

12 December 2023

Kāinga Ora – Homes and Communities  
C/- Mr Tim Joll  
Planz Consultants Limited  
P O Box 1845  
Christchurch 8140

Via email: [timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)

Dear Tim

**RESOURCE CONSENT APPLICATION:**

**LUC-2023-188  
1-118 CARROLL STREET  
DUNEDIN**

Your application for resource consent was processed on a limited notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. No submissions were received and pursuant to Section 100 of the Resource Management Act 1991, the application was considered by the Resource Consents Manager under delegated authority on 12 December 2023.

The Council has granted consent to the application with conditions. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

**The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.**

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

Senior Planner - Enquiries  
Dunedin City Council  
PO Box 5045  
Dunedin 9054

You may request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers, and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application. Given the nature of your intended works/activity, this consent will

require four inspections. The fee for your scheduled inspections will be included in the invoice for your application. If additional inspections are required beyond those scheduled, then you will be invoiced at that time in accordance with the Council's fees schedule.

Development contributions are payable for this resource consent. A development contribution notice will be sent in due course outlining how the development contribution has been calculated and when payment is required.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'KB', is written over a faint, circular blue ink stamp.

Karen Bain  
**Associate Senior Planner**

## **APPLICATION LUC-2023-188: 1-118 CARROLL STREET, DUNEDIN**

Department: Resource Consents

### **BACKGROUND**

The subject site is owned by Kāinga Ora, formerly known as Housing NZ Limited. In the mid-1980s, 16 residential units were constructed on the property for social housing, served by a one-way accessway through the site (referred to as Palmyra Way). It is intended to demolish these units and clear the site to make way for the development now proposed.<sup>1</sup>

The site is a rectangular 4049m<sup>2</sup> property, that slopes down towards the south-east. The DCC Palmyra Reserve adjoins the northern boundary of the property.

### **DESCRIPTION OF ACTIVITY**

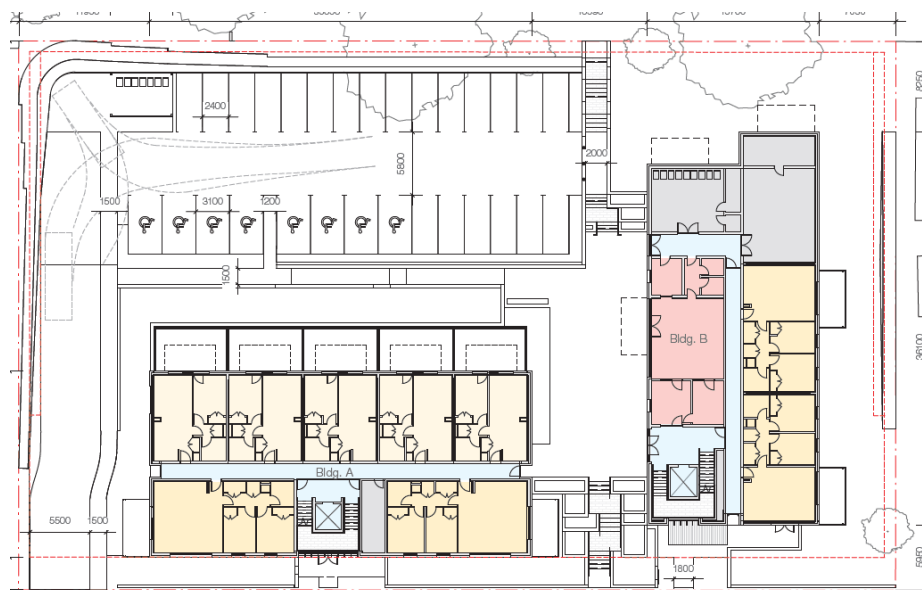
Resource consent is sought to establish a multi-unit development comprising 40 residential units, with associated earthworks, at 1-118 Carroll Street.

The proposed units are to be contained within two buildings – Building A and Building B. Building A will have four storeys and contain 20 one-bedroom and eight two bedroom units. Building B will have three-storeys, and will contain 12 two-bedroom units. The ground floor of this building will also contain community and utility spaces and a bike/scooter storage area. Each unit will have its own outdoor living space, in the form of a balcony/deck area.

A parking area for 29 vehicles (including eight mobility spaces) is proposed at the rear of the site, and will be accessed via a vehicle crossing and accessway along the western boundary of the site.

Earthworks (beyond 1.8m from Building A and Building B) comprising a total volume of 4880m<sup>3</sup> (cut = 4439m<sup>3</sup>, fill = 441m<sup>3</sup>), and a maximum change in ground level of 4.6m are proposed.

The proposed layout of the site is shown in the figure below:



<sup>1</sup> It is noted that since May 2023 when the application was lodged, the residential units have been demolished, and construction fencing erected around the entire perimeter of the site.

The application includes a geotechnical, contaminated land, and civil investigation assessment prepared by Tonkin & Taylor Ltd, and a detailed site investigation prepared by Kirk Roberts Consulting Engineers which confirm that the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES-CS”) applies to the proposal; and that resource consent is required under the regulations.

Subsequent to lodging the application, in emails from Mr Tim Joll dated 13 June, 11 August, 21 August and 21 November, the applicant provided:

- a traffic generation assessment prepared by Novo Group
- an acoustic assessment prepared by Powell Fenwick
- additional shading diagrams / sun studies prepared by Architectus<sup>2</sup>, and
- an amended landscaping plan.

This additional information forms part of the application.

The subject site is legally described as Lot 1 Deposited Plan 26442 (held in Record of Title OT18B/977).

## **REASONS FOR APPLICATION**

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “Operative District Plan”, and the Proposed Second Generation Dunedin City District Plan (the “Proposed 2GP”). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the provisions of both district plans in force at the time of the decision that must be had regard to when assessing the application.

### **Operative District Plan**

The Proposed 2GP rules of relevance to this application are beyond challenge, and consequently the application has not been assessed against the Operative District Plan. The Operative District Plan provisions are deemed inoperative in accordance with Section 86F of the Resource Management Act 1991.

### **Proposed 2GP**

The subject site is zoned Inner City Residential, and is within the Archaeological Alert Layer Mapped Area. Carroll Street is classified as a local road in the 2GP road classification hierarchy.

The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP rules had immediate legal effect from this date. Some rules became fully operative following the close of submissions, where no submissions were received. Additional rules came into legal effect upon the release of decisions. As noted above, the Proposed 2GP rules of relevance to this application are beyond challenge, and are therefore fully operative.

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<sup>2</sup> The revised sun studies provided on 21 August 2023 included a scenario whereby Building A was set back one metre further from the Carroll Street frontage, and floor to floor heights reduced by 0.15m per floor. These studies were provided for comparative purposes only (in terms of identifying potentially affected parties), and are not a reflection of the development proposed. In any case, the Council is satisfied that any difference in environmental effects between the original application and possible changes for the purpose of the amended sun studies is minimal, and would not alter the overall assessment of the effects and determination of affected parties.



## City-Wide Activities

### *Temporary Activities*

The demolition of the existing buildings, and the erection of the new buildings within the subject site, are a 'Construction' activity, which is defined in the 2GP as:

*The use of plant, tools, gear or materials as part of the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site preparation to site restoration.*

...

'Construction' is an activity in the 'Temporary Activities' category (refer to Nested Table 1.3.1).

Rule 4.3.2.2 provides for construction activities as a permitted activity, subject to a noise performance standard (Rule 4.5.4). The information provided in the Powell Fenwick acoustic assessment indicates that calculated noise levels, with mitigation measures in place, will exceed the proposed day-time noise limits set out under Rule 4.5.4.1.a by up to 3 dB. Rule 4.5.4.1.c determines that activities that contravene the performance standard by less than 5dB (LAeq) are a **discretionary** activity.

### *Earthworks*

Earthworks (beyond 1.8m from Building A and Building B) comprise a total volume of 4880m<sup>3</sup> (cut = 4439m<sup>3</sup>, fill = 441m<sup>3</sup>), and a maximum change in ground level of 4.6m.

The proposed earthworks exceed the thresholds for "earthworks – small-scale" set out under Rule 8A.5.1.3.a.i (maximum change in finished ground level) and Rule 8A.5.1.5.a (maximum volume of combined cut and fill). The earthworks are therefore defined as "earthworks - large scale" and are a **restricted discretionary** activity, in accordance with Rule 8A.3.2.3.

Earthworks/soil disturbance are discussed further under *National Environmental Standards* below.

### *Earthworks / Network Utilities*

There is a DCC wastewater main next to the kerb in Carroll Street. Establishment of the proposed vehicle crossing at the western boundary of the site (and reinstatement of existing vehicle crossings as footpath and kerb and channel) are likely to breach rules 8A.5.6 and 5.6.2.1, which require that earthworks be set back at least 2.5m from any water mains and at least 1.5m from all other network utility structures. This aspect of the development is a **restricted discretionary** activity, in accordance with Rule 5.6.2.2.

## Land Use Activity

The proposed land use is defined as "social housing" which is a sub-activity of "standard residential".

Rule 15.3.3.3 provides for standard residential activities as a permitted activity, subject to compliance with a number of performance standards. The proposal does not comply with the following standards:

- Rule 15.5.11.1.a.ii, which requires that ground floor units with two habitable rooms in the Inner City Residential Zone have 15m<sup>2</sup> of outdoor living space, whereas the ground floor, two bedroom units within both buildings (i.e. a total of four units) will have only 12.48m<sup>2</sup>.<sup>3</sup>
- Rule 15.5.11.3.a.iii, which requires that outdoor living space provided at ground level must have dimensions no less than 3.0m, whereas the four two-bedroom ground floor units mentioned above do not meet this requirement.
- Rule 15.5.12.1, which requires minimum services areas of 2.5m<sup>2</sup> per residential unit, whereas the application indicates that a total of approximately 43m<sup>2</sup>, in two separate locations, is proposed.

<sup>3</sup> The application suggests that the two bedroom units on the upper floors of both buildings breach requirements for a minimum outdoor living space area of 15m<sup>2</sup> and a minimum dimension of 3.0m. It is noted however that in accordance with Rules 15.5.11.1.a.ii.3 and 15.5.11.3.b, only 10m<sup>2</sup> and 1.8m is required. The proposal complies with these requirements.

The proposed land use is a **restricted discretionary** activity in accordance with Rules 15.5.11.1 (minimum area of outdoor living space), 15.5.11.3.d (minimum dimension of outdoor living space) and 15.5.12.2 (minimum service areas).

#### Development Activity

The development activity components of the proposal are defined as a “buildings and structures activity”, a “multi-unit development” and a “parking, loading and access” activity (which is an activity in the “site development activities” sub-category).

The performance standards that apply are set out under Rule 15.3.4. The proposal does not comply with the following standards:

- Rule 15.6.13.1.a.iv.1, which requires a 3m setback from the road. The canopy over the entrance to Building A will breach this by 1.7m.
- Rule 15.6.1.1 which requires that buildings that are visible from a public place must not have a continuous length exceeding 20m. The north and south elevations of Building A are visible from public places (i.e. Carroll Street to the South, and Palmyra Reserve to the north) and have a length of approximately 35m.
- Rule 15.6.6.2.iv.1, which specifies a maximum height of 12m for new buildings in this zone. Buildings A and B will have a maximum height of 17.7m and 14.1m respectively).
- Rule 6.6.1.1a.i.2 and 3, which require a minimum stall width of 2.5m and aisle width of 5.8m for parking spaces, whereas stall widths of 2.1m and an aisle width of 5.3m are proposed.
- Rule 6.6.1.1.e.iii, which requires a stall width of 3.6m for mobility parks, whereas 3m is proposed.

The development activity component of the proposal is a **restricted discretionary** activity in accordance with Rules 15.6.13.1.b (road setback breach), 15.6.1.4 (building length), 15.6.6.2.c (height) and 6.6.1.1.f (parking space dimensions).

In addition, Rule 15.3.4.5 determines that multi-unit developments are a **restricted discretionary** activity.

#### **National Environmental Standards**

##### The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The NES-CS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (“HAIL”) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites need to comply with permitted activity conditions specified in the NES-CS, or might require resource consent.

The application includes a detailed site investigation prepared by Kirk Roberts Consulting Engineers which confirms that the soil analytical results provided by Tonkin & Taylor indicate that:

- Asbestos was not detected
- Arsenic and heavy metals were detected above the background concentrations within 13 out of 15 samples tested
- Lead was detected above the NES-CS standard for high-density land use within three samples (two at 0.0-0.3 m bgl and one at 1 m bgl).

The resource consent application involves the following activity that is covered by the NES-CS:

- Disturbance of soil.

As such, the NES applies.

The activity is a **restricted discretionary** activity under the NES-CS because the following requirements are met:

- (a) *A detailed site investigation of the piece of land exists;*
- (b) *The report on the detailed site investigation states that the soil contamination exceeds the applicable standard;*
- (c) *The Council has the report.*

There are no other National Environmental Standards relevant to this application.

### Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

In this case, the construction noise component of the proposal is a discretionary activity, and the earthworks, land use, development activity and NES-CS elements are restricted discretionary activities. It is considered that the construction noise matter does not overlap with these other aspects of the application, and should be considered separately. Therefore, the temporary activity/construction noise is a **discretionary** activity, and the earthworks, land use, development activity and soil disturbance under the NES-CS are a **restricted discretionary** activity.

### NOTIFICATION AND SUBMISSIONS

#### Written Approvals

No written approvals were submitted with the application, but the applicant subsequently obtained written approvals from the following parties:

Person	Owner	Occupier	Address	Obtained
T Appleby	✓		191 Carroll Street	21 September 2023
J Steel, M Miller, and S Russell		✓	187 Carroll Street	1 October 2023

In accordance with section 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on these persons.

