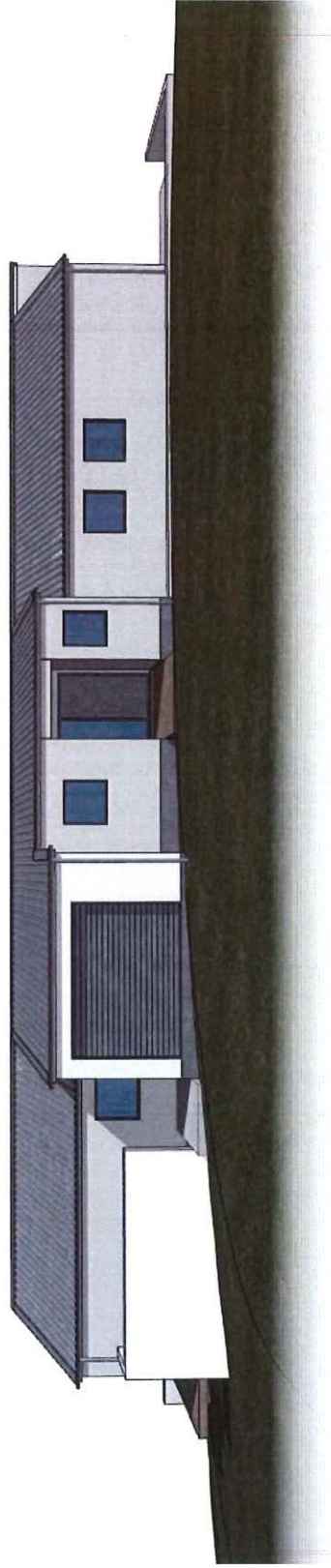
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South Elevation
