

APPENDIX 1:

DRAFT CONDITIONS

Proposed Draft Conditions LUC-2021-619

1. The proposed activity must be undertaken in general accordance with the approved plans attached as Appendix X, and the information provided within the resource consent application as received by council on 06 February 2022, and further information supplied by subsequent emails, including the following:
 - 10 Nov 2022 – confirmation from Dunedin Airport and the airport operators have no objection under Designation 274
 - 21 Oct 2022 updated concept plans
 - 10 Oct 2022 updated biodiversity restoration plan
 - 26 Sept 2022 landscape assessment from Mike Moore, Landscape Architect
 - 28 Aug 2022 information with respect of Otago Regional Council regulations with regard to wastewater and stormwater, septic tank plan and driveway formation; and
 - 12 July 2022 – guidance from FENZ re alternative water supply – sprinkler system specs, soil contamination report, preliminary design for access to utilities, confirmation email from Delta confirming access to utilities, preliminary drawings from architect, updated Biodiversity plan from Ahikā Consultancy and preliminary report from Geosolve.

except where modified by the following conditions.

2. The ecological restoration plan recommended in the Ahikā Consulting report prepared for 317 Chain Hills Road dated 13 October 2021 and updated from 28 January 2023 must be implemented in full, including but not limited to all of the following:
3.
 - Transition existing areas of gorse into vegetation that more closely represents the natural indigenous vegetation of the area by plantings in gaps in gorse in Years 1- 10.
 - Establish enough density and diversity of indigenous vegetation to promote natural successional process.
 - Introduce rare plant species naturally found in the eastern Otago Region
 - Control the proliferation of problematic weeds when they occur
 - Create an area of habitat for local lizard species.
 - Ongoing control of introduced predators to levels that encourage native fauna to flourish
 - Covenant Areas 1 and 2.
4. The consent holder must advise the Council in writing of the start date of the ecological restoration project. Such advice shall be sent to rcmonitoring@dcc.govt.nz
5. "Report back" updates must be provided to Dunedin City Council advising of the progression of restoration at the site. This should include an explanation of the work that has been achieved including number of plants planted and what species, where they were planted, failure of plants, flora and fauna observations, predator catch rates, herbicide use and tare pest species, photographic evidence etc. this should occur every 3-5 years to demonstrate contribution and enhancement of biodiversity values at the site. (BIO)
6. That Mr. Moore's mitigation measures be adopted in full as conditions of consent, with a minor amendment to the shape of planting area C as noted above. (LA)
7. The vehicle access must be a minimum 3.5m formed width and adequately drained for its duration. (TR)

8. The maximum change in gradient without transition for the vehicular access must be no greater than 1 in 8 for summit grade changes or 1 in 6.7 for sag grade changes. (TR)
9. Any damage to any part of the road formation as a result of the demolition or construction works must be reinstated at the applicant's cost. (TR)
10. An annual report on activities undertaken for the enhancement project shall be provided to the council for the first five years of the project. This shall be either prepared or reviewed a suitably qualified professional, such as an ecologist, who shall recommend whether any measures are required to address failures in the project. The first annual report shall be submitted 1 year after the commencement of the project and reports shall be submitted on an annual basis thereafter. Reports shall be submitted to rcmonitoring@dcc.govt.nz.
11. Any measures to address failures in the project as identified in the annual reports required under condition 8 above shall be implemented immediately, or within an appropriate timeline as recommended by the ecologist or other suitably qualified professional.
12. In the first year after planting, any plants that die shall be replaced immediately or in the first available planting season.
13. After the first year following planting, should walk through surveys reveal mortality of planted trees, replanting shall be undertaken in any gaps of four metres square or more. Replanting shall be undertaken immediately or in the first available planting season.
14. Fixed photopoints shall be established and used to take photographs every 2 years. Photopoints shall be set up to show 'before and after' scenarios from management activities including weed control, fencing, and planting. Appropriate locations for the photopoints shall be identified by a suitably qualified professional such as an ecologist. Spatially-located photographs, with dates, shall be provided to the Council for its records. The Council shall determine at which date this information is no longer required to be provided because the project has reached an appropriate stage of maturity.
15. If photopoint monitoring or walk-through surveys reveal any failures in the enhancement project, the causes of this shall be assessed by an ecologist or similarly qualified person, and a remedial enhancement programme, including a timeline for works, shall be put in place. A copy of any such remedial enhancement programme shall be provided to the Council at rcmonitoring@dcc.govt.nz.

Construction of dwelling

16. The dwelling shall be sited in general accordance with the application plans.
17. A planting plan detailing all proposed planting in the area surrounding the dwelling shall be submitted to the Council for approval prior to the commencement of construction of the dwelling. Planting shall comprise locally appropriate native species only. The plan shall be prepared by a suitably qualified landscape design professional and include the botanical name, common name, numbers, size at planting, plant spacings and mature height of all proposed planting. Planting shall take place within the first growing season following the construction of the dwelling. The planting plan must be submitted to rcmonitoring@dcc.govt.nz for approval by the Resource Consents Manager.
18. Exterior colours for the dwelling (including roofing materials) shall be visually recessive and/or shall not contrast with surrounding rural colours. Highly reflective materials including but not limited to unpainted metallic surfaces, mirrored glazing and metallic finishes (such as Silver

Zincalume) shall not be used. The purpose of this condition is to promote the visual integration of the building into the surrounding rural landscape.

19. The exterior colour(s)/materials of the proposed dwelling shall have a light reflectance value not exceeding 30% to ensure a low level of contrast with the surrounding rural landscape.
20. Any above ground water tanks shall be of a similar colour to the proposed dwelling with a light reflectance value of 30% or less.
21. Exterior lighting of the buildings must be low glare, down lighting. No floodlighting must be installed in the vicinity of the proposed buildings or vehicle access.
22. Any fencing shall be confined to rural post and wire, board and batten or deer fence construction only.

Earthworks

23. As-built records of the final extent and thickness of any un-engineered fill on the site should be recorded.
24. Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
25. Slopes may not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification
26. Any earthworks on slopes greater than 20 degrees (if any) should be subject to specific geotechnical design, supervision and certification by a suitably qualified engineer, confirming the site is suitably stable and the works will not introduce any further instability.

Advice notes:

- (i) This consent only authorises residential activity breaching the required density for the Rural – Hill Slopes zone one boundary setback breach and associated earthworks, and does not authorise any other breaches of District Plan rules including but not limited to parking, loading and access, and building height. Any breaches of district plan rules concerning the above or any other matter will require further resource consent.
- (ii) The vehicle crossing, between the Chain Hills Road carriageway and the property boundary, is within legal road and will therefore require a separate Vehicle Entrance Approval from DCC Transport to ensure that the vehicle crossing is constructed/upgraded in accordance with the Dunedin City Council Vehicle Entrance Specification (note: this approval is not included as part of the resource consent process).
- (iii) The applicant is advised that any work within legal road is required to be undertaken by a DCC approved contractor and will require an approved corridor access request.
- (iv) It is advised that in the event of any future development on the site, Transport would assess the provisions for access, parking and manoeuvring at the time of resource consent/building consent application.

- (v) Details of the alternative approval of the sprinkler system, which has been approved by the Fire and Emergency New Zealand will be checked again at building consent stage to ensure compliance with SNZ PAS 4509:2008.