#### Limited Notification

Following an assessment of the proposal and additional shading diagrams / sun studies provided by the applicant, it was considered that the proposal had the potential to adversely affect the solar amenities of several properties across Carroll Street to the south. No other person or parties were considered to be adversely affected by the activity, because the environmental effects of the proposal are otherwise limited to effects on parties that are less than minor.

The applicant was asked to obtain written approval from the owners and occupiers of the properties at 185/187, 189 and 191 Carroll Street, and the written approvals detailed in the table above were subsequently obtained. In the absence of a response from the other identified parties, the applicant requested that the proposal proceed to limited notification. The application was subsequently notified to the following parties:

- the owner of 185/187 Carroll Street
- the owner and occupants of 189 Carroll Street

- The occupants of 191 Carroll Street<sup>4</sup>

The closing date for submissions was 17 November 2023, and no submissions were received.

In consultation with the Chair of the DCC Consent Hearings Committee, and in accordance with the provisions of Section 100 of the Resource Management Act 1991, it was determined that a hearing was not necessary; and that the application would be considered and decided by the Resource Consents Manager under delegated authority.

## **ENVIRONMENTAL EFFECTS ASSESSMENT**

### Assessment Matters/Rules

Consideration is required of the relevant assessment rules in the Proposed 2GP, together with the relevant matters in the NES-CS. In regard to the temporary activity/construction noise all relevant effects have been considered. However, with respect to the earthworks, land use, development activity and soil disturbance under the NES-CS, this assessment is limited to the matters to which the Council's discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

1. Noise (Proposed 2GP Assessment Rules 4.9.2.1 and 9.7.4.5)

These rules require consideration of the extent to which activities are designed and operated to avoid adverse effects from noise on the health of people or, where avoidance is not practicable, ensure any adverse effects will be insignificant.

#### *The Application*

The applicant has provided an acoustic assessment prepared by Powell Fenwick, which indicates that during construction, calculated noise levels, with mitigation measures in place, will exceed the proposed day-time noise limits set out under Rule 4.5.4.1.a by up to 3 dB. The assessment concludes:

*Noise level calculations for the construction of the whole development have been completed at noise sensitive receivers (NSRs), which are adjacent sensitive receivers most exposed to the construction activities, these are:*

- 124 Maitland St
- 181 – 191 Carroll St
- 104 Carroll St
- 102 Carroll St
- 121 Stafford St

*The calculations are based on typical construction activities determined from correspondence with project representatives for each stage. Construction activities include demolition, civil works and construction works of the buildings. Without mitigation measures, use of the 30-tonne excavator, 12-tonne vibratory roller, vibratory plate compactor and nail gun are calculated to likely exceed the construction noise limit of 70 dB LAeq during 0730 – 1800 h during weekdays and Saturdays. With the best practicable mitigation measures utilised, noise effects can be minimised, however there is a likelihood that exceedances could occur.*

*We recommend a Construction Noise and Vibration Management Plan (CNVMP) be prepared to address any potential noise exceedances through implementation of best practicable option mitigation strategies.*

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<sup>4</sup> The property at 191 Carroll Street comprises 191, 191B and 1891E Carroll Street, which were all owned by the same person, and on the same rating account. 191B and 191E are separate buildings to the rear of 191 (which fronts onto Carroll Street). These rear units were not considered to be potentially affected, and did not receive notification of the proposal.

The application also discusses the matter of potential noise associated with events in the community room (which is on the ground floor of Building B). It offers a consent condition requiring a management plan for use of the community room, to ensure that the 2GP noise standards are complied with.

#### *The Council's Assessment*

The Powell Fenwick assessment was reviewed by the Council's acoustic consultant, Mr Daniel Winter, who has recommended a number of consent conditions to manage noise and vibrations from construction activities. These conditions include the requirement for a CNVMP, acoustic screens, specified hours of construction, and noise and vibration limits.

With regard to the CNVMP, given the residential nature of the surrounding environment, it is considered important that the plan include procedures for communication with surrounding properties and residents, and the process for managing any complaints.

Overall, on the basis of the advice provided by Powell Fenwick and Mr Winter, it is considered that if the construction works are managed in accordance with the consent conditions detailed in the decision certificate, and with the CNVMP, and use of the community room is governed by a management plan, adverse effects from noise on the health of people (particularly in respect of the identified noise sensitive receivers at 124 Maitland St, 102, 104 and 181-191 Carroll Street, and 121 Stafford St) will be managed to an acceptable level.

### ***Earthworks / Network Utilities***

#### ***2. Stability of Land Buildings and Structures (Proposed 2GP Assessment Rule 8A.7.2.1.c)***

This assessment rule relates to the avoidance or mitigation of adverse effects on the stability of land, buildings, and structures.

#### *The Application*

The application advises that earthworks are necessary to create the building platforms, parking area and vehicle access. It notes that all earthworks will be carried out in accordance with the requirements of NZS 4431:1989, 'Code of Practice for Earth filling for Residential Development', and following a methodology that ensures that the stability of the site and adjacent properties is not compromised.

The application includes a geotechnical, contaminated land and civil investigation assessment prepared by Tonkin & Taylor Ltd. The geotechnical component of that assessment recommends that further work be undertaken in respect of:

- geotechnical design (for example foundation parameters to support structural design of the development). While additional geotechnical investigations might be required, it considers that the investigations undertaken are sufficient, provided robust foundations are designed with structural and geotechnical input
- the assessment and design of slope stability measures, accounting for the proposed site layout, locations of buildings and accessways (for example, geotechnical design of retaining structures, and design for subsoil drainage, which might require further geotechnical investigation)
- geotechnical input during construction.

#### *The Council's Assessment*

The application and Tonkin & Taylor assessment have been considered by the Council's consultant geotechnical engineer, Mr Edward Guerreiro. He notes that the underlying geology consists of first main eruptive phase volcanics, and is sloping by less than 12°. The site is within an area where the following hazard has been identified as a potential hazard:

- Hazard ID 11965: Land Stability – Land Movement (Town Belt Slide Complex).

Mr Guerreiro advises that while the site is located within geology known for instability in relatively shallow slopes, as the site is less than 12°, this is unlikely to be an issue. Similarly, while it is located within the Town Belt Slide Complex, this encompasses a large area, affecting many lots, and development within the subject site is unlikely to affect this hazard.

He recommends that the application not be declined on the ground of known natural hazards; and considers that the proposal will not create or exacerbate instabilities on this or adjacent properties. He recommends that the following consent conditions be included:

- *All walls retaining over 1.5m, or supporting a surcharge / slope, or neighbouring land, including terracing, require design, specification and supervision by appropriately qualified person/s*
- *Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties.*
- *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*
- *Slopes may not be cut or filled steeper than indicated in the T&T Geotechnical advice.*
- *Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.*
- *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.*
- *Any earthworks on the site are subject to 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.*
- *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 or concentrated runoff during storm rainfall events.*

This advice is accepted, and consent conditions that generally reflect those recommended by Mr Guerreiro have been included accordingly. In addition, other standard earthworks consent conditions are included, including a requirement that appropriate measures and devices are installed to control and contain storm water run-off from the site during earthworks, and as the site is developed. A condition and associated advice note pertaining to erosion and sediment control management is also included.

Overall, it is considered that any adverse effects on the stability of land, buildings, and structures, and surrounding properties arising from the proposed earthworks will be adequately mitigated through adherence to these consent conditions.

3. *Amenity of Surrounding Properties (Proposed 2GP Assessment Rule 8A.7.2.1.b)*

The application acknowledges that "...the proposed earthworks have the potential to cause nuisance effects including dust, run-off and heavy vehicle movements." It suggests however that these effects will be temporary in nature and limited to the period when the works are being undertaken. It volunteers a number of conditions to mitigate potential nuisance and amenity effects from the construction phase earthworks activities.



Issues of noise and dust have the potential to have an effect on the amenity of surrounding properties. Issues of soil support and land stability are expected to be avoided or remedied through the implementation of engineering measures, as detailed in the consent conditions.

The nature of the work proposed is such that there is the potential for issues of noise and dust to arise across a wider area. The issue of noise has been discussed under (1) above). With regard to dust, a consent condition requiring that any soil exposed during excavation and/or construction be watered down where necessary and appropriate to reduce dust is considered appropriate. Please refer to the decision certificate.

The consent holder should inform neighbours of the timing and scale of the proposed works, prior to those works being undertaken. An advice note to this effect is included in the decision certificate.

Subject to compliance with these conditions of consent, it is considered that the potential for adverse effects on surrounding properties and the wider environment, including from changes to drainage patterns, will be adequately mitigated.

4. Visual Amenity (Proposed 2GP Assessment Rule 8A.7.2.1.a)

Earthworks and excavations associated with the establishment of residential activities are a common element in a residential zone, and in this respect the effects of the activity on visual amenity values and the character of the area are considered to be acceptable.

Notwithstanding this, excavated soil has the potential to have an adverse effect if left banked up for an indefinite length of time. The subject site is a HAIL site, and the management of excavated soil is discussed in the NES-CS section below.

5. Efficient and Effective Operation of Network Utilities / Health and Safety / Efficiency and Affordability of Infrastructure/ Effects of Stormwater from Future Development (Proposed 2GP Assessment Rules 5.7.4.2, 8A.6.3.8, 9.6.2.2 and 15.11.3.2)

These rules require consideration of the extent to which earthworks are set back an adequate distance from network utilities to avoid damage to existing network utilities, obstruction of access to existing underground network utilities, and adverse effects on the health and safety of people. Consideration of impacts on the capacity of public stormwater infrastructure is also required.

*The Application*

The geotechnical, contaminated land, and civil investigation assessment prepared by Tonkin & Taylor Ltd notes:

*Stormwater discharge from the site may decrease (subject to the proposed building footprint and paved areas) while wastewater and potable water demand are expected to approximately double, as a result of the proposed increase in dwelling density. Sufficient capacity is expected to be available in the receiving network, based on the information provided for the proposed development, however liaison with DCC in the following design stages will be required to identify whether network modelling (by DCC) will be required once the details of the development are confirmed...*

*The Council's Assessment*

The application has been reviewed by the subdivision support officer for the DCC 3 Waters Department, Mr Andrew Budd. In terms of **existing services**, Mr Budd has advised that there is a 100mm diameter water supply pipe, a 600mm diameter stormwater pipe, and a 150mm diameter wastewater pipe in Carroll Street.

With regard to **water supply**, he notes that each building must be serviced from an individual, sufficiently sized, point of supply; and that the existing water connection available to the site can be retained for a single building, if it is suitable. He advises that non-domestic water connections, as defined by the water bylaw, require an RPZ boundary backflow prevention device and a meter; and that installation of an RPZ requires a building consent, or an exemption from a building consent. He recommends the inclusion of consent conditions relating to these matters, but in my view, advice notes are more appropriate, because water connections, water meters and RPZ backflow prevention devices will all be addressed during the building consent process. In addition, the proposal does not involve any breach of residential density that may justify discretion to impose these requirements as consent conditions.

On the matter of the **availability of water for firefighting**, Mr Budd advises that there is a fire hydrant (WFH02855) within 100m of the development and a second fire hydrant (WFH02855) within 100m of the development, and that the proposed development is compliant with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies.

Addressing **stormwater**, Mr Budd advises that a private stormwater connection is required for each building. He notes that a Stormwater Management Plan (SWMP) is required because the proposal is for a multi-unit development that increases the impermeable surface area of the site. A consent condition to this effect is included in the decision certificate.

In respect of **wastewater**, Mr Budd advises that a private wastewater connection is required for each unit, and should be made to the 150mm wastewater pipe in Carroll Street. He notes also that any existing wastewater connections that will not be utilised as part of the new development should be cut and plugged at the DCC owned wastewater main. He recommends the consent conditions that reflect this advice be included in the decision. Again however, these matters will be addressed during the building consent process, and therefore advice notes are deemed more appropriate.

Mr Budd recommends that, in order to reduce water consumption and the volume of wastewater generated, the consent holder implement water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers. An advice note to this effect is included.

With regard to the earthworks associated with the establishment of the proposed vehicle crossing at the western boundary of the site (and reinstatement of existing vehicle crossings as footpath and kerb and channel), and the **proximity of these works to the wastewater main** in Carroll Street, Mr Budd advises that the consent holder must inform 3 Waters immediately if any 3 Waters infrastructure is damaged during earthworks and construction, and that any repairs will be at the expense of the consent holder. A consent condition that reflects this is included in the decision certificate.

Overall, and taking the Tonkin & Taylor assessment report and the advice of Mr Budd into account, it is considered that compliance with the consent conditions discussed above will ensure the operational efficiency and effectiveness of the Council's infrastructure (including stormwater infrastructure) is not compromised, and that adverse effects on the health and safety of people are avoided.

### ***Inner City Residential Zone***

#### ***6. On-site Amenity for Residents (Proposed 2GP Assessment Rules 15.10.3.10 and 15.10.3.11)***

These assessment rules require consideration of whether a residential development achieves high quality on-site amenity by providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space, or recreation. Consideration of the availability of adequate space for service areas is also required.



In terms of **outdoor living space**, four two bedroom units at ground floor level ground will have only 12.48m<sup>2</sup> of outdoor living space, whereas 15m<sup>2</sup> is required. These units also do not meet the 3.0m minimum dimension requirement.

The application states:

*Each residential unit will be provided with a private outdoor living space directly accessible from its indoor living area, and complemented by the proposed landscaped areas and the communal open square located between Buildings A and B. Additionally... there are several public green spaces within close proximity to the site including Palmyra Reserve directly to the north of the site. For these reasons ... it is considered the level of private and public outdoor living space will ensure that the reasonable needs of all future tenants are met, ensuring high-quality residential amenity will be provided on the site for the enjoyment of the residents. Therefore, any adverse effects of the non-complying outdoor living spaces on the surrounding environment will be less than minor.*

The proposal has been assessed by the DCC urban designer, Ms Maria Callaú, who observes:

*High quality outdoor living areas have been provided for each unit, these are well positioned to the sun and to green amenities. They have direct access to the units' indoor living areas and include screening for privacy.*

I concur with the assessments of both the applicant and Ms Callaú. I consider that the design of the outdoor living spaces for each unit, together with the landscaping treatment proposed for the site, and the proximity of the Palmyra Reserve immediately adjoining the northern boundary of the site, will ensure a quality and functional outdoor living amenity for residents. This includes those occupying the units with non-complying outdoor living spaces.