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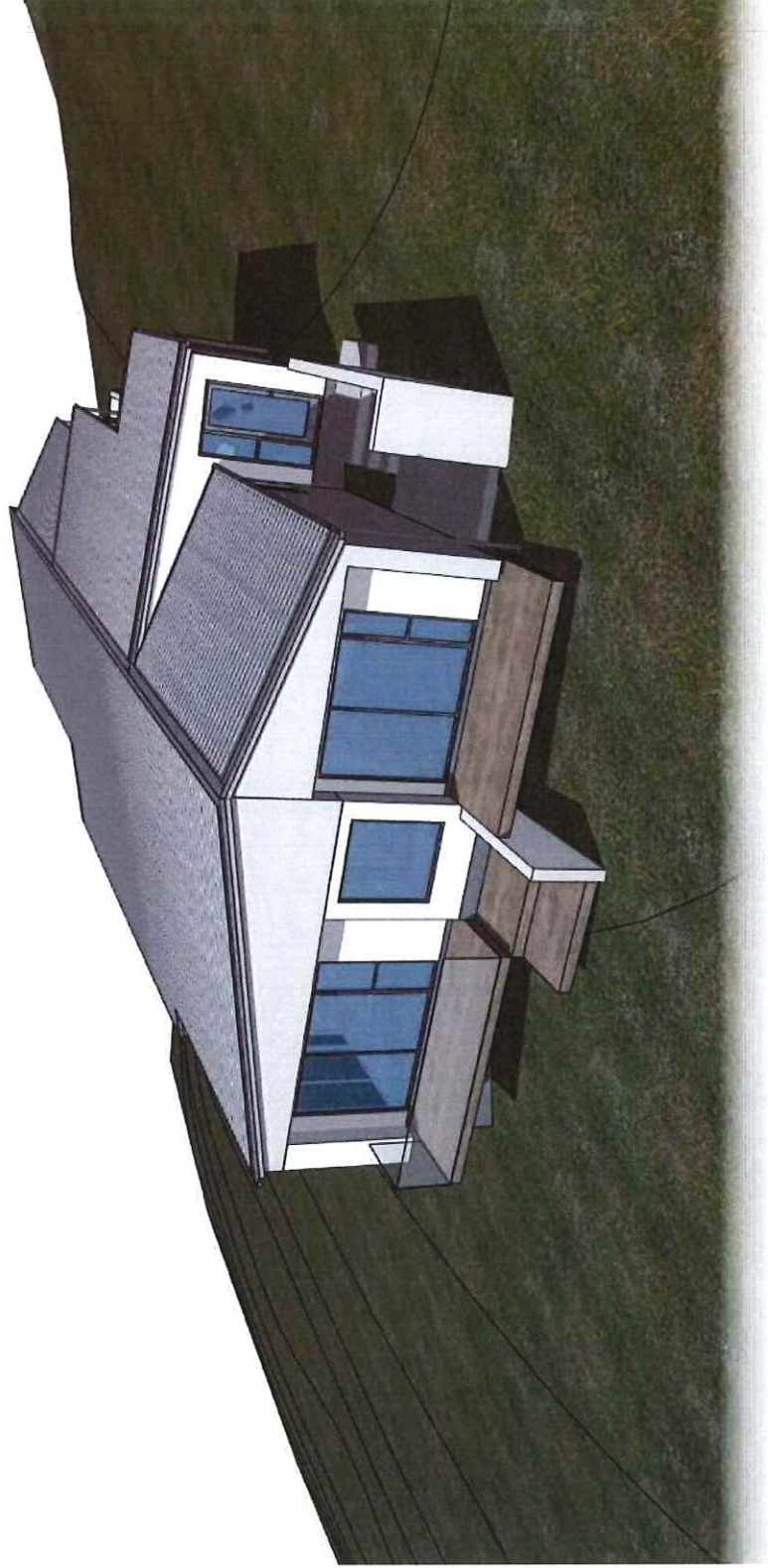


