

APPENDIX 1:
RECOMMENDED CONDITIONS SHOULD CONSENT
BE GRANTED TO THE APPLICATION IN ITS
CURRENT FORM

Conditions

Note: Additional conditions may be required depending on the evidence presented at the hearing including any changes to the proposal.

General

1. *The facility must have an on-site Manager who resides on the site.*
2. *The Manager's contact details will be provided to adjacent neighbours, and clearly displayed at the site entrance.*
3. *The individual residential units must not be rented or leased separately.*
4. *The one-bedroom residential units may accommodate a maximum of 1 person.*

Site Management Plan

6. *Prior to commencement of the development, the consent holder shall provide a site management plan for approval by the Resource Consents Manager to rcmonitoring@dcc.govt.nz.*

The site management plan must include details of management for the following matters:

- a. *Appropriate measures for mitigating noise from the site and its residents on adjoining residential occupiers;*
- b. *Procedure for dealing with any disorderly behaviour from residents and their guests;*
- c. *Appropriate measures to mitigate the effects of noise from established activities on adjoining sites, on residents of the workers accommodation;*
- d. *Procedure for members of the community to make a complaint about any aspect of the operation, and detailing how such complaints will be addressed, including contact details, procedure for making a complaint and the timeframe and method of responding to complaints;*
- e. *Emergency and evacuation procedures to manage events such as fire, flooding and tsunami;*
- f. *Confirmation of on-site rubbish storage and collection arrangements.*
- g. *Information about the Council's requirements/expectations regarding use of the local Brighton reserves as set out in the Reserves Management Plan: General Policies.*
- h. *Procedures for ensuring the site and outdoor amenity areas remain in a tidy condition.*
- i. *Measures to ensure that unimpeded access to the Council's wastewater pumping station is maintained at all times.*

Transportation

7. *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.*
8. *Parking spaces must be clearly marked and no parking may take place outside these designated parking areas. Outdoor amenity spaces may not be used for vehicle parking.*

8. *The largest passenger vehicle used on the site must have a seating capacity no larger than 21 seats.*
9. *The car parks must be permanently marked and must comply with the minimum dimensions stipulated in Rule 6.6.1 of the 2GP District Plan.*
10. *Sufficient manoeuvring space must be provided on the site to prevent vehicles, including service vehicles such as rubbish collection vehicles, reversing directly onto or off Brighton Road. The area must be large enough so that an 85th percentile design motor car is only required to make one reversing movement when manoeuvring.*
11. *Tracking curves demonstrating that a for a 21 seat van can turn around on site must be provided at building consent stage.*
12. *The applicant must supply confirmation of adequate access consistent with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 at building consent stage.*
12. *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.*
13. *Shared transportation to and from the site for employment is to be provided.*
14. *Residents may not park private vehicles off-site within 300m of the site entrance.*
15. *Within 7 days of the proposal being implemented (and then yearly), letters will be delivered to all properties within a 300m radius of the site entrance informing them that site residents are not to utilise off-site parking within that 300m radius, and if any resident has a concern relating to the use of on street parking, then they are to contact the site manager, with the site manager details being provided.*
16. *A Traffic Management Plan shall be submitted to and approved by Dunedin City Council, prior to the commencement of any construction works, including traffic control works for any works within the road reserve. Traffic shall be managed in accordance with the approved plan.*
17. *Pursuant to section 128 of the Resource Management Act, the transportation requirements of this consent may be reviewed one year after the commencement of the activity, and annually thereafter, to ensure any adverse effects on the transportation network and are sufficiently managed. This condition relates to, but is not necessarily restricted to the following components:*
 - *Operation of the site access*
 - *Management of overspill parking including the need for additional on-site parking to be provided, or a formal off-site parking area to be arranged/leased by the operator.*

Rubbish collection

18. *Waste collection and recycling must be undertaken privately by a commercial operator and must be undertaken entirely within the site.*
19. *No household rubbish from the site may be deposited at any Council reserves or public rubbish bins.*

20. Pursuant to section 128 of the Resource Management Act, the waste management requirements of this consent may be reviewed one year after the commencement of the activity, and annually thereafter, to ensure any adverse effects on the local public reserves and transportation network and are sufficiently managed.

Laundry

21. Any laundry associated with work uniforms (such as overalls) and bedding is to be taken off site for washing.

Landscaping

22. At least 10 working days prior to construction commencing, details of the roof colours for the units shall be submitted to rcmonitoring@dcc.govt.nz for approval by the Council's Landscape Architect.
23. At least 10 working days prior to construction commencing, a landscape plan shall be submitted to rcmonitoring@dcc.govt.nz for approval by the Council's Landscape Architect. The landscape plan shall include the following:
- Internal planting to consist of native trees of a size no less than 2.5m high at a rate of 1 tree per every four units, to be distributed throughout the site.
 - Measures such as planting or fencing to ensure that outdoor amenity spaces are not used for vehicle parking.
24. Planting in accordance with the landscape plan must be undertaken prior to occupation of the site.

Confirmation of ongoing use of existing site access

25. The applicant must provide confirmation for the Council's records that Land Information New Zealand agrees to the ongoing use of the portion of 1046 Brighton Rd that currently forms part of the access to the site, or in the event that LINZ does not provide such approval, further details of the operation of the narrower access and a management plan for any issues this creates such as emergency vehicle access, rubbish collection access, must be provided for approval to rcmonitoring@dcc.govt.nz at least 10 working days prior to occupation of the site.

