

APPENDIX 4:
TECHNICAL EVIDENCE FROM COUNCIL SPECIALISTS

TO: Liz Hislop, Consultant Planner

FROM: Antoni Facey – Consultant Transport Planner

DATE: 27 September 2022

SUBJECT: **LUC-2021-619**
317 CHAIN HILLS ROAD, TAIERI

APPLICATION:

Land use consent is sought for the establishment of residential activity at site 317 Chain Hills Road and associated earthworks. Proposed is, to erect a residential home within the site, set back approximately 250m from the main access point off Chain Hills Road. No detailed plans of the dwelling have been provided at this stage; however, the building platform is 1500m² in size and the residential unit is anticipated to be approx. 300m².

The applicant proposes to create a new driveway within the site in order to access the proposed dwelling. Chain Hills Road is classified as a Local Road and comprises a metalled surface within the section that provides access to the property. The existing road formation terminates approximately 150m north of the subject site, with the legal road corridor extending further north. The site of 6.1721 ha is zoned Hill Slopes Rural in the 2GP. The site abuts the General Residential 1 Zone towards the north and the Rural Residential 1 Zone towards the south. The proposal is a non-complying activity, as it exceeds the density standards for residential activity within the Rural Hill Slopes Zone. I have not visited the site, but photographs taken on site by the processing planner have assisted my assessment.

ACCESS:

The site is accessed via Chain Hills Road, which comprises a metalled surface in the vicinity of the site. It is noted that this section of road serves isolated residential homes that are associated with the Rural Residential zoning of the area. The title of the site holds a consent notice that states, that the DCC will not undertake any upgrading of the formation of Chain Hills Road (and Flower Street) beyond the unsealed pavement standard. Transport supports the retention of this consent notice.

The site enjoys approximately 37m of frontage to Chain Hills Road. The applicant proposes to construct a new driveway off Chain Hills Road that will follow the natural contour of the land. An RFI was sent asking for details of the proposed access. A plan showing two vehicle accesses was produced by the applicant. While it is unclear why two vehicle accesses are required to the single residential unit, the site is entitled to two accesses under Rule 6.6.3.1 of the 2GP.

Sight distances are consistent with Rule 6.6.3.2 of the 2GP.

Towards the northern end of the frontage is an existing gate to the site and it is assumed that vehicle access to the site is currently achieved via this entrance. There appears to be no

formed vehicle crossing between the site and the Chain Hills Road carriageway. Instead, there appears to be an informal crossing providing access to the property via a gate. The vehicle crossing does not accord to any standards recognised by the DCC and would therefore need to be upgraded and access will need to be constructed to DCC standards. In accordance with Rule 6.6.3.9.a.iv, the vehicle accesses must be a minimum 3.5m formed width and be adequately drained for its full duration.

The vehicle crossings, between the Chain Hills Road carriageway and the property boundary, are within legal road and will therefore require a separate Vehicle Entrance Approval from DCC Transport to ensure that the vehicle crossings are 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). 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.

Due to the location of the site on sloping terrain, it is recommended that a condition of consent be imposed that requires the vehicle access to be constructed in accordance with the 2GP's gradient standards, pursuant to Rule 6.6.3.7. Specifically, 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.

PARKING AND MANOEUVRING:

No further information has been provided in regard to parking and manoeuvring for the proposed dwelling. Due to the size of the site and its rural location, it is anticipated that adequate provisions will be provided as part of the development of the site. As there are no requirements for minimum car parking for residential activity, it is advised that in the event of any future development on the site(s), Transport would assess the provisions for access, parking and manoeuvring at the time of resource consent/building consent application.

GENERATED TRAFFIC:

The proposal is a non-complying activity. Residential activity within the Rural Hill Slopes Zone is only permitted for sites of a minimum size of 15ha. That notwithstanding I note that Chain Hills Road provides access to further residential dwellings that are associated with the Rural Residential Zoning of the surrounding area. The proposed development will result in one additional dwelling being served by this section of Chain Hills Road. With reference to the Code of Subdivision, it is anticipated that the proposed dwelling will generate in the order of 8 additional daily trips.