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New Dwelling - Dunedin
317 Chain Hills Road

Perspective Sketches 3
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PRELIMINARY SKETCHES
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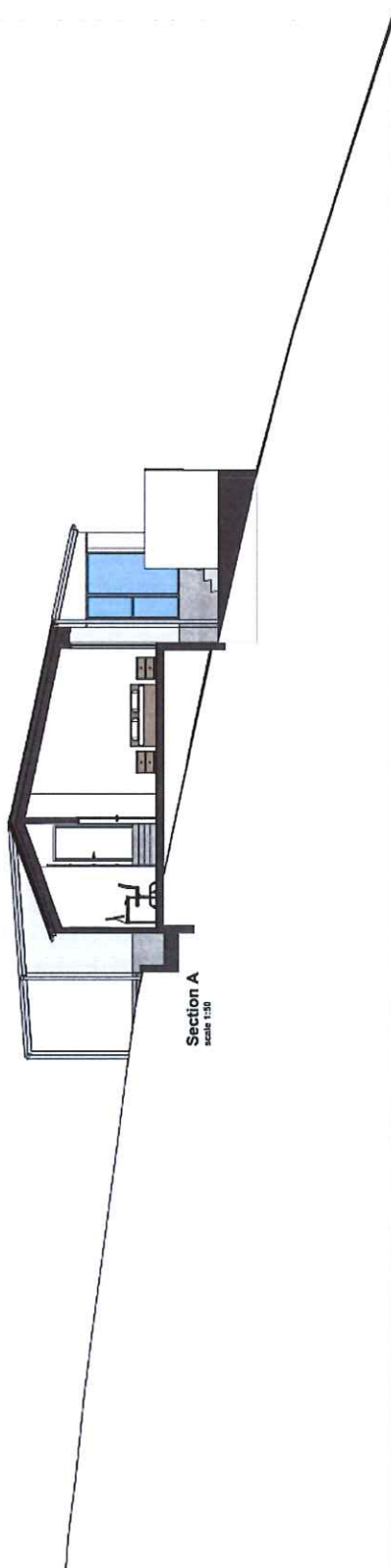
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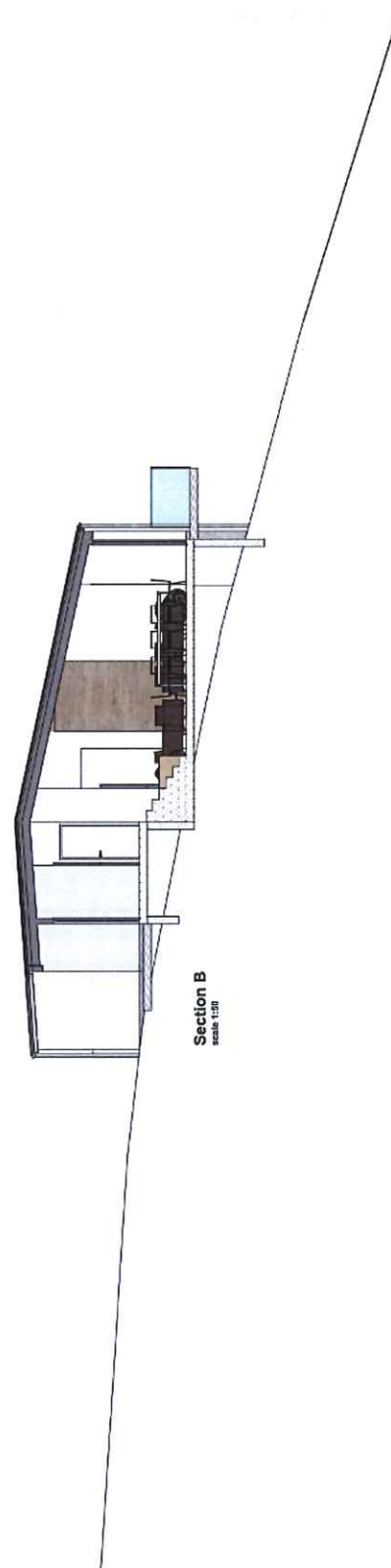
New Dwelling - Dunedin
 317 Chain Hills Road