The application was also referred to the DCC Parks and Recreation Department, as the guardians of the adjacent Palmyra Reserve. That department has expressed concern that the outdoor living space breach "...will see a large amount of demand from the tenants particularly with a gate providing direct access into the reserve and risks the reserve being privatised by the tenants." It recommends the establishment of a public right of way easement from Carroll Street through the site to the reserve with associated signage to inform the public of this entrance into the reserve.

I note that the Palmyra Reserve has frontage to Maitland Street, and multiple frontages to Stafford Street, which provide existing options for public access. It has no frontage to Carroll Street and the subject site has long been developed for social housing with no public access through the site. The proposal does not change the nature of the land use, only the form and intensity of development. The 2GP Assessment Rule 15.10.3.10 identifies proximity to public green space as a circumstance that might support a consent application (as is the case with this proposal). Furthermore, the potential for members of the public to randomly pass through the subject site in order to access the Palmyra Reserve is, in my view, likely to have a detrimental effect on the amenity of residents. It is not reasonable for a private landowner with property adjoining a Council reserve to be asked to provide an access easement and directional signage for public access, when there are already existing public access routes in the wider vicinity providing access to the reserve. Accordingly, this suggestion from Parks and Recreation is not supported.

With regard to **service areas**, the district plan requires that each unit have a dedicated service area of 2.5m<sup>2</sup>, whereas the application proposes two communal service areas with a combined area of approximately 43m<sup>2</sup>. One area is a covered enclosure at the northwest rear corner of the site (next to the parking area) and the other is at ground floor level within Building B.

The application observes:

*...while less than the minimum required, there is adequate space provided across the site and within Buildings A and B, cumulatively, for the storage of the residents' rubbish and recycling. The proposed service area will foster a high-quality residential amenity being provided on the site for the residents. The Council confirmed on April 20, 2023 that they are "happy and able to service this property from the delegated area".*

Ms Callaú supports the location of the services area and outdoor utilities, noting that they are "included in an enclosed volume and not visible from the street".

I note that, as indicated by the applicant, the contracts coordinator for the DCC Waste and environmental Solutions Department, Ms Regan Climo, is supportive of the proposed servicing arrangements.

In my view, the application's communal approach to providing service areas for the units is efficient and more conducive to both on-site and streetscape amenity than a random series of smaller service areas and associated haphazard placement of wheelie bins and bottle bins.

Overall, it is considered that the proposed development will achieve high quality on-site amenity by providing functional, sunny, and accessible outdoor living spaces, and adequate space for service areas.

7. Surrounding Sites' Residential Amenity / Neighbourhood Residential Character and Amenity / Streetscape Amenity and Character (Proposed 2GP Assessment Rules 15.10.4.1, 15.10.4.3, 15.10.4.7 and 15.11.3.1.a)

These assessment rules relate to the impact of the height and setback of a development on the sunlight access of current and future residential buildings and their outdoor living spaces; and the maintenance of streetscape amenity by ensuring the bulk and location of the development is consistent with the residential character of the zone. Consideration of whether a multi-unit development is designed to maintain and enhance streetscape and neighbourhood amenity and character is also required.

In this instance, the canopy over the entrance to Building A breaches the 3m front yard setback by 1.7m, the north and south elevations of Building A exceed the 20m maximum continuous length by 15m, and Buildings A and B will have a maximum height of 17.7m and 14.1m respectively (where the permitted maximum is 12m).

*The Application*

In considering the **height breach** of both buildings, the application suggests that the topography of the locality, separation distances, and proposed landscaping are such that when viewed from the adjoining Palmyra Reserve, the properties across Carroll Street to the south, and the units at 124 Maitland Street to the west, the impact of the height exceedances will be reduced, and the buildings will not appear visually dominant. With regard to 102 and 104 Carroll Street to the east, the application observes:

*...given the nature of the height intrusion and its location at the apexes of the roofs near the southern boundary of the site, the extent of the height intrusion associated with Building B would not be readily distinguishable when compared to a complying building. Building B will also largely screen any views of the taller Building A when viewed from the adjoining properties to the east. Building B will not overshadow the dwellings at 102 and 104 Carroll Street.*

The application concludes that residential character and amenity of the surrounding environment will not be adversely affected to a minor or more than minor extent by the height exceedances.

The application suggests that any adverse effects associated with the **35m continuous length** of Building A will be mitigated by the proposed cladding materials and windows treatment, and by the proposed landscaping, which includes tall and dense trees and hedging, and fencing.

The application also considers the impact of this **multi-unit development** on streetscape amenity and character at some length.<sup>5</sup> It advises that consideration of CPTED matters was a key element in the design brief for the project, and that the design was rigorously reviewed by Kāinga Ora's internal project team, including CPTED experts, to ensure it provides a safe environment. The application states:

*Overall, the scale, mass and design of the proposed buildings are considered appropriate in this specific situation, the design responds in a sensitive manner to the site size, its linear form, and the strong edges created through the adjacent road network and park to the north. The massing and positioning of the proposed buildings is considered appropriate and suitable variety in building form is provided through façade articulation, roof pitch, colours, materials, and integration with a comprehensive landscape plan. An appropriate level of carparking is provided in a location that minimises its visual dominance. A clear hierarchy of pedestrian routes and public and private spaces is provided through the site, with strong pedestrian connections provided.*

#### *The Council's Assessment*

Ms Callaú has assessed the development in the context of the surrounding environment, and from varying viewpoints. She considers that the development provides an appropriate building bulk and location for the site, and is in keeping with other buildings in the neighbourhood which are of a similar scale. She observes:

*Overall, the building's design is well thought out, taking into account the various angles from which it will be seen. Its scale, form, and features all contribute to a harmonious integration within the existing urban fabric. Additionally, the presence of similar-scale buildings in the surrounding streets, such as churches and apartment buildings, further supports its contextual appropriateness.*

Ms Callaú is supportive of the form and architectural detail of the development, and notes that it is complemented with well-balanced soft and hard landscaping, connecting with local amenities. She considers that the proposal provides an adequate response to streetscape character and amenity.

Ms Callaú did however express concern about the shading effects that Building A would have on the properties across Carroll Street to the south. She observed that Building A breaches the height limit by approximately 6m<sup>6</sup>, and that this breach would have a direct adverse effect on these properties. To address this concern, she suggested:

*The position of Building A needs to be adjusted slightly to find the optimal balance between setback and height. This adjustment is likely to require a compromise that minimizes shading impact while still maintaining the desired architectural and spatial qualities of the building. Due to the lower angle of the sun during winter, reducing the height of the building has a more significant impact than increasing the setback.*

As discussed under the *Notification and Submissions* heading above, two written approvals were obtained and the application was notified to the remaining identified parties to the south of the site,

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<sup>5</sup> Refer section 6.7 of the application

<sup>6</sup> Ms Callaú has suggested that the information shown on page 29 of the application sections and elevations suggests that the height breach of Building A is more than 5.7m, and possibly closer to 6m.

and no submissions were received. Consequently, no further consideration has been given to potential adverse effects (and shading specifically) on these parties.

Overall, on the basis of Ms Callaú's advice, it is considered that any impacts on the residential amenity of surrounding sites arising from the bulk and location breaches of the development will be acceptable, and consistent with the residential character of the zone. In the context of the surrounding environment, and the units which previously existed on the site, it is considered that the proposed multi-unit development and landscaping will enhance streetscape amenity and neighbourhood character and amenity.

8. *Safety and Efficiency of the Transport Network (Proposed 2GP Assessment Rule 6.10.5.1)*

This assessment rule relates to the consideration of the design of parking and loading areas, to ensure:

- the safety of pedestrians travelling on footpaths and within the site
- the safe and efficient undertaking of vehicle parking and loading
- the avoidance or mitigation of adverse effects on the safe and efficient functioning of the transport network
- safe and convenient access to and from parking and loading areas for vehicles, emergency vehicles, pedestrians, and cyclists; and
- that mud, stone, gravel, or other materials are unlikely to be carried onto hard surface public roads or footpaths

The proposed parking area at the rear of the site does not comply with 2GP requirements for minimum stall and aisle widths, nor the minimum stall width for mobility parks.

*The Application*

The application considers that any effects associated with these non-compliances will be less than minor, and that the safe and efficient operation of Carroll Street will be maintained. It states:

*The parking area will mostly be used by motorists familiar with its location and design. Vehicles using the parking area are anticipated to be of a small- to medium-sized and the number of persons within any vehicle will be low as the units are limited to one and two bedrooms. Vehicle movement through the parking area will be of a low volume (given that the number of bays is limited to 29 including 8 mobility spaces), steady manner (given that the residents will arrive and depart at various times throughout the day and night), and slow speed (given the short length of the accessway and parking area). The parking areas grid layout and low height design fosters clear sightlines across the parking area enabling an entering motorist to stop (within the accessway or by the bin storage) and observe another vehicle entering / egressing a bay completely. Motorists will be able to enter / egress all bays / mobility spaces within one forward-facing or reverse manoeuvre. Considering the above, the proposed width of the bays / mobility spaces and aisle is sufficient for the anticipated vehicles and motorists / passengers and will enable the safe and efficient operation of the parking area.*

*Manoeuvring into / out of the bays and within the aisle will not be experienced by Carroll Street users as these movements will be completed approximately 40m from the footpath / carriageway. Additionally, visibility of the parking area movements from Carroll Street will be blocked by the built form of the proposed units.*

In response to a suggestion from the DCC that the proposal fell within the 2GP definition of "High Trip Generators" the applicant obtained an assessment from Novo Group Limited.<sup>7</sup> This assessment

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<sup>7</sup> The 2GP defines *High Trip Generators* as "The group of activities which includes new or additions to parking areas that result in 50 or more new parking spaces; and any activities that generate 250 or more vehicle movements per day."

found that the proposed development was likely to generate between 120 and 160 traffic movements per day and therefore was not a high trip generator.

#### *The Council's Assessment*

The application was reviewed by the DCC Transport Department. The transportation planner Mr Reese Martin has advised:

...

#### **ACCESS**

*The site currently accommodates four existing vehicle crossings that serve as access to the existing residential occupation of the site. As part of the redevelopment of the site, the applicant proposes to remove all four existing vehicle crossings therefore making them redundant and establish one new 5.5m wide vehicle crossing at the southwest end of the site in order to serve as vehicle access to the site. This results in a reduction from four vehicle crossings down to only one crossing and is considered to be a general improvement to the existing situation and is therefore supported. The redundant vehicle crossings must be reinstated as footpath, kerb, and channel at the applicant's cost.*

*Pedestrian access within the site will be accommodated via internal paths including a 1.5m path adjacent to the new vehicle access as well as a pedestrian connection through the site via stairs to the adjacent Palmyra Reserve and is also considered acceptable.*

*Rule 6.6.3.7.a requires that the maximum change in gradient without transition for all vehicular access must be no greater than 1 in 8 for summit grade changes or 1 in 6.7 for sag grade changes. In addition, Rule 6.6.3.7.b requires that the gradient of the first 5.0m of the vehicle access, measured from the road boundary, must not exceed a gradient of 1 in 8. Given the topography of the site, conditions are recommended accordingly.*

*The vehicle access must be a minimum 5.0m width, hard surfaced from the edge of the Carroll Street road carriageway for its full duration and be adequately drained. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.*

#### **PARKING AND MANOEUVRING**

*The applicant proposes to establish 29 new carparking spaces within the site to serve as on-site car parking for the new residential units within the site. ...*

*Given that the use of these spaces is intended for residential occupation within the site it is anticipated that users will become familiar with the location and design of each space with the parking area also expected to operate as a low speed and low volume environment. Whilst the mobility spaces could be reconfigured to a more complaint layout arrangement (2.5m wide parking space with a shared 1.1m wide area in between), based on the residential nature of the use of the site this is not considered to be necessary in this instance. On that basis, the minor reduction in stall widths is unlikely to reduce the overall safety and efficiency of the use of the parking layout, subject to compliant on-site manoeuvring provision which is assessed below.*

*As the parking area will provide for 29 parking spaces that share a common access, compliant on-site manoeuvring must be provided pursuant to Rule 6.6.1.2.a.iii. ... Transport confirms by use of tracking curves for a B85 percentile car that compliant manoeuvring space is available so that vehicles using these spaces are not required to reverse directly onto Carroll Street, using only one reversing movement. On that basis, we consider the proposed manoeuvring arrangement to be acceptable.*

*On-site vehicle tracking has also been supplied by the applicant to verify that refuse collection can also occur within the site including adequate on-site manoeuvring for an 8.0m rigid truck*

*using only one reversing movement which avoids concentrating a collection point on Carroll Street and is considered acceptable.*

*... The proposal will result in 29 carparking spaces and at least 12.0m of effective on-site queuing space will be provided and is therefore considered acceptable. It is also noted that the redevelopment of the site will also include the provision of secure bicycle parking which is supported by Transport.*

*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).*

#### **GENERATED TRAFFIC**

*The applicant has assessed the level of traffic that is anticipated to be generated by the proposal development noting that the total site development is estimated to generate somewhere in the order of 120-160 vehicle movements per day. This is calculated on the basis that social housing developments are anticipated to generate a lower daily and peak hour trip rate than compared to standard residential activities (3-4 vehicles per day per unit compared to 10 vehicles per day). This results in an increase of 11 trips during the morning peak or one vehicle arriving or departing every 5 minutes from the site which is considered by the applicant as a comparably low increase during peak hours, particularly when compared with standard residential housing. Transport considers this assessment to be reasonable and on balance, considers that the effects of the traffic generated as a result of this proposal on the transport network will be less than minor.*

Mr Martin has also recommended the following consent conditions, that reflect his advice above:

- i. The vehicle access must be a minimum 5.0m width, hard surfaced from the edge of the Carroll Street road carriageway for its full duration and be adequately drained.*
- ii. 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.*
- iii. 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).*
- iv. The redundant vehicle crossings must be reinstated as footpath, kerb, and channel at the applicant's cost*
- v. The maximum change in gradient without transition for all vehicular access must be no greater than 1 in 8 for summit grade changes or 1 in 6.7 for sag grade changes.*
- vi. The gradient of the first 5.0m of the vehicle access, measured from the road boundary, must not exceed a gradient of 1 in 8.*

These conditions effectively reflect 2GP performance standards, and are accepted accordingly.