It is evident from Council's RAMM database that the south-western section of Chain Hills Road carries an Average Daily Traffic amount of 313 vehicle movements (count from 2019). It is expected that the subject section of Chain Hills Road accommodates even lower traffic volumes. While Chain Hills Road is not sealed, it is considered that the available infrastructure is appropriate for the amount of traffic currently utilising it, and also traffic that will be generated by the proposed dwelling.

I consider that the traffic volumes associated with the proposed residential activity on the site can safely and efficiently be accommodated into the existing transport environment, with no more than a minor effect. This is particularly the case considering the Rural Residential 1 zoning and associated land use of neighbouring properties. Overall, it is considered that the effects of the traffic generated as a result of this proposal on the transportation network will be no more than minor.

CONCLUSION

Transport considers the effects of the proposed development on the transportation network to be less than minor, subject to the following condition(s) and advice note(s):

CONDITIONS:

- (i) The vehicle accesses must be a minimum 3.5m formed width and adequately drained for its duration.
- (ii) 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.
- (iii) 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.

ADVICE NOTES:

- (i) 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).
- (ii) 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.
- (iii) 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.

Memorandum

TO: Liz Hislop, Consultant Planner

FROM: Luke McKinlay, Landscape Architect

DATE: 19 October 2022

SUBJECT: LUC-2021-619
317 CHAIN HILLS RD
DUNEDIN – LA Comments

Hi Liz,

The following is in response to your request for comment on the above application to construct a residential dwelling with associated earthworks at 317 Chain Hills Road.

I have reviewed the resource consent application and associated Landscape Effects Report, prepared by Mike Moore. I have undertaken a visit to the site and viewed the site from surrounding locations. Photos taken during this site visit are appended to this memo in Appendix 1.

Relevant Planning Matters and Background:

The site is within the Rural Hill Slopes Zone of the 2GP (Section 16 Rural).

The proposal is a non-complying activity pursuant to Land use activity Rule 16.3.3.26 Standard residential outside a hazard facility mapped area, performance standard 16.5.2 Density 1. The maximum density standard of residential activity is as follows:

d. Hill Slopes i. Minimum site size – first residential activity per site 15ha. The site is 6.1721ha.

3. Standard residential activity that contravenes the performance standard for site density is a non-complying activity.

The Proposal

The applicant seeks consent to build the house, which is illustrated in the Tailored Spaces plan set – sheets A100 – A402. The proposed dwelling has a footprint of 253m² and will have a maximum height of 5m above existing ground level. As identified in the landscape assessment, because the dwelling is split level, it will present a profile of up to approximately 6.5m high as viewed from distant viewpoints on its northern side. The proposed location of the dwelling on a moderately sloping part of a ridge, is illustrated in the landscape assessment (figure 6).

The extent of proposed earthworks are as follows:

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

Proposed mitigation

The following mitigation measures have been proposed by Mr Moore:

- (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.*

The site and surrounding environment

The 6.17 Ha property is located on the north/north-western facing slopes of Chain Hills, overlooking Wingatui and the northern Taieri Plain. The entrance to the property, off Chain Hills Road, is located within the plateau ridge part of the hill. A broad secondary ridge covers large parts of site near the western boundary. A gully occupies areas near the eastern boundary. The lower (northern) parts of the site fall steeply toward residential Wingatui.

Landcover within the site comprises a mix of pasture, exotic scrub and regenerating bush on steeper areas, including the gully. Exotic shelterbelts (macrocarpa and Eucalyptus) are also a feature of the site.

As identified in the landscape report, the majority of nearby residential development on the hill slopes is concentrated on the plateau-like ridge of the hills (zoned rural residential). However, nearby dwellings, such as those at 329 Chain Hills Road (160masl) and 32 Paterson Road (80masl) are visible from view locations on the Plains looking towards the site (see Appendix 1).

Landscape Effects Report

Mr Moore's report addresses the landscape effects of the proposed activity and is 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

It is agreed that this assessment generally follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects (NZILA) Best Practice Guidelines.

Conclusions of the Landscape Effects Report, prepared by Mike Moore.