Perspective Sketches 4
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PRELIMINARY SKETCHES
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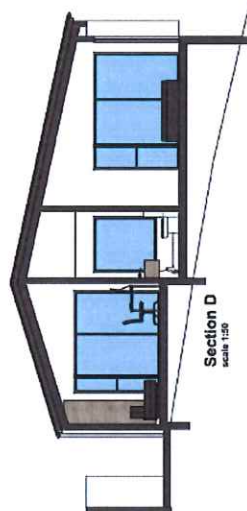
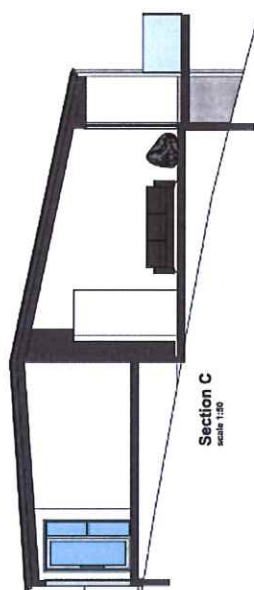
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 AUTUMN 2022 - ISSUED 16.05.2022
 A400
 1:100

Sections 1
 Scale 1:50 on A1 sheet or 1:100 on A3 sheet
 A400 Sections 1

J.B.
 New Dwelling - Dunedin
 317 Chain Hills Road

TAYLORED
 SPACES
 1701-2001-1000
 ARCHITECTS
 1701-2001-1000

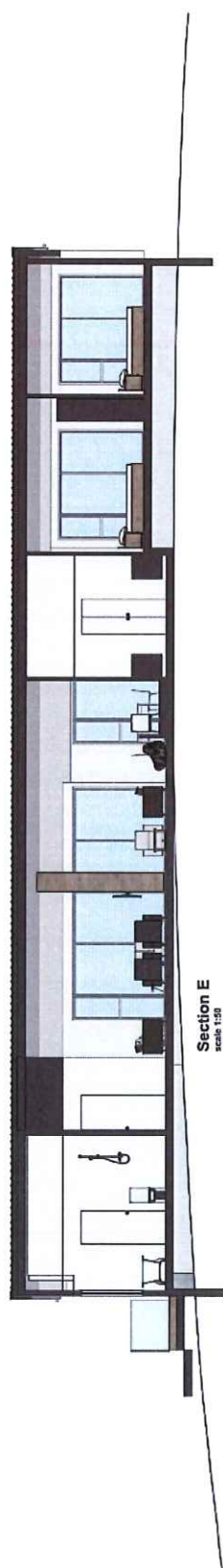


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104
New Dwelling - Dunedin
317 Chain Hills Road

Title
Sections 2
 Scale 1:50 on A1 sheet or 1:100 on A3 sheet
A401 Sections 2

PRELIMINARY SKETCHES
AUTUMN 2022 - issued 16.05.2022



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Sections 3

A402 Sections 3

page no.	no. / date	revisi & revisi	date
PRELIMINARY SKETCHES AUTUMN 2022 - issued 16.05.2022			A402

Campbell Thomson

From: Liz Hislop <Liz.Hislop@beca.com>
Sent: Friday, 17 February 2023 04:50 p.m.
To: Campbell Thomson
Cc: Laura Mulder
Subject: FW: Neighbours initials on plans for 317 Chain Hills road
Attachments: Biodiversity plan.pdf; House plans.pdf

From: Jessica Thompson <thompjessica@gmail.com>
Sent: Friday, 16 December 2022 8:58 am
To: Liz Hislop <liz.hislop@beca.com>
Subject: Neighbours initials on plans for 317 Chain Hills road

Sorry I forgot to attach these before.

Please note Nicole Clarke from 329 Chain Hills Road has put hers above the owners of 307.

They have viewed the entire plans, but due to their size I am unable to scan them directly to my email address for some reason sorry. I could send the entire doc to you in scans if you need the whole thing, although their initials are only on page one.

Sensitivity: General

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307 Chain Hills Road — *Ally. Spe.*
329 Chain Hills Road — *JPC. SBC nthe*
297 Chain Hills Road —
34 Paterson Road —



Ideas for sustainable
futures

Ahikā Consulting
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2 Dowling St, Dunedin
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Joe Taylor & Jessica Thompson