On the basis of Mr Martin's advice and the assessment and information provided by Novo Group Limited, and subject to the consent conditions, it is considered that any effects on the safety and efficiency of the transport network associated with the stall and aisle width non-compliances will be avoided.



**Other****9. Heritage Values**

There is no indication that the site has particular archaeological or cultural significance. Nevertheless, the site is within the 2GP Archaeological Alert Layer Mapped Area, and as such it is considered appropriate to include advice notes in the decision certificate, which detail the process to be followed should kōiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori artefact material be discovered within the site, or in the event that excavations reveal any feature or archaeological material that predates 1900, or heritage material, or disturb a previously unidentified archaeological or heritage site.

***The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NES-CS")***

The proposed soil disturbance requires resource consent under the NES-CS. The application includes a detailed site investigation prepared by Kirk Roberts Consulting Engineers, together with a geotechnical, contaminated land and civil investigation assessment ("GCLCIA") prepared by Tonkin & Taylor. It is noted that the application indicates that consents under the NES-CS will be sought from the Otago Regional Council,

The application, including the DSI and Tonkin & Taylor documents, were referred to the Council's consultant environmental scientist, Mr Scott Fellers, for review. The following assessment is heavily reliant on Mr Fellers' expertise.

**10. Adequacy of the Detailed Site Investigation**

Mr Fellers advises:

*The GCLCIA and the DSI are both well written and appropriately detailed. Both reports are fit for purpose. Between the two reports a substantial amount of sampling has been completed. Sampling was consistent across both reports showing an elevated level of heavy metals across the site with a small number of lead samples exceeding high-density residential SCSs. It should be noted that lead concentrations were all below commercial/industrial SCS which is the conservative stand in for site worker health. Therefore, the risk from elevated lead across the site is predominantly to the end site users.*

Taking this advice into account, it is considered that the DSI, and the GCLCIA submitted with the application are adequate.

**11. Suitability of the Land for the Proposed Activity**

Noting that neither Kirk Roberts Consulting Engineers nor Mr Fellers have raised any concerns about the proposed use of the site, the land is deemed to be suitable for the proposed development. Nonetheless, Mr Fellers has observed:

*The DSI recommends that further testing be undertaken following the demolition of existing buildings and hardstand. This is an appropriate recommendation that is made by both reports. The existing sampling shows what should represent general contaminate concentrations across the site. But there may be hotspots that are present either by accident or design under the existing buildings or hardstand. This should be assessed once all soils are exposed.*

Both the DSI and Mr Fellers recommend that further testing be undertaken following the demolition of the existing buildings to inform soil disposal options and determine the risk of contamination within these areas.

Noting that demolition of the existing buildings has already occurred, a pre-commencement condition that reflects the advice of Mr Fellers and the DSI is included in the decision certificate.

**12. Approach to the Remediation or Ongoing Management of the Land**

Mr Fellers has noted that much of the site will be covered with hardstand, and therefore soils with lead exceeding soil contaminated standards could be either encapsulated beneath paving or buildings, or removed from site. He recommends that, depending on which option is taken, either a Remedial Action Plan or an Ongoing Site Management Plan be prepared. The Kirk Roberts DSI makes the same recommendation.

A consent condition that reflects this advice is included in the decision certificate.

**13. Adequacy of the Site Management Plan and/or Site Validation Report**

As detailed above, consent conditions have been included to require that either a Remediation Action Plan or an Ongoing Site Management Plan be prepared by a suitably qualified and experienced person, and implemented. This will ensure worker health and safety, no subsequent residual risks with respect to contact with contamination, and appropriate environmental management.

With regard to a Site Validation Report, Mr Fellers has recommended that if the site is remediated, a Site Validation Report will be required. A consent condition to this effect is included.

**14. Transport, Disposal and Tracking of Soil and Other Materials**

Compliance with the RAP or OSMP will ensure that the transport, disposal, and tracking of soil and other materials taken away in the course of the activity is managed appropriately. Nonetheless, for clarity, a consent condition is included to require that contaminated soils and material removed from the site be deposited at a disposal site that holds a consent to accept soils for disposal with the relevant level of contamination.

**15. Requirement for and Conditions of a Financial Bond**

A financial bond is not considered necessary. The Council's standard monitoring and enforcement procedures are considered adequate to ensure compliance with the requirements set out in the consent conditions. Should the consent holder wish to defer implementation of any of these requirements, this can be considered through a section 127 consent variation process.

**16. Review of Consent Conditions**

The consent conditions will be reviewed and monitored by the Council's Monitoring and Enforcement Team as the development progresses.

**17. Consent Duration**

The resource consent for the earthworks and construction component of the project will be five years, and this term will apply to the NES aspect of the proposal also.

## **SUBSTANTIVE DECISION ASSESSMENT**

### **Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

### **Offsetting or Compensation Measures**

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.



## Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Operative District Plan and the Proposed 2GP were taken into account when assessing the application.

### Operative District Plan

The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**, which seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**, which seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 17.2.3 and Policy 17.3.9 (Hazards, Hazardous Substances and Earthworks Section)**, which seek to ensure that earthworks are undertaken in a manner that does not put the safety of people or property at risk, and minimises adverse effects on the environment.
- **Objective 20.2.2 and Policies 20.3.5 and 20.3.8 (Transportation Section)**, which seek to ensure that land use activities are undertaken in a manner which avoids, remedies, or mitigates adverse effects on the transportation network.
- **Objective 21.2.2 and Policy 21.3.3 (Environmental Issues Section)**, which seek to ensure that noise associated with the development of resources and the carrying out of activities does not affect public health and amenity values.
- **Objective 21.2.4 and Policy 21.3.6 (Environmental Issues Section)**, which seek to ensure that the disposal of wastes is undertaken in a manner that avoids, remedies, or mitigates adverse effects on the health and amenity of people and communities within the City, and on their environment.

### Proposed 2GP

The proposal is considered to be consistent with the following Proposed 2GP objectives and policies:

- **Objective 4.2.1 and Policy 4.2.1.1 (Temporary Activities Section)**, which seek to ensure that temporary activities are enabled while minimising, as far as practicable, any adverse effects on the amenity and character of the zone; and ensuring any adverse effects on people's health and safety are minimised as far as practicable.
- **Objective 5.2.2 and Policy 5.2.2.1 (Network Utilities Section)**, which seek to ensure that the operational efficiency and effectiveness of network utilities is not compromised by development locating near these activities.
- **Objective 6.2.3 and Policy 6.2.3.9 (Transportation Section)**, which seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.
- **Policy 6.2.3.2 (Transportation Section)**, which seeks to only allow multi-unit development and subdivision activities where the activity is designed to ensure the safe and efficient operation of waste collection vehicles; and any on-street solid waste collection will not obstruct footpaths, private accessways or roads.
- **Objective 6.2.4 and Policies 6.2.4.1, 6.2.4.2, 6.2.4.4 and 6.2.4.5 (Transportation Section)**, which seek to ensure that parking areas, loading areas and vehicle accesses are designed and located to

provide for the safe and efficient operation of both the parking or loading area and the transport network; and facilitate the safe and efficient functioning of the transport network and connectivity for all travel modes.

- **Objective 8A.2.1 and Policies 8A.2.1.1, 8A.2.1.2 and 8A.2.1.3 (Earthworks Section)**, which seek to ensure that earthworks necessary for permitted or approved land use and development are enabled, while avoiding, or adequately mitigating, any adverse effects on visual amenity and character, the stability of land, buildings, and structures; and surrounding properties.
- **Objective 9.2.1 and Policies 9.2.1.Z, 9.2.1.4 and 9.2.1.5 (Public Health and Safety Section)**, which seek to ensure that land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.
- **Objective 9.2.2 and Policies 9.2.2.1 and 9.2.2.X (Public Health and Safety Section)**, which seek to ensure that land use, development and subdivision activities maintain or enhance people's health and safety; require activities to be designed and operated to avoid adverse effects from noise on the health of people or, where avoidance is not practicable, ensure any adverse effects would be insignificant; and ensure that activities on land that has a history of land use that may have resulted in contamination are managed in accordance with the NES-CS.
- **Objective 11.2.1 (Natural Hazards Section)**, which seeks to ensure that land use and development is located and designed in a way that ensures that the risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term.
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**, which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents.
- **Objective 15.2.3 and Policies 15.2.3.1 and 15.2.3.3 (Residential Zones)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policies 15.2.4.1, 15.2.4.4 and 15.2.4.8 (Residential Zones)**, which seek to ensure that activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.

#### Objectives and Policies Assessment

Decisions on the Proposed 2GP have been released and none of the objectives and policies above are the subject of current appeals. Accordingly, when considering this proposal, greater weight has been given to the objectives and policies of the Proposed 2GP, although the proposal is consistent with both district plans in any case.

The proposal is consistent with these objectives and policies because, as noted in the effects assessment above, subject to compliance with the conditions of consent, adverse effects from noise on the health of people (particularly in respect of the identified noise sensitive receivers) will be managed to an acceptable level. Adverse effects from earthworks on the stability of land, buildings, and structures, and on surrounding properties and the wider environment, including from changes to drainage patterns, will be adequately mitigated. Any effects on the safety and efficiency of the transport network associated with the stall and aisle width non-compliances will be avoided, and the operational efficiency and effectiveness of the Council's infrastructure (including stormwater infrastructure) will not be compromised. The proposed development will achieve high quality on-site amenity by providing functional, sunny, and accessible outdoor living spaces, and adequate space for service areas, and any impacts on the residential amenity of surrounding sites arising from the bulk and location breaches of the development will be acceptable, and consistent with the residential character of the zone. In the context of the units which

previously existed on the site, the multi-unit development and landscaping will enhance streetscape amenity and neighbourhood character and amenity.

### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

In accordance with section 104(1)(b) of the Resource Management Act 1991, the provisions of the National Environmental Standard were taken into account when assessing the application. The proposal is considered to be consistent with the policy objective of the National Environmental Standard.

### **OTHER MATTERS**

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

### **PART 2**

Based on the findings above, it is evident that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of Dunedin's natural and physical resources.

### **RECOMMENDATION**

After having regard to the above planning assessment, I recommend that:

1. No hearing be held, pursuant to section 100 of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104, 104B and 104C of the Resource Management Act 1991.



Karen Bain  
**Associate Senior Planner**

Date: 12 December 2023

### **DECISION**

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the granting of resource consent to the proposal:

*Pursuant to Part 2 and sections 34A(1), 104, 104B and 104C of the Resource Management Act 1991, the provisions of the Proposed Second Generation District Plan, and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, the Dunedin City Council provides retrospective authorisation for a **discretionary** activity being the exceedance of day-time noise limits during demolition works; and **grants** consent to a*

*discretionary activity* being the exceedance of day-time noise limits by up to 3 dB; and to a **restricted discretionary activity** being the establishment of a multi-unit development comprising 40 residential units, with associated earthworks, and the disturbance of soil under the NES-CS at 1-118 Carroll Street, Dunedin, legally described as Lot 1 Deposited Plan 26442 (Record of Title OT18B/977), subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.



Alan Worthington  
**Resource Consents Manager**

Date: 12 December 2023

**Consent Type:** Land Use Consent

**Consent Number:** LUC-2023-188

**Purpose:** Retrospective authorisation for the exceedance of day-time noise limits during demolition works; and the exceedance of day-time noise limits by up to 3 dB; and the establishment of a multi-unit development comprising 40 residential units, with associated earthworks, and the disturbance of soil under the NES-CS.