- Whilst this part of the Chain Hills forms 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 subject site 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 house will be 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.
- If the recommended mitigation measures are adopted, effects of the proposed development on recognised landscape values will be 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.

Comments

Landscape Effects Assessment

- I generally agree with Mr Moore that key viewpoints potentially impacted by the proposed development are predominantly located on the Taieri Plains. The viewpoints provided in the graphic material attached to Mr Moore's report provide a reasonable range of representative view locations. It is agreed that the generally low form of the dwelling, use of recessive colours and proposed mitigation planting will help to lessen potential adverse effects associated with the domestication of this rural site. Mr Moore's assessment of the extent of effects appears reasonable, with initial adverse/moderate-low effects reducing to adverse/very low as the proposed mitigation planting matures.
- In general, it is agreed that the proposed development will not represent a strongly contrasting departure from the existing character of Chain Hills but will result in a "minor adjustment in the relationship and relative dominance of open pasture verses built form and associated planting".

Effects in the context of 2GP Policies and values of the Hill slopes rural Zone (Appendix A7.5 Hill Slopes Rural Zone)

- With regard to Objective 16.2.3 and the relevant values of this zone (Appendix A7.5), it is agreed that most of the site will remain in rural or conservation use and adverse effects of built form on naturalness will be mitigated by the significant contextual plantings proposed and the proposed forest regeneration areas.
- There is an existing mosaic of landcovers across the Chain Hills and the proposed mitigation planting and forest regeneration areas will visually integrate with this pattern.
- Whilst built development on the nearby hillslopes is largely concentrated on the upper slopes/ridge and the proposed building site is somewhat lower on the upper-mid slopes, it will be seen in the context of these other nearby dwellings as shown in Mr Moore's figure 3 and site photos attached in Appendix 1 of this memorandum. As such, this development will not be introducing a wholly new type of development into this environment, rather, it will increase the ratio of built form to natural landcover somewhat.
- The combination of mitigation planting, proposed controls of cladding colours, the relatively modest scale of the dwelling, and the way in which it is aligned to follow the contours of the hillslopes will help to ensure it is not highly prominent and will not detract notably from the natural character of the surrounding hill slopes.

Mitigation

- In general, it is agreed that the proposed planting will help to visually integrate the proposed building in this location and that planting to the south of the proposed dwelling will, in time, be capable of providing a backdrop to the dwelling as viewed from locations on the Taieri Plain. It is agreed that in addition to providing visual integration, the proposed planting will also contribute

positively to indigenous biodiversity in this area (an area of approximately 1400m² is proposed to be planted).

- Given that the gorse in front of the dwelling has been removed, it is unclear why the proposed Planting Area C follows the boundary of this pre-existing patch of gorse. If there is no supporting reason for this shape, as shown in figure 7(a), it is recommended that this area is re-shaped to follow the contour lines of this hillside.

Recommended Conditions

It is recommended that Mr Moore's mitigation measures are adopted in full as conditions of consent, with a minor amendment to the shape of planting area C as noted above.

Regards,

Luke McKinlay
Landscape Architect

Appendix 1: Site photos

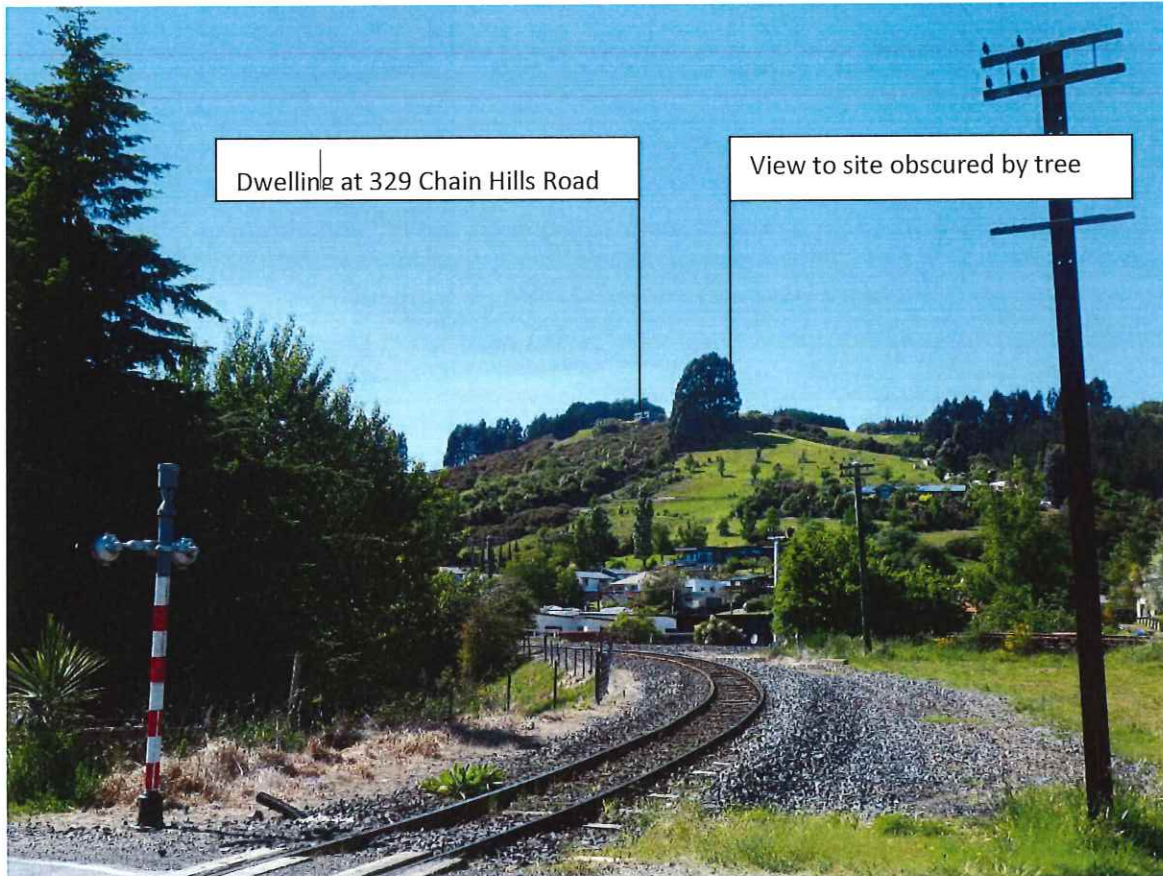


Figure 1: View towards site from near railway crossing on Gladstone Rd North



Figure 2: View towards site from residential Wingatui obscured by intervening vegetation