317 Chain Hills Road Restoration Plan

10 October 2022



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: 10 October 2022

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2 Dowling Street

Dunedin 9016

New Zealand

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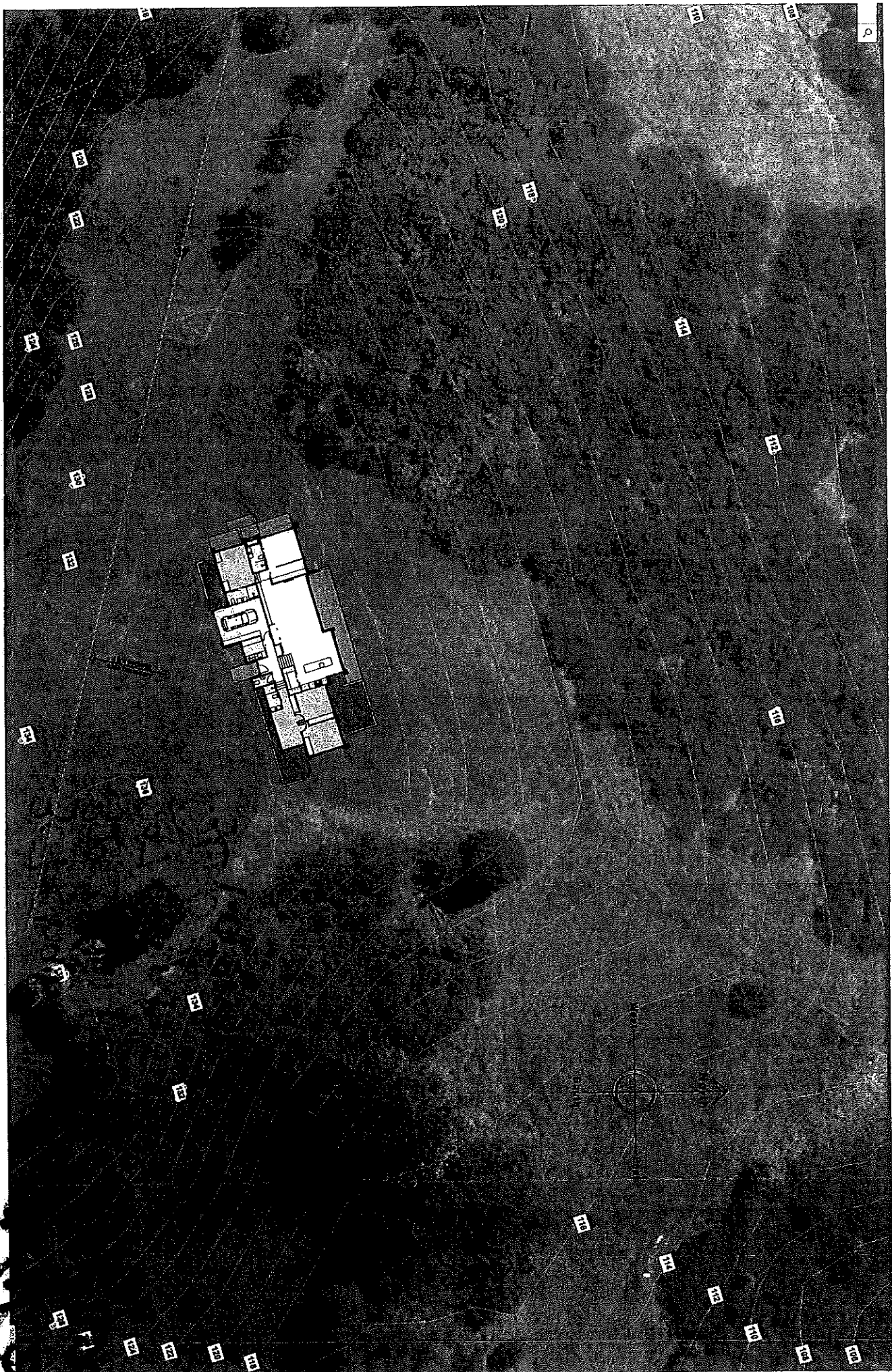
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Ahikā Consulting Ltd guarantees its work as free of political bias and as grounded in sound ecological principles based on quality knowledge.

Document Version History

Version	Date	Author	Change Status
1	18 October 2021	Sarah Wright	Draft
2	28 January 2022	Sarah Wright	Updated following comments version DCC
3	10 October	Mike Thorsen	Updated following further comment version DCC



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): Nicola Jean Clarke

Being the: ☐ Owner and Occupier ☒ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property): 329 Chain Hills Road,
RD1, Dunedin

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)): Joe Taylor & Jessica Thompson

to (description of proposed activity): Build a residential dwelling, reduce exotic
vegetation, regenerate native plants & associated ecosystem, implement
predator & 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: nhhe

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

Date: 31/07/2022 Telephone: 021 268 2007

Contact person (name, and designation if applicable): Nicola Clarke

Postal address: 37 Holyhead Street, Outram

Email address: nicola.clarke@otago.ac.nz Telephone: 021 268 2007

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



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 DOW

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property): 307 Chain Hills Road

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)): Joe Taylor & Jessica Thompson

to (description of proposed activity): build a residential dwelling 10 metres setback from boundary fence b/w 307 & 317, reduce exotic/waste vegetation, regenerate native plants & associated eco-systems, implement predator & 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: 30/11/2022 Telephone: 027 489 2539 / 03 489 2539

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

Postal address: 307 Chain Hills Road

Email address: _____ Telephone: 027 489 2539

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.

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