

APPENDIX 4:

Draft Conditions

Subdivision (Sub-2023-132)

1. *The proposed activity must be undertaken in general accordance with the plans prepared by Craig Horne Registered Surveyor entitled, 'Proposed Subdivision of Lot 3 DP 326560' attached to this certificate as Appendix One, and the information provided with the resource consent application SUB-2023-132 received by the Council on 3 October 2023, the further information provided on 17 January 2024 and 15 March 2024 and the evidence and submission provided for the hearing on ???, except where modified by the following conditions.*
2. *Prior to earthworks on Construction commencing A SWMP prepared by a suitably qualified person shall be submitted to Dunedin City Council for certification, containing the following:*
 - i. *Stormwater calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow; and*
 - ii. *An assessment of the current and proposed imperviousness of the site; and Secondary flow paths; and*
 - iii. *Any watercourses located within the property; and*
 - iv. *Detail of proposed stormwater management systems for the development to accommodate for any excess runoff from extra impervious surfaces; and*
 - v. *An assessment of the current network and its ability to accept any additional flow from the proposed development.*
 - vi. *Measures to ensure acceptable level of stormwater quality being discharged from the site.*
3. *Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.*
4. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:*
 - a) *The exact location for the existing septic tank and effluent dispersal for proposed Lot 2 must be located and confirm provided that it does not cross the Lot 2 boundaries.*
 - b) *Stormwater management for Lot 1 must be undertaken in accordance with the approved SWMP of Condition 2 above. If necessary, a consent notice must be prepared in consultation with Council's Subdivision Planner for registration on the title of Lot 1 for any on-site retention required.*

Land Use (LUC-2023-376) - Residential Activity on Lot 1

1. The proposed activity must be undertaken in general accordance with the plans attached to this certificate as Appendix One, and the information provided with the resource consent application SUB-2023-132 received by the Council on 3 October 2023, the further information provided on 17 January 2024 and 15 March 2024 and the evidence and submission provided for the hearing on ???.

Land Use (LUC-2023-377) - Veterinary Clinic on a HAIL Site and within a Hazard 2 Flood overlay contravening transport, temporary activity and rural setback performance standards and associated large scale earthworks

1. The proposed activity must be undertaken in general accordance with the plans attached to this certificate as Appendix One, and the information provided with the resource consent application SUB-2023-132 received by the Council on 3 October 2023, the further information provided on 17 January 2024 and 15 March 2024 and the evidence and submission provided for the hearing on ???, except where modified by the following conditions.

Conditions to be met prior to any site works or construction commencing

2. A planting plan for Lot 1 of SUB-2023-132, that has the objective of mitigating the visual impact of the proposed building and parking areas by screening and softening the impact of the built form, is to be prepared by a suitably qualified person and submitted to rcmonitoring@dcc.govt.nz for certification by the Council's Resource Consent Manager (or nominee). The planting plan is to comprise appropriate indigenous plants, specify the areas to be planted, and provide details of all proposed species, the numbers of plants, plant size at time of planting, the mature heights of all species, weed and pest control measures and planting density.
3. Prior to soil disturbance commencing on the site the application shall submit a Site Management Plan prepared by a suitably qualified person to the Resource Consents Manager for certification. The objective of the Plan is to ensure that potentially contaminated soil is safely managed in accordance with best practice during soil disturbance works and when the soil is being excavated, stored, transported, and disposed of. The plan can be sent to the Resource Consent Manager by way of email to rcmonitoring@dcc.govt.nz.

Conditions to be met at commencement of, or during, site works or construction

NECS – Site Management Plan

4. Soil disturbance works are to be undertaken in accordance with the certified site management plan required under condition 3 above.
5. In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a suitably qualified and experienced practitioner has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder must notify the Resource Consent Manager by way of email to rcmonitoring@dcc.govt.nz.

Earthworks

6. *Any future 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.*
7. *Any modification to the site shall not increase any adverse stormwater effects on neighbouring lots as a result of the work.*
8. *Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures.*
9. *Any earth fill 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. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.*
10. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:*
 - i. *divert clean runoff away from disturbed ground;*
 - ii. *control and contain stormwater run-off; and*
 - iii. *avoid sediment laden run-off from the site'.*
11. *No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second if the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.*
12. *All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.*
13. *The consent holder must:*
 - i. *be responsible for all contracted operations relating to the exercise of this consent; and*
 - ii. *ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and*
 - iii. *ensure compliance with land use consent conditions.*

Conditions to be met following the conclusion of site works or construction

Planting

14. *Planting is to be in established in accordance with the certified planting plan in Condition 2 above within 6 months of completion of the veterinary clinic building and is to be maintained thereafter.*

Earthworks

15. *As-built records of the final extent and thickness of any un-engineered fill must be recorded and a plan provided to the Council at rcmonitoring@dcc.govt.nz for its records.*

High Class Soils

16. *Any soils excavated from the site that are not identified as requiring removal for contamination reasons are to be retained on site.*

Transportation

17. *Each new vehicle access to Lot 1 must be formed to a maximum 9.0m wide, be hard surfaced from the edge of the Bell Street carriageway toward the property boundary for a distance of not less than 5.0m and be adequately drained for its full duration.*
18. *Any damage to any part of the footpath or road formation as a result of the demolition or construction works must be reinstated at the applicant's cost.*
19. *The surface of all parking, associated access and manoeuvring areas must be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked (in accordance with the application plans) except for parking spaces 18-22.*
20. *The parking area must be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.*
21. *Directional line marking, and signage must be installed at each vehicle access so that each respective access is used for entry and exit only.*

Operational noise and light spill

TBD

Advice notes:

Transportation

1. It is advised that any works within legal road are required to be undertaken by a DCC approved contractor and will require an approved corridor access request.
2. The vehicle crossing, between the 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).

Infrastructure

3. While the site is located within the water boundary, it is not zoned for a water connection and therefore any water connection application would be at the discretion of DCC's 3 Waters Department. 3 Waters have historically declined the majority of applications for out of zone water connections.

Minimum Floor level

4. A minimum floor level for the proposed building will be confirmed at the time of building consent. The Fluent Solutions Report identifies that at a minimum that the building floor level needs to comply with the Building Code E1/AS1 being at least 150mm above the level of the crown of the adjacent road.

Earthworks & Construction

4. All measures (including dampening) should be undertaken to ensure that dust, resulting from the proposed earthworks, does not escape the property boundary.
5. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.
6. Construction noise from these activities is to comply with Rule 4.5.4.1 of the District Plan or a further resource consent will be required. The typical duration construction noise limits for construction activity on the sites are as follows:

Time of Week	Time Period	Leq (dBA)	Lmax(dBA)
Weekdays	0630-0730	60	75
	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

Construction Noise will be measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise

Archaeology

7. If the consent holder:
 - c) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:

- i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
- ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- d) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and
 - ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and
 - iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

General

- 8. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 9. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 10. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 11. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 12. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.