Figure 3: Existing dwellings on the hillslopes above Wingatui

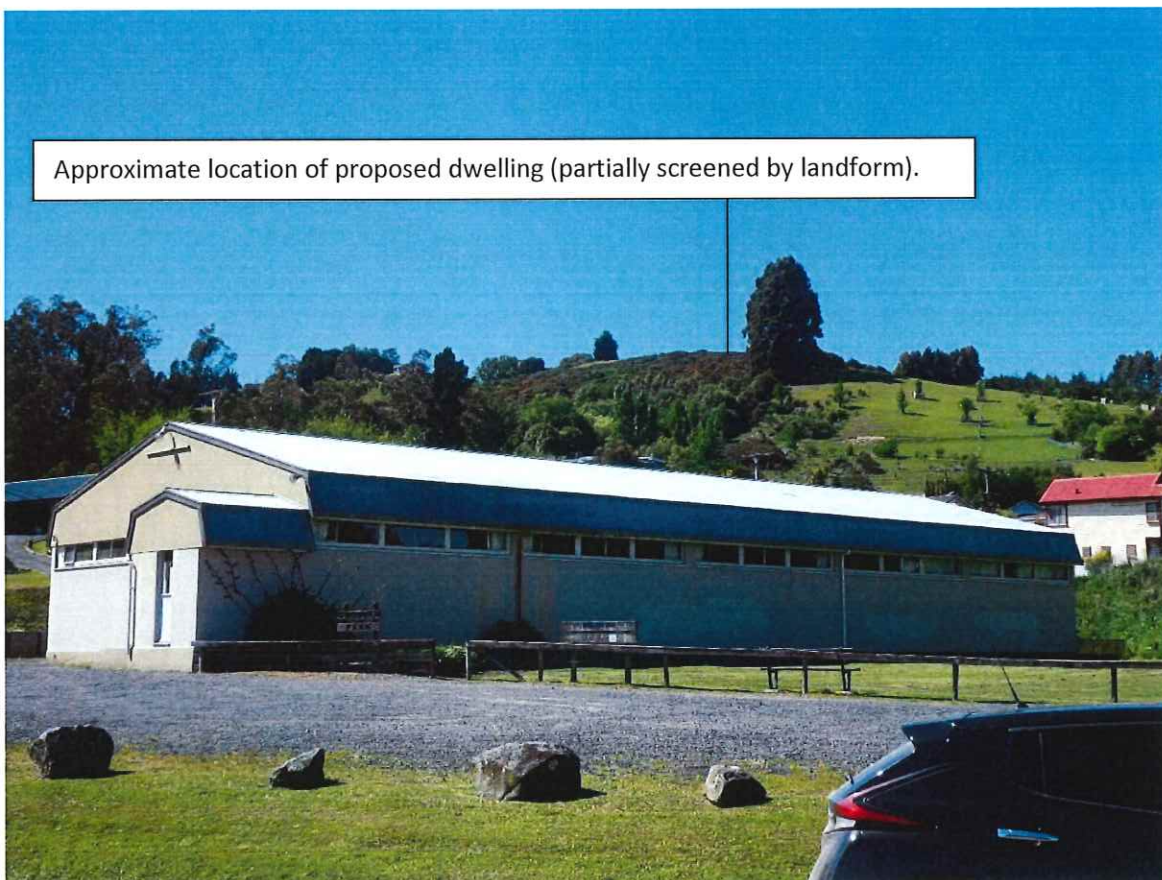


Figure 4: View towards site from near Wingatui Community Hall



Figure 5: View towards site from Puddle Alley.



Figure 6: View of hillslopes west of the site from Puddle Alley.

TO: Liz Hislop, Senior Planner

FROM: Zoe Lunniss, Biodiversity Advisor

DATE: 26 October 2022

SUBJECT: LUC-2021-619 – 317 CHAIN HILLS ROAD – PROPOSED NON-COMPLYING RESIDENTIAL ACTIVITY ON UNDERSIZED RURAL LOT

Kia ora Liz,

Please find my biodiversity comments for application LUC-2021-619.

1. This application seeks resource consent for residential activity on an undersized rural lot.
2. This activity is non-complying but subject to Dunedin's Second Generation District Plan (2GP) Policy 16.2.1.7.Y.ii that may permit such an activity if it can be demonstrated that the activity will be associated with a significant contribution to the enhancement or protection of biodiversity values.
3. The initial restoration plan provided by the applicants in October 2021 did not sufficiently address the information requirements (16.13.X.2) and further information was requested by the Biodiversity Advisor (Richard Ewans).
4. An updated restoration plan was provided by the applicants in January 2022, again, this plan did not sufficiently address the information requirements (16.13.X.2) and further information was requested.
5. A third restoration plan was provided by the applicants in October 2022. This plan does address all the requirements of 16.13.X.2.
6. All three restoration plans were constructed by Ahikā (ecological consultants).
7. A site visit was conducted by myself and Garreth Kyle on 04 August 2022.

Site

8. Two sites were selected for restoration (based off guidance from Richard Ewans), Area 1 (0.5 ha) and 2 (2.2 ha) (Figure 1). Both areas are dominated by gorse with some emergent natives. No indigenous fauna was observed at the site however several native birds and skink species are common in the wider Chain Hills area.

Ecological Restoration Plan

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

10. The restoration plan included an assessment of the restoration site based on the criteria laid out in A1.2 of the 2GP. There were no noteworthy values identified within Area 1 and 2.
11. The restoration plan proposes the transition of gorse shrubland to native vegetation representative of the area through planting 25 m² 'pockets' with indigenous species (around 416 plants per pocket). Gorse acts as a nursery plant for native seedlings and can help protect them as they grow. Ideally, indigenous plantings will reproduce and eventually outcompete the gorse. Control of prolific and/or problematic weeds, creation of additional habitat to support local skink species, and the permanent protection of Area 1 and 2 through a covenant is also envisaged for the site. Ahikā suggests a 10-year commitment to this restoration plan.