Construction phase

26. With regard to construction activity, this shall be limited to the times set out below and shall be designed and conducted to comply with the following noise limits as per New Zealand Standard NZS 6803:1999 Acoustics – Construction noise:

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

Sound levels must be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics – Construction noise.

27. *Should the consent holder cease, abandon, or stop work on site for a period longer than 6 weeks, the consent holder must first take adequate preventative and remedial measures to control sediment discharge/run-off and dust emissions, and must thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures must be of a type and to a standard which are to the satisfaction of the Resource Consent Manager.*
28. *At the completion of any earthworks (or earlier, if conditions allow) any exposed areas remaining must be immediately adequately tip-soiled and vegetated (e.g. hydro-seeded) as soon as possible to limit sediment mobilisation.*
29. *All measures (including dampening of loose soil) must be undertaken to ensure that dust, resulting from the proposed earthworks, does not escape the property boundary, including during the transportation of material off the site.*
30. *No soil disturbance or soil shifting, unloading, loading shall 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.*
31. *To ensure effective management of erosion and sedimentation on the site, measures shall be taken and devices shall be installed where necessary to:*
 - a. *Divert clean run-off away from disturbed ground*
 - b. *Control and contain stormwater run-off; and*
 - c. *Avoid sediment laden run-off from the site.*
32. *Any fill material to be introduced to the site must comprise clean fill only.*
33. *As-built records of the final extent and thickness of any un-engineered fill must be recorded and provided to the Council for its records.*

Water services

34. *An RPZ boundary backflow prevention device shall be installed on the water connection, to the satisfaction of the 3 Waters.*

Stormwater

35. *A Stormwater Management Plan (SWMP) must be provided to and approved by 3 Waters prior to construction commencing.*
36. *Any modifications to stormwater flow or new culverts must be designed by an 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.*

37. Any modification to the site must not increase any adverse ponding effects on neighbouring lots as a result of the work.

Wastewater services

38. New wastewater services must be installed.

Accidental Discovery Protocol

39. If the consent holder:

- (a) 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 must 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.

- (b) 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 the Historic Places Act 1993; and
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work must recommence following consultation with the Consent Authority.

Advice notes

Light spill

1. This consent does not authorize any exceedance of the light spill standard set out in Rule 9.3.5 of the Proposed 2GP. The consent holder is advised that light spill must comply with this rule or further resource consent will be required.

Construction Noise and Vibration

2. This consent does not authorise any exceedance of the noise and vibration standards set out in Rule 4.5.4.1 of the Proposed 2GP (copied below). The consent holder is advised that construction noise and vibration must comply with Rule 4.5.4.1 of the Proposed 2GP or further resource consent will be required.

ii. Construction noise received in industrial, Port and commercial and mixed use zones for all days of the year

Time period	Duration of work		
	1. Typical duration	2. Short-term duration	3. Long-term duration
	LAeq (dBA)	LAeq (dBA)	LAeq (dBA)
1. 7.30am - 6.00pm	75	80	70
2. 6.00pm - 7.30am	80	85	75

- b. Vibration from construction must not exceed a maximum particle velocity measured on any foundation of an adjacent building on another site, or the same site if different ownership, of 25mm/second for commercial buildings or 10mm/second for buildings housing noise sensitive activities.

Earthworks

3. This consent does not authorise any breaches of the earthworks rules set out in section 8A of the Proposed 2GP. Any breach of earthworks rules will require further resource consent.

Code of Subdivision & Development

4. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.

Water services

5. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
6. Installation of a boundary backflow prevention device requires a building consent, or an exemption from a building consent. Further information is available at <http://www.dunedin.govt.nz/services/water-supply/backflow>.
7. All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

Low flow devices

8. The consent holder is encouraged to implement water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers, to reduce water consumption and therefore the volume of wastewater generated.

Erosion and sediment control

9. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:

- The Erosion & Sediment control Toolbox for Canterbury found on the ECan website link CRC Erosion & Sediment Control Toolbox <http://esccanterbury.co.nz>
- Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

Minimum floor levels

10. The consent holder is advised that minimum Floor Levels will be set at building consent stage.

Noise management

11. Noise between occupiers in this large accommodation site is dealt by the landlord under the Residential Tenancies Act 1986.
12. Noise control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

Transportation

13. It is advised that in the event of any future development on the site, Transport would assess provisions for access, parking and manoeuvring at the time of resource consent/building consent application.

Watercourses

14. Any work within a watercourse (including piping) or discharge of stormwater to the watercourse must comply with the requirements of the Regional Plan: Water, and with any building consent requirements for related structures. It is recommended that the applicant contacts the Otago Regional Council (ORC) to discuss permitted rules in regards to the watercourse, and whether regional council consent is required.

You are responsible for:

- Ensuring that there are no obstructions or impediments in the watercourse which may inhibit the flow of water.
- Ensuring that any grates or outlets within your property are kept clear of debris at all times.
- Any work you undertake in relation to a watercourse to meet your responsibilities must comply with the Regional Plan: Water.

More information on watercourses can be found at:
http://www.dunedin.govt.nz/data/assets/pdf_file/0008/338552/Watercourse-Information-2014v2.pdf

Additional condition for the Panel's consideration:

The following additional condition was offered by the applicant and is included for the Panel's consideration without being formally recommended. This is due to concern about the appropriateness of the Council being involved in monitoring the work status of individual

residents, and potentially being required to have involvement in removing a person's accommodation if they are not found to have employment.

As the proposed use of the site is for worker accommodation, all people living on the site must have employment.