**Location of Activity:** 1-118 Carroll Street, Dunedin.

**Legal Description:** Lot 1 Deposited Plan 26442 (Record of Title OT18B/977).

**Lapse Date:** 12 December 2028, unless the consent has been given effect to before this date.

**Conditions:**

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 23 May 2023, and further information received in emails from Tim Joll dated 13 June, 11 August, 21 August and 21 November, except where modified by the following conditions.*

Conditions to be met prior to any earthworks or construction commencing

2. *When the site has been cleared of hardstand and buildings, additional soil sampling (including details of soil contamination and recommended options for soil disposal) must be undertaken and reviewed by suitably qualified and experienced person. The results of the sampling and review must be provided by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz).*
3. *The following documents must be prepared by a suitably qualified and experienced person, and submitted to the Dunedin City Council via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz):*

*a) A Stormwater Management Plan ("SMP"), which must include details of the following:*

- i. stormwater calculations that state the difference between the pre-development flows and post-development flows and how any difference in flow is to be managed*
- ii. an assessment of the current and proposed imperviousness of the site*
- iii. secondary flow paths*
- iv. any watercourses located within the property*
- v. proposed stormwater management systems to accommodate any excess runoff from extra impervious surfaces*

- vi. *an assessment of the current network and its ability to accept any additional flow from the proposed development*
  - vii. *measures to ensure acceptable level of stormwater quality being discharged from the site.*
- b) *A Construction Noise and Vibration Management Plan ("CNVMP"), which must address the requirements of Annex E of NZS6803:1999 "Acoustics – Construction Noise" and DIN 4150-3:2016 "Vibration in buildings – Part 3: Effects on structures", and outline how noise and vibration will be managed in accordance with the best practicable option at all times. The plan must also include:*
- i) *procedures for communication with surrounding properties and residents, including:*
    - *details of contact person for community liaison and complaints*
    - *list of properties that will be communicated with, and*
    - *procedures for informing surrounding properties and residents of construction programme and progress.*
  - ii) *procedures for the receipt, management and response to any complaints received about noise or vibration.*
  - iii) *Details of the methods to be implemented to ensure that vibration does not exceed the guideline vibration values of DIN 4150-3:2016 Vibration in buildings – Part 3: Effects on structures at any building.*
- c) *A Ground Contamination Site Management Plan (GCSMP) that addresses:*
- i) *how works will be undertaken in a way that minimises the potential for effects on human health and the surrounding environment.*
  - ii) *minimising where practicable the area of exposed contaminated soils and the avoidance of the potential for cross-contamination of materials.*
4. *Earthworks must not commence until a building consent has been obtained. Engineering advice relating to temporary shoring and the potential for instability on adjacent properties must be obtained and implemented.*
5. *The consent holder must provide notice of the start date of the earthworks to the Resource Consent Monitoring team. This notice must be provided by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) at least five (5) working days before the works are to commence.*
6. *Acoustic screening / site hoardings must be installed around the perimeter of the site to provide an acoustic barrier, and must remain in place during the construction period. The barrier must:*
- a) *have a minimum height of 2.4m along the boundary with 124 Maitland Street and 104 Carroll Street, and 1.8m along all other boundaries*

- b) be constructed with no gaps in its length or at its base. The surface mass of any timber barrier must be no less than 10 kg/m<sup>2</sup> (e.g. 18 mm plywood). Alternatively, proprietary construction noise barriers may be used (such as Echo Barrier, Soundbuffer or Hushtec).

Conditions to be met at commencement of, or during, earthworks or construction

(General)

7. Earthworks, construction work and heavy vehicle movements must be limited to between 7.30am and 6.00pm, Monday to Saturday (inclusive). No work may occur outside of these times, or public holidays, except:
- a) quiet works (including but not limited to internal electrical work, plastering, painting, and meetings) may occur outside of standard construction hours providing the works are generally inaudible at neighbouring sites; and
  - b) emergency works may occur at any time where they are required to protect public health and safety or infrastructure.
8. Construction noise received in buildings housing any noise sensitive activities must not exceed 70 dB LAeq and 85 dB L<sub>Amax</sub> and will be measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise, with the following exceptions:

Receiver address	Assessment position	Noise limits during excavation and compaction
124 Maitland Street	Ground level (1.5m)	70 dB L <sub>Aeq</sub> and 85 dB L <sub>Amax</sub>
	Upper façade (4m)	80 dB L <sub>Aeq</sub> and 95 dB L <sub>Amax</sub>
104 Carroll Street	Ground level (1.5m)	70 dB L <sub>Aeq</sub> and 85 dB L <sub>Amax</sub>
	Upper façade (4m)	80 dB L <sub>Aeq</sub> and 95 dB L <sub>Amax</sub>
181 - 191 Maitland Street	Ground level (1.5m)	70 dB L <sub>Aeq</sub> and 85 dB L <sub>Amax</sub>

<i>Receiver address</i>	<i>Assessment position</i>	<i>Noise limits during excavation and compaction</i>
<i>121 Stafford Street</i>	<i>Upper façade (4m)</i>	<i>75 dB L<sub>Aeq</sub> and 95 dB L<sub>Amax</sub></i>
	<i>Ground level (1.5m)</i>	<i>70 dB L<sub>Aeq</sub> and 85 dB L<sub>Amax</sub></i>
	<i>Upper façade (4m)</i>	<i>75 dB L<sub>Aeq</sub> and 95 dB L<sub>Amax</sub></i>

9. *In addition to the perimeter acoustic screening required by condition 6, localised acoustic screens must be used to screen neighbouring sites from noise where there is direct line of sight over the perimeter screening. Localised screens must be located as close as practicable to the noise source to maximise their effectiveness.*

*(Earthworks/NES-CS)*

10. *Any recommendations resulting from the additional soil sampling and review required by condition 2 must be implemented.*
11. *A Remedial Action Plan (RAP) and/or Ongoing Site Management Plan (OSMP) must be prepared by a suitably qualified and experienced person.*
12. *Earthworks and construction must be undertaken in accordance with the SWMP, CNVMP, GCSMP and RAP and/or OSMP required by conditions 3 and 11.*
13. *The earthworks and construction work must be under the control of a nominated and suitably qualified person (civil/environmental engineer or technician).*
14. *While undertaking earthworks approved by this resource consent, the consent holder must ensure that:*
- a) All walls retaining over 1.5m, or supporting a surcharge or slope (including terracing) are designed and supervised by suitably qualified and experienced person*
  - b) Any earth fill over 0.6m thick supporting foundations is in accordance with NZS 4431-Engineered Fill Construction for Lightweight Structures, and specified and supervised by a suitably qualified and experienced person.*
  - c) All cut and/or fill of slopes are undertaken in accordance with the recommendations and methodology set out in the Geotechnical, Contaminated Land and Civil Investigation Assessment report prepared by Tonkin & Taylor Ltd and dated March 2022.*



- d) *Any modifications to stormwater flow or new culverts are designed by appropriately qualified person/s to ensure that overland stormwater flows are not interrupted and any adverse effects from local ponding during storm rainfall events is not increased.*
  - e) *If the long term stability of adjacent land or structures relies on the continued stability of retaining works, confirmation that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties is obtained from a suitably qualified and experienced person.*
  - f) *Any fill material to be introduced to the site comprises clean fill only.*
  - g) *Excavations are supported as soon as practicable, and no more than one month after commencement.*
  - h) *Any soil exposed while carrying out the proposed earthworks is watered down when necessary, to reduce the potential for nuisance from dust.*
15. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures must be taken and devices must be installed, where necessary, to:*
- a) *divert clean runoff away from disturbed ground;*
  - b) *control and contain stormwater run-off;*
  - c) *avoid sediment laden run-off from the site; and*
  - d) *protect existing drainage infrastructure sumps and drains from sediment run-off.*
16. *The consent holder must inform 3 Waters immediately if any 3 Waters infrastructure is damaged during earthworks and construction. Any repairs required will be at the expense of the consent holder.*
17. *All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.*
18. *Contaminated soils and material removed from the site must be deposited at a disposal site that holds a consent to accept soils for disposal with the relevant level of contamination. All soil and material must be covered during transportation off-site.*

*(Transportation)*

19. *The new vehicle access must have a minimum width of 5m, and be hard surfaced from the edge of the Carroll Street road carriageway for its full duration and be adequately drained.*
20. *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 (as detailed in the application plans).*
21. *The maximum change in gradient without transition for all vehicular access must be no greater than 1 in 8 for summit grade changes or 1 in 6.7 for sag grade changes.*

22. *The gradient of the first 5.0m of the vehicle access, measured from the road boundary, must not exceed a gradient of 1 in 8.*

*Conditions to be met following the conclusion of earthworks or construction*

23. *Any areas of certified or uncertified fill must be identified on a plan, and the plan and certificates submitted to Council to be recorded against the property file.*
24. *If the site has been remediated, then within 3 months of the completion of the earthworks a Site Validation Report (SVR) must be provided to the Dunedin City Council (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)). The report must be prepared by a suitably qualified and experienced person and in accordance with 'Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021'. The SVR should include:*
- a) summary of the works undertaken.*
  - b) confirmation the works were completed in accordance with the Remedial Action Plan (RAP) and whether there were any variations during the works.*
  - c) records of the site, type and volumes of soil material removed from the site, associated test results (if any), disposal destination of surplus soil, and waste disposal acceptance receipts.*
  - d) records of any unexpected contamination encountered during the works including any associated test results, if applicable*
  - e) confirmation that there were no safety or environmental incidents during the works. If any incidents occurred, then the report must detail the nature of the incident and the measures taken to mitigate effects; and*
  - f) the location and dimensions of contaminated soil remaining on site including a relevant site plan, if applicable.*

*Any sampling must be undertaken in accordance with 'Contaminated Land Management Guideline No 5, Site Investigation and Analysis of Soils, Ministry for the Environment, Revised 2021'.*

25. *Within three months of the units becoming habitable, a Management Plan for the use of the Community Room must be submitted to the Dunedin City Council via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz). The plan must be prepared with input from a suitably qualified acoustic specialist, and detail how use of the Community Room will be managed to ensure the district plan noise limits are complied with.*
26. *Any damage to any part of the footpath or road formation as a result of the site works must be reinstated at the consent holder's expense.*
27. *The redundant vehicle crossings must be reinstated as footpath, kerb, and channel at the consent holder's expense.*

**Advice Notes:**

Acoustic Screens

1. Localised acoustic screens can be U-shaped and wrap around the noise source or in a straight line. If a U-shaped barrier is used it should be 3 m high, and at least 2 m x 3 m x 2 m wide. The material used to line the scaffolding should have no gaps between the sheets. If a straight barrier is used it should be solid with no gaps and should block line-of-sight from the noisiest part of the plant/machinery to the receiver as much as possible.

### 3 Waters Infrastructure

2. The consent holder is encouraged to instal 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 the resultant volume of wastewater generated.
3. A separate water service connection is required for each building. (The existing water connection available to the site can be retained for a single building, if it is suitable.) An “Application for Water Supply” will be required for any new water connections, and should be submitted to the Dunedin City Council for approval. Details of how the buildings are to be serviced for water shall accompany the “Application for Water Supply”. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
4. Installation of RPZ boundary backflow prevention devices will be required on any non-domestic water connections. 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>.
5. A private stormwater connection is required for each building. Any existing stormwater connections that will not be utilised as part of the new development are to be cut and plugged at the DCC owned stormwater main.
6. A separate private wastewater connection is required for each unit. Any existing wastewater connections that will not be utilised as part of the new development are to be cut and plugged at the DCC owned wastewater main.
7. The applicant has not provided clear indication as to how the two buildings will be serviced for wastewater or stormwater disposal. If a shared common drain is installed to service both buildings, 3 Waters advises that a unit-title subdivision of the site would convert this common drain into to a drain in common. 3 Waters would require that no given drain in common could service more than a single building on this site, and the shared drain in common between the two buildings would then need to be decommissioned and new service connections established to each building. 3 Waters therefore advises the applicant to install wastewater and stormwater servicing infrastructure intended to meet the long-term development plan for this site. (3 Waters are not amenable to vesting wastewater or stormwater for land use consents.)
8. The consent holder is encouraged to contact the 3 Waters Senior Education and Compliance Officer regarding the disposal and/or treatment of groundwater prior to any construction taking place on this site. Approval is required from 3 Waters prior to any (appropriately treated) groundwater being discharged to DCC’s reticulated wastewater network. Groundwater is not to be disposed to DCC’s reticulated stormwater network, unless otherwise approved by 3 Waters.
9. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:

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

### Transportation

- 10. Any works within legal road are required to be undertaken by a DCC approved contractor and will require an approved corridor access request.
- 11. 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).

### Heritage / Cultural Values

- 12. If the consent holder:

- a) discovers kōiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori 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.

- 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 Māori 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

13. Neighbouring property owners should be advised of the proposed works at least seven days prior to the works commencing.
14. 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.
15. 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.
16. 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.
17. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

Issued at Dunedin on 12 December 2023



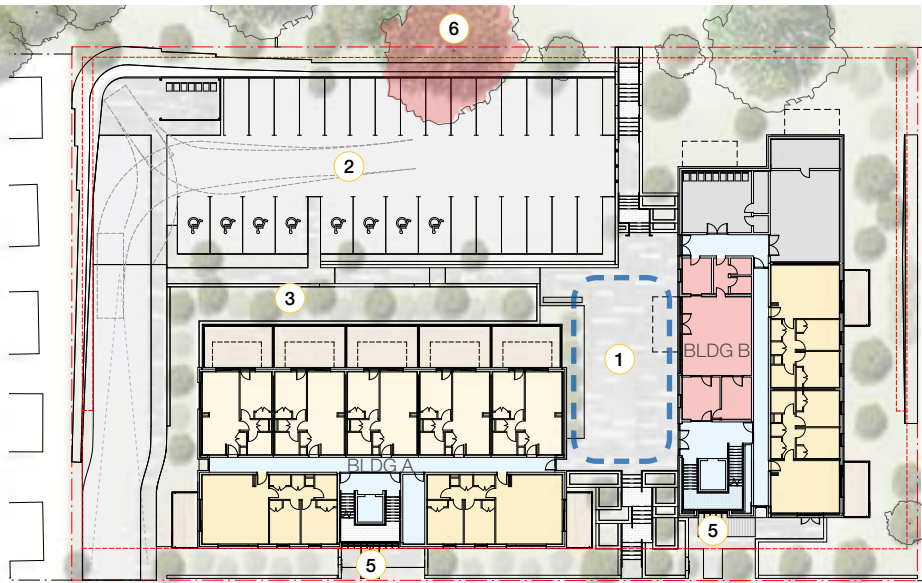
Karen Bain  
**Associate Senior Planner**

## **Appendix One: Approved Plans for LUC-2023-188**

(scanned images, not to scale)

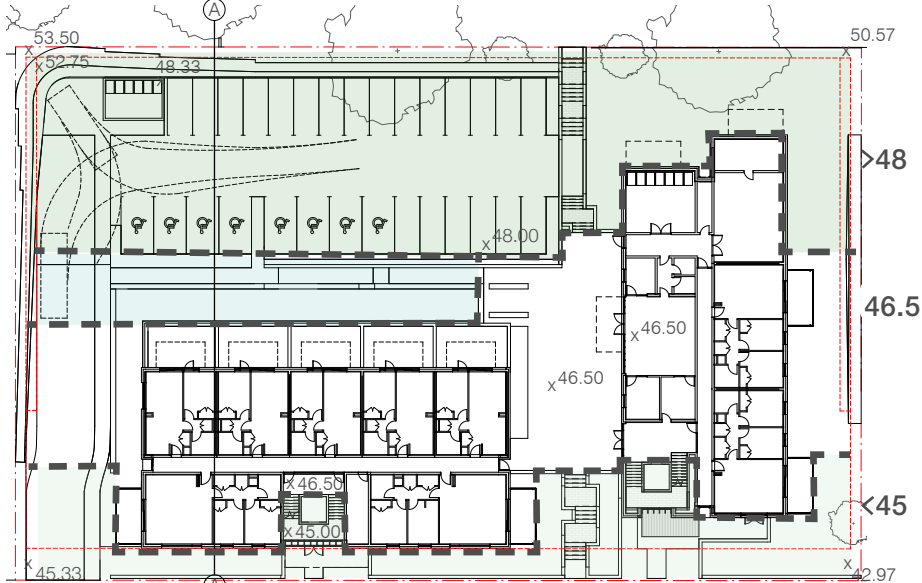
*See PDF version for plans*

# Diagram - Proposed Site Layout

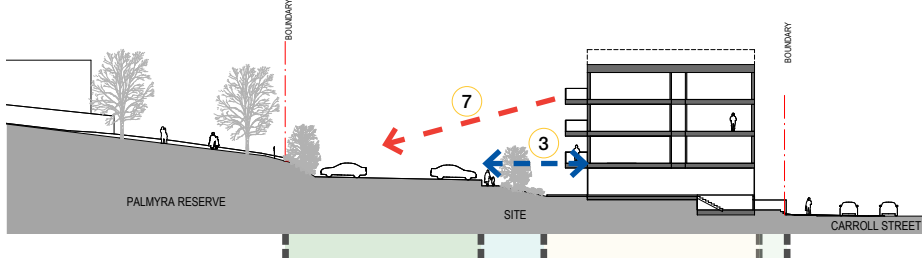


Plan

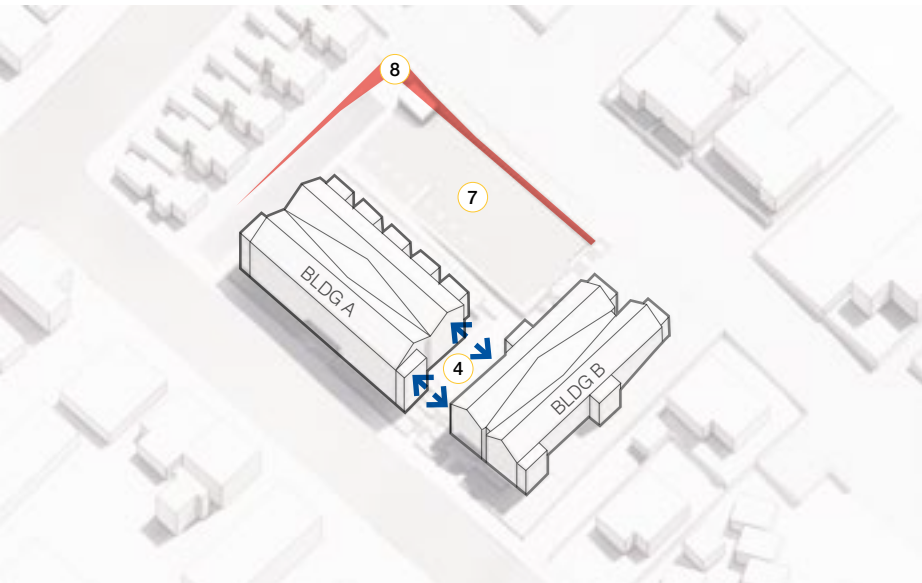
- 1 Bed x 19
- 2 Bed x 21
- Community Room
- Circulation
- Utility Rooms



Levels diagram



Section A



Perspective

## Design Approach

This approach is organised around one large rectangular courtyard which is inter-linked to form cross site connections between Carroll Street and Palmyra Reserve. The parking area is arranged along the north boundary with a landscaped buffer to the park to reduce the impact on nearby trees and to reduce the overall length of retaining walls. All parking has been placed on one level with an accessible ramp. Both apartment buildings have direct access to the central courtyard and axis path to the reserve and street.



## Key Features

Opportunities

- 1 Generous common courtyard area 240m<sup>2</sup>:** This approach creates a good central space with connectivity between buildings and surrounding environments.
- 2 Nearly achieves required parking: 29:** The large parking area in the north west corner of the site is one car park short given the total yield.
- 3 Generous clearance between Bldg A and parking: 10.8m:** The carpark level on the upper portion of site has been lowered to reduce the visual impact.
- 4 Significant gap between buildings: 10.6m:** The significant gap between buildings A and B creates room for solar access for the street-facing apartments while creating a generous thoroughfare width through the site.
- 5 Level Access:** Street Level Access provided to circulation cores of both buildings

Constraints

- 6 Tree drip line infringement:** The drip line of the large tree located on the reserve is infringed by the parking area. This is intended to be mitigated with permeable paving near the tree, and guidance provided from the arborist.
- 7 Visually dominant parking area: 700m<sup>2</sup>:** The size of the parking area creates visual dominance over the site. This will be mitigated using low site walls and landscaping.
- 8 Significant retaining height at NW corner: 4.6m:** The location of the parking area in the northwest corner creates a significantly tall retaining wall. This will be mitigated by placing the rubbish enclosure structure at its base and providing planting above and below the wall, as well as on the face of the wall.



# Plan - Site & Context



### Summary Table:

- Total existing units: 16  
Total target yield: 41  
Total proposed yield: 40
- 1 bed: 20
  - 2 bed: 20
  - FUD: 9 ground level units (potential for 32 units to be FUD given number of accessible car parks).

### Net Floor Areas: (both buildings)

- 1 bed - Type A: 51m<sup>2</sup> (x20)
- 2 bed - Tybe B: 83m<sup>2</sup> (x8)
- 2 bed - Type C: 74m<sup>2</sup> (x12)
- Community space: 81m<sup>2</sup>
- Circulation: 717m<sup>2</sup>
- Utility: 252m<sup>2</sup>
- Decks: 473m<sup>2</sup>

Gross Floor Area Total: **4050m<sup>2</sup>**

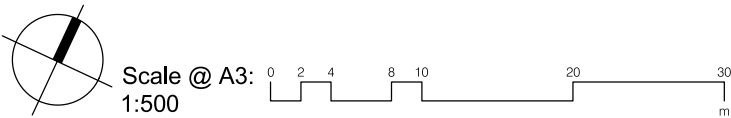
Total Site Area: 4,049m<sup>2</sup>  
Building Area: 1,281m<sup>2</sup>  
(32% - complies as is less than 60% maximum)  
Building & Impermeable Area: 2,600 m<sup>2</sup>  
(64% - complies as is less than 80% maximum)

### Legend

- ① Pedestrian Entry Point
- ② Vehicle Entry Point and Carparking
- ③ Communal Landscaped Area
- ④ Communal Residents Area - at Ground Floor
- ⑤ Waste Enclosure
- ⑥ Vertical Circulation
- ⑦ Bike / Scooter Storage
- ⑧ Designated Onstreet Pick-up and Drop-off

### Legend

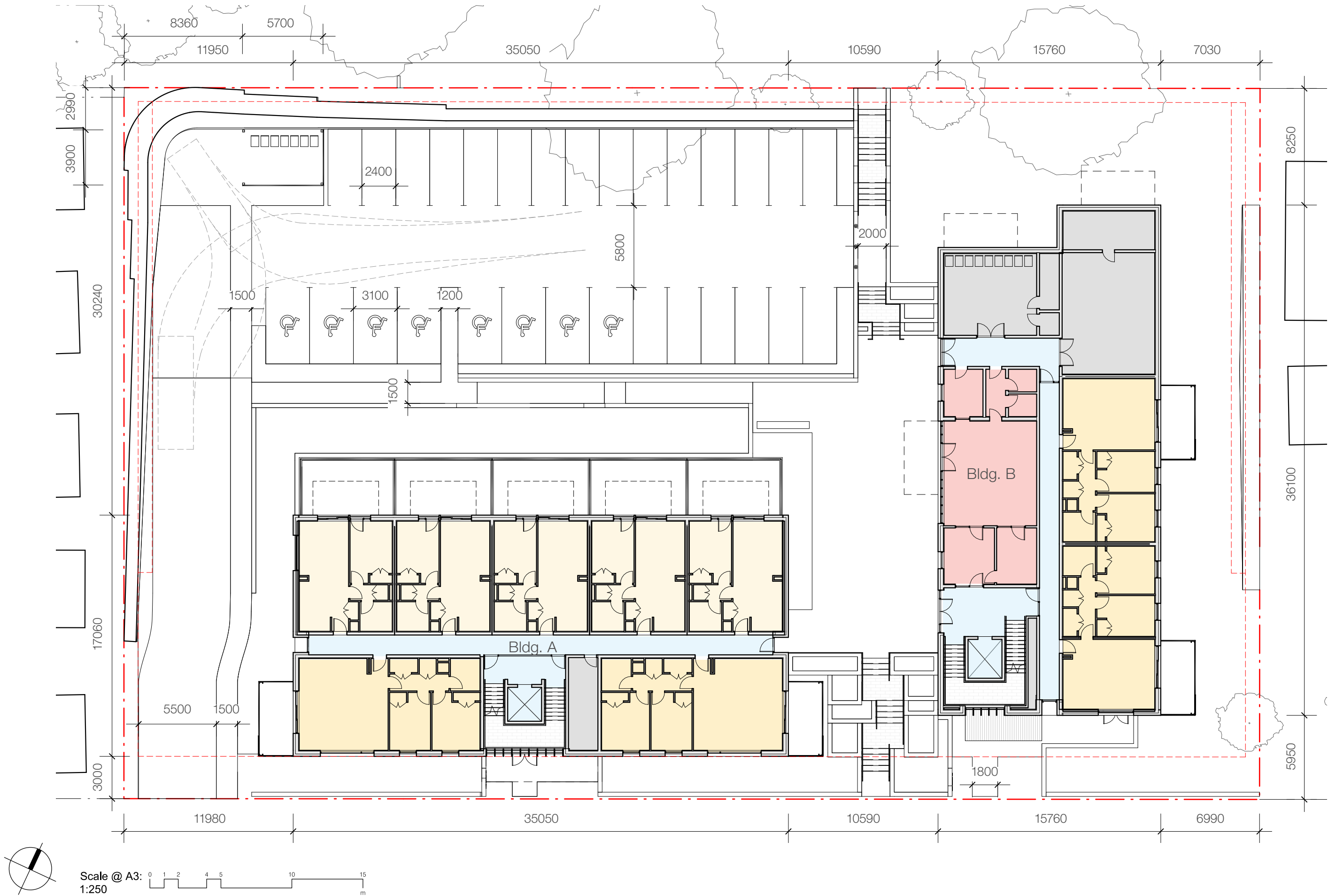
- |            |                    |
|------------|--------------------|
| 1 Bed x 20 | 1 x Community Room |
| 2 Bed x 20 | Utility Rooms      |
| Total 40   | Circulation        |



Plan - Site Levels

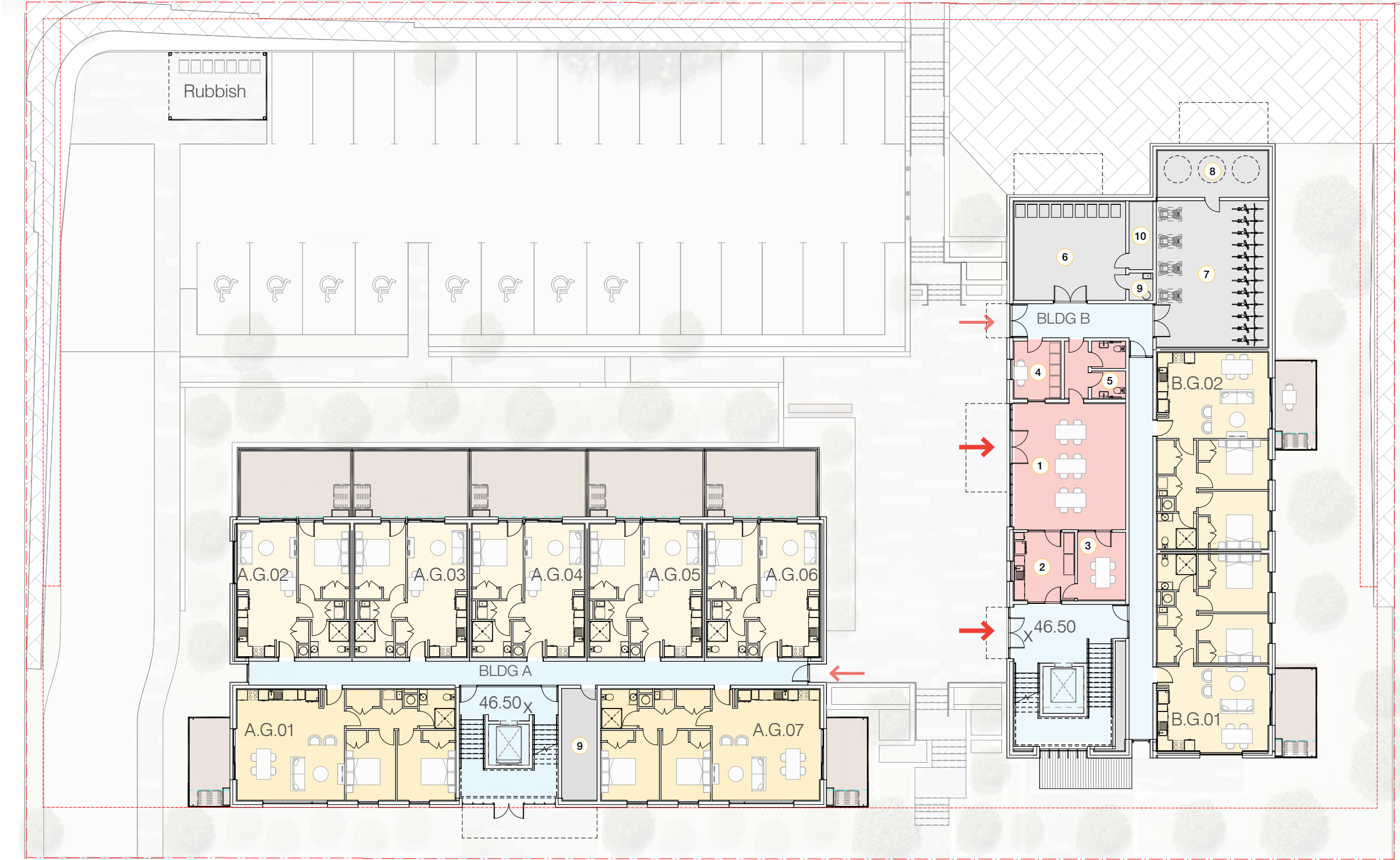


Plan - Site Dimensioned





Plan - Ground Level

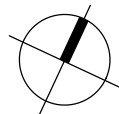


Legend

- 1 Bed x 5
- 2 Bed x 4
- Total 9
- 1 x Community Areas
- Utility Areas
- Circulation

- Primary Entry
- Secondary Entry

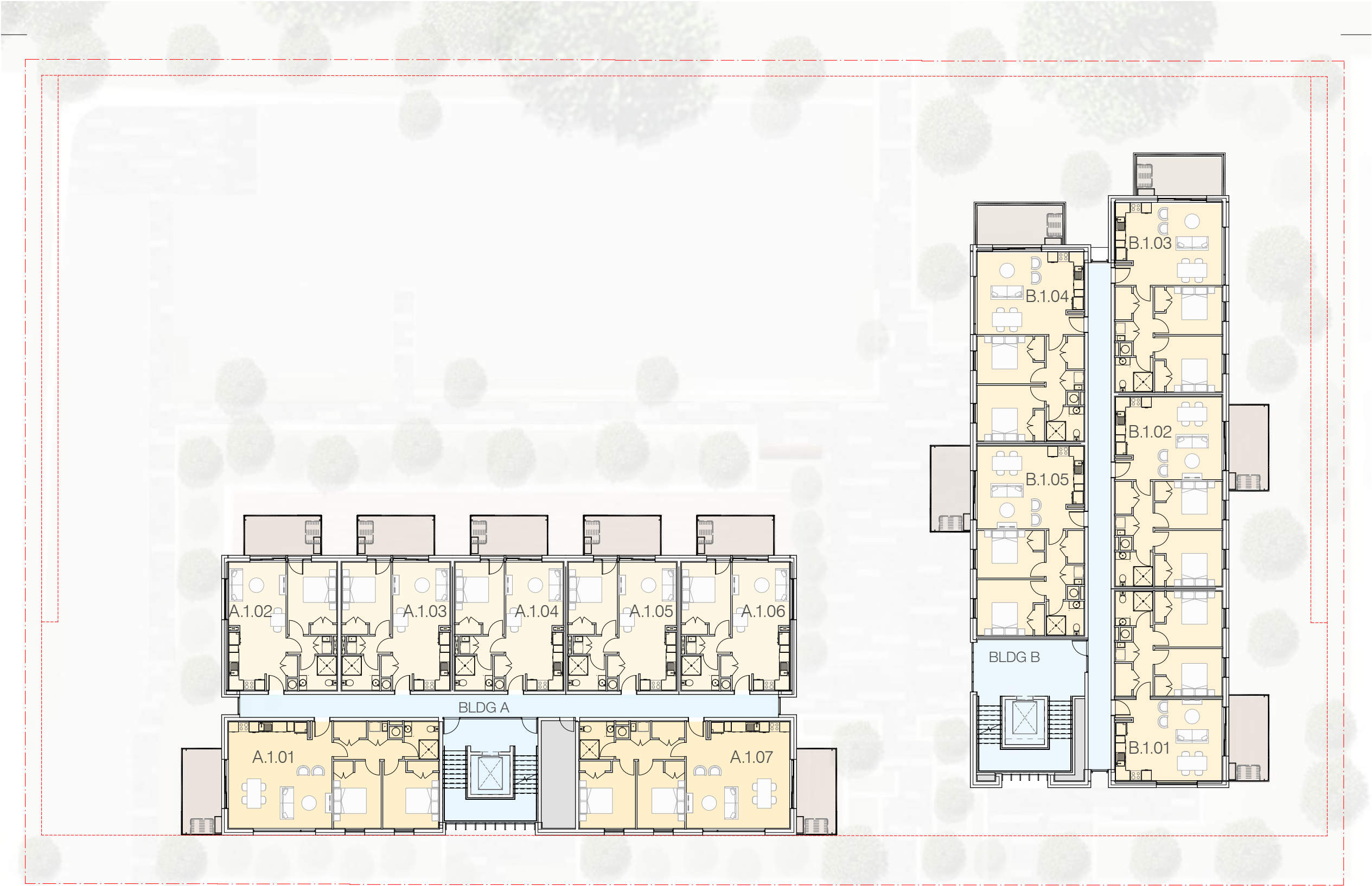
- 1 Community Room
- 2 Community Kitchen
- 3 Meeting Room
- 4 Community Laundry
- 5 Community Toilets
- 6 Rubbish Room
- 7 Bike/Scooter Storage
- 8 Rainwater Collection
- 9 Cleaner's Closet
- 10 Garden Storage



Scale @ A3:  
1:250

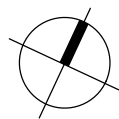


Plan - Level 1



Legend

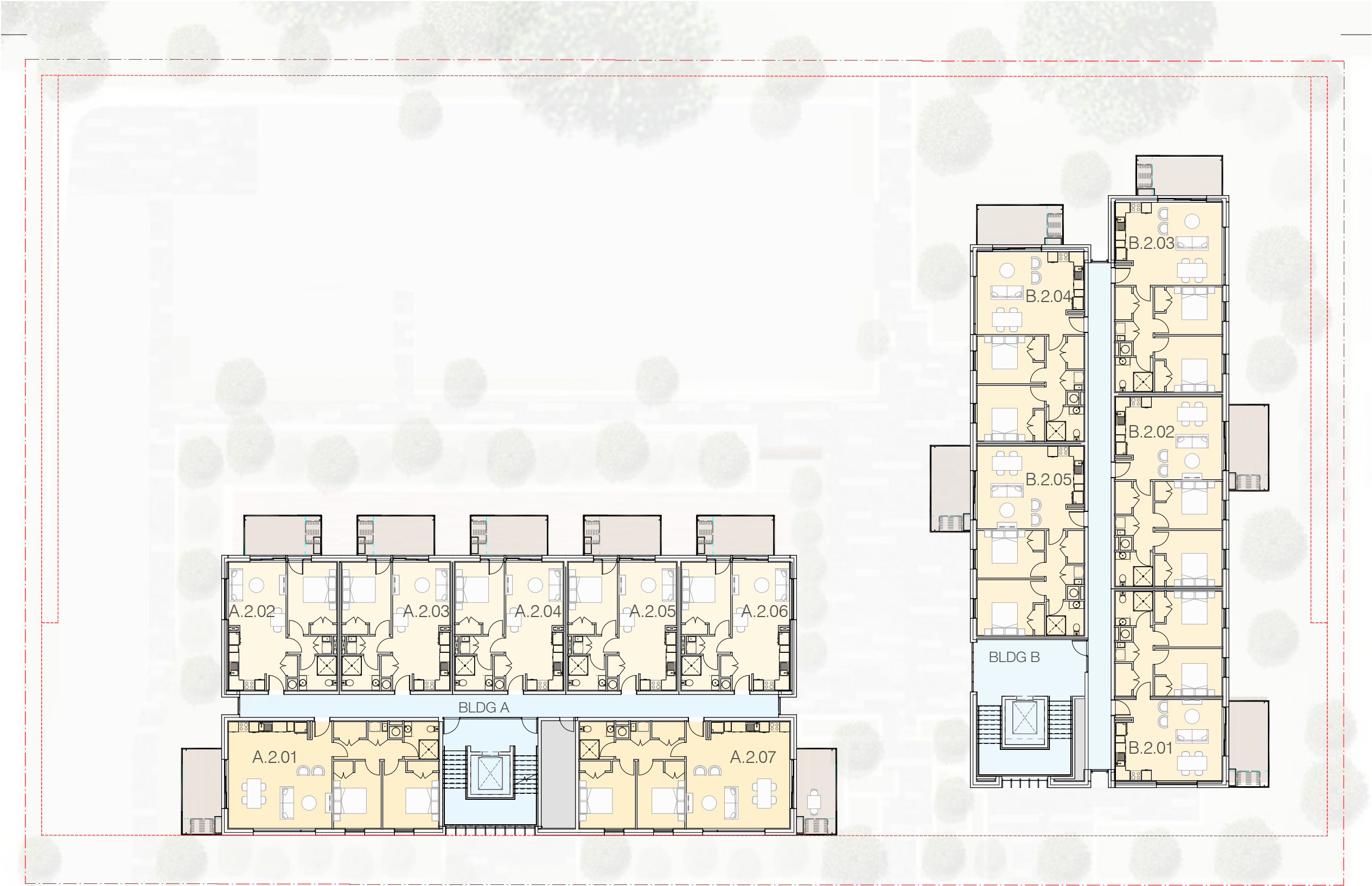
- |           |                                       |
|-----------|---------------------------------------|
| 1 Bed x 5 | 1 x Community Room (apartments above) |
| 2 Bed x 7 | Utility Rooms (apartments above)      |
| Total 12  | Circulation                           |



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1:250

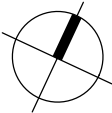


Plan - Level 2



Legend

- |           |                                       |
|-----------|---------------------------------------|
| 1 Bed x 5 | 1 x Community Room (apartments above) |
| 2 Bed x 7 | Utility Rooms (apartments above)      |
| Total 12  | Circulation                           |

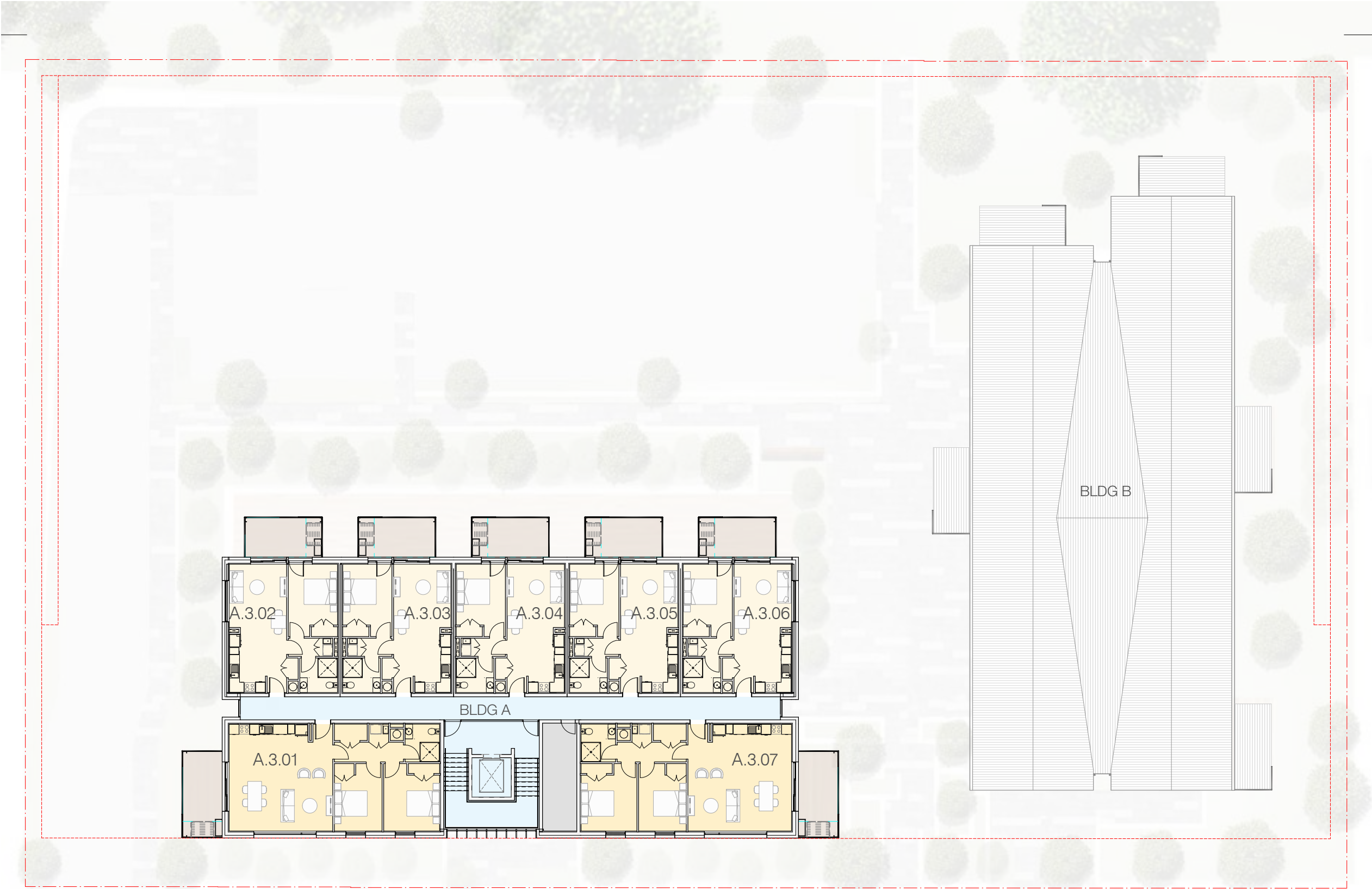


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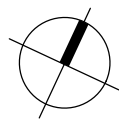


Plan - Level 3



Legend

- |           |                                       |
|-----------|---------------------------------------|
| 1 Bed x 7 | 1 x Community Room (apartments above) |
| 2 Bed x 2 | Utility Rooms (apartments above)      |
| Total 9   | Circulation                           |

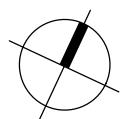
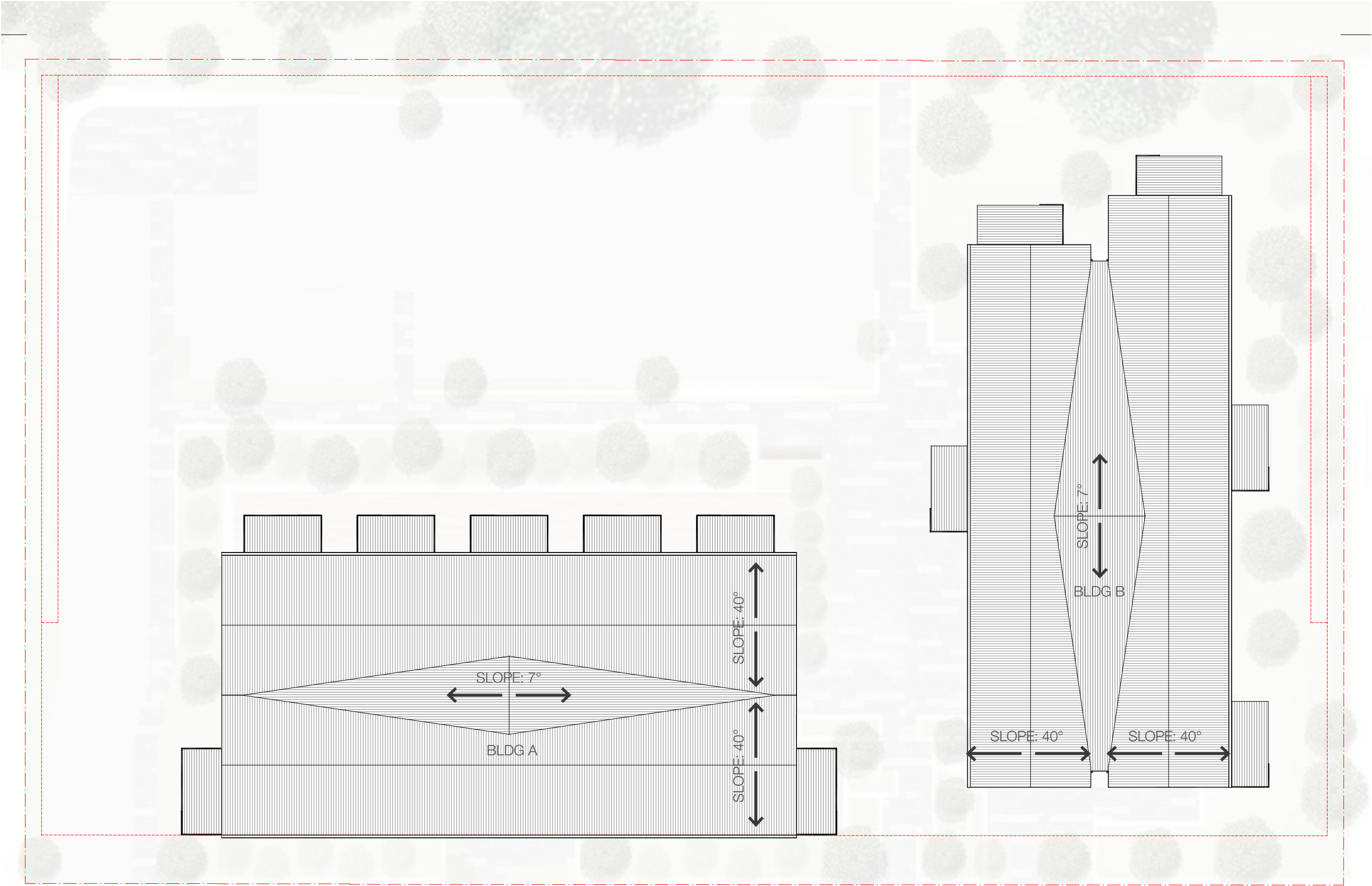


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Plan - Roof

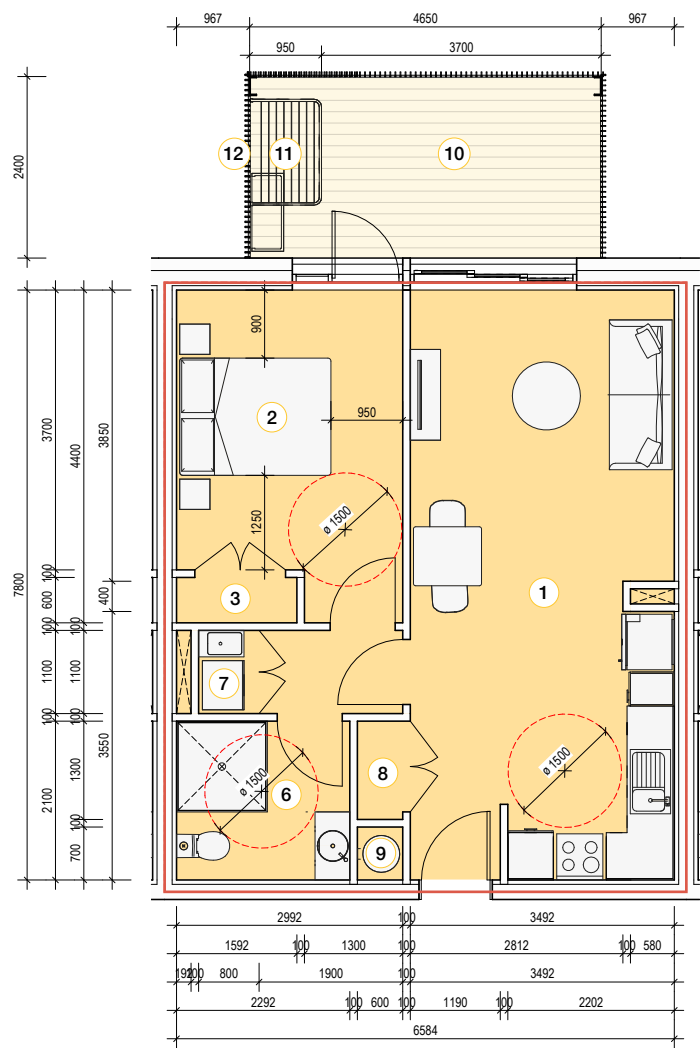
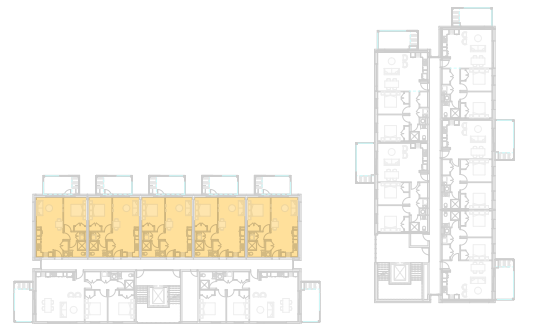


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# Plan - Typical Apartment

## Type A - FUD

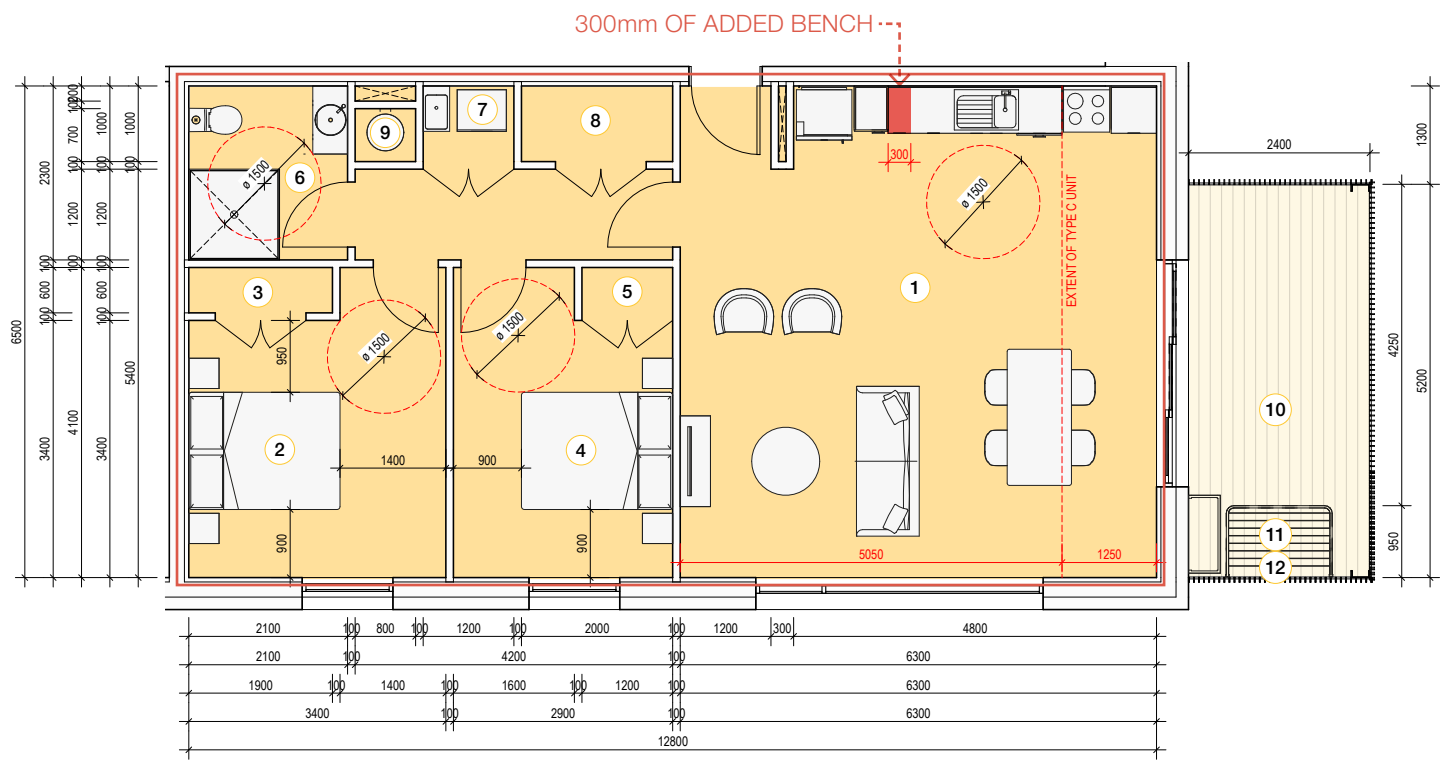
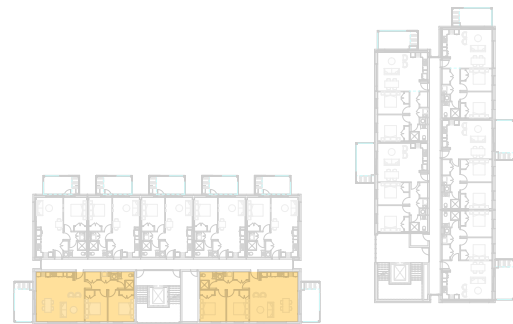


Legend 1-Bedroom Type A			Kāinga Ora Targets
1	KDL	27.2m <sup>2</sup>	27m <sup>2</sup>
2	Bedroom 1	12.21m <sup>2</sup>	12m <sup>2</sup>
3	Wardrobe 1	0.96m <sup>2</sup>	0.72m <sup>2</sup>
4	Bedroom 2	NA	NA
5	Wardrobe 2	NA	NA
6	Bathroom	4.81m <sup>2</sup>	NA
7	Laundry	0.77m <sup>2</sup>	0.7m <sup>2</sup>
8	Storage	0.78m <sup>2</sup>	0.72m <sup>2</sup>
9	HWC	0.42m <sup>2</sup>	0.56m <sup>2</sup>
10	Balcony	8.88m <sup>2</sup>	8m <sup>2</sup>
11	Folding Washing Line	1.32m <sup>2</sup>	2.35m <sup>2</sup>
12	Full Height Screen		NA
Unit GFA		55.6m <sup>2</sup>	50m <sup>2</sup>
(Measured to centreline of IT walls and 100mm in from external walls)			

PERFORMANCE REQUIREMENT	ACCEPTABLE SOLUTION
<b>B2.1.2</b> Privacy and Māori cultural practices are facilitated and maintained through the organisation of internal spaces.	A. Physical and visual separation is provided between: i. bedroom, toilet and laundry facilities and living, dining, kitchen and bedrooms ii. bedrooms and kitchen.
<b>Guidance</b> Certain household functions are kept separate from others, in order to preserve their tapu (sacred/prohibited) or noa (common/profane) nature. For example, all food-related facilities must be separate from bathrooms, toilets and laundries. For further guidance, see Table B2.1.2 and refer to Ki to Hae Kāinga: New Perspectives on Māori Housing Solutions.	
<b>TABLE B2.1.2: TAPU AND NOA PLANNING MATRIX</b>	
	Main entry    Laundry    Toilet    Bathroom    Living    Dining    Kitchen
Bedroom	✗    -    -    -    -    ✗    ✗
Kitchen	-    ✗    ✗    ✗    ✓    ✓    -
Dining	-    ✗    ✗    ✗    ✓    -    -
Living	✓    ✗    ✗    ✗    -    -    -
Bathroom	✗    -    ✗    -    -    -    -
Toilet	✗    ✗    -    -    -    -    -
Laundry	✗    -    -    -    -    -    -
- Neutral    ✗ Conflict    ✓ Desirable	