Summary

12. Having visited the site and having read the restoration plan provided by the applicant, I agree with Ahikā's plan and that if the restoration plan was implemented successfully, it would make a significant contribution to the enhancement of indigenous biodiversity values in the local area.
13. My primary concern is that the biodiversity value of the site, upon which the application is contingent, would not be realised for several decades, if at all. To improve the likelihood of success, the applicants should be required to undertake all of the recommendations Ahikā has suggested in the restoration plan.
14. I also recommend the applicants 'report back' to Dunedin City Council with 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 target pest species, photographic evidence etc. This should occur every 3-5 years to demonstrate contribution and enhancement of biodiversity values at the site.

Yours sincerely,



Zoe Lunniss
Biodiversity Advisor
City Development

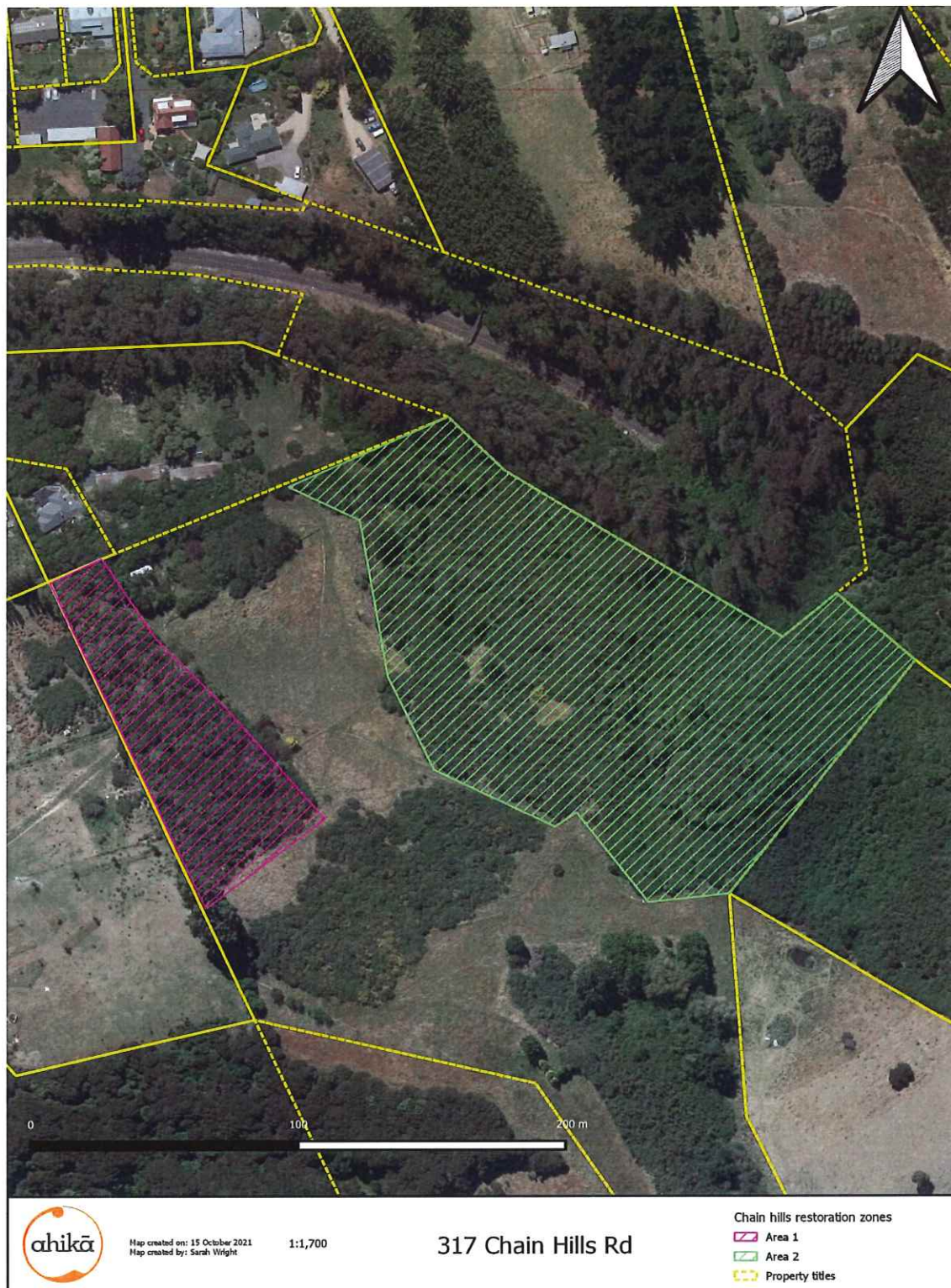


Figure 1: Restoration and covenant zones at 317 Chain Hills Road (figure taken from restoration plan provided by applicant).

Nicola Petrie

From: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Sent: Friday, 3 December 2021 04:17 p.m.
To: Laura Mulder; MWH Hazards Team
Subject: RE: LUC-2021-619 - Memo request for department comment - 317 Chain Hills Road

Hello Laura,

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

We have the following comments to make regarding the application.

Proposal

The proposed activity is to construct a residential unit at the above lot.

Site investigation reports has been provided from Geosolve.

Plans for the proposal are provided within the application

Hazards

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

- Hazard ID 10116: Land Stability – Land Movement (Landslides from Forsyth)
- Hazard ID 10358: Land Movement (Earth flows in gullies and sheet erosion on faces)
- Hazard ID 11965: Land Stability – Land Movement
- Hazard ID 12094: Seismic – Fault Proximity (Titri Fault)

Global Setting

The underlying geology consists of Otago Schist and is sloping by up to 35 degrees, however the slope proposed for the dwelling is only 17 degrees.

Earthworks / Excavations / Retaining Structures

There are no provided earthworks quantities, however it is understood that the dwelling would be sympathetic to the landform, and only involve minor cuts and fills.

Discussion

Geosolve acknowledges the location of the proposed dwelling in proximity to site hazards and in the context of the geology and slope angles. They suggest the site is generally stable and the proposed dwelling is unlikely to affect this state. The foliation of the schist in this aspect is favorable.

There were no observed features of instability.

There has been sufficient advice sought for this stage of development.

The fault proximity hazard relates to a recent GNS science report which identifies the Titri Fault. This fault location is “mostly uncertain, and it is drawn in the best estimated position from sparse geological outcrop information”. This fault is classed as a “potentially active fault” with a recurrence interval of 19,000 years (class V).

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

There are no general potential instabilities of concern. The proposal will not create or exacerbate instabilities on this or adjacent properties.

Advice

The proposed activity includes the possibility for earthworks on moderately sloping ground:

- Temporary stability may be a concern on this project, and remains the responsibility of the developer.
- No earthworks may be undertaken until building consent has been granted.
- All temporary slopes shall be inspected and signed off by a suitably qualified individual.
- The excavations slopes shall be supported within 1 month of commencing the earthworks.

Conditions

We recommend that the following conditions be required for any future development:-

- All walls retaining over 1.5m, or supporting a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s
- Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development
- Slopes may not be cut steeper than 1:1 (45°) or two metres high without specific engineering design and construction
- Slopes may not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and construction
- As-built records of the final extent and thickness of any un-engineered fill should be recorded
- Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
- 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 that the works will not introduce any further instability.

Regards,

Edward Guerreiro

BEng Civil
Civil/Geotechnical Engineer

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From: Laura Mulder <Laura.Mulder@dcc.govt.nz>

Sent: 26 November, 2021 9:32 AM

To: MWH Hazards Team <MWHHazardsTeam@stantec.com>

Cc: Liz Hislop <Liz.Hislop@beca.com>

Subject: LUC-2021-619 - Memo request for department comment - 317 Chain Hills Road

Good Morning,

Please find attached a memo request for comments relating to LUC-2021-619 - 317 Chain Hills Road
This request for comments is to go to:

- Stantec

Could comments please be in by 03 December 2021

Thank you

Laura Mulder

**PLANNING TECHNICIAN - RESOURCE CONSENTS
CITY PLANNING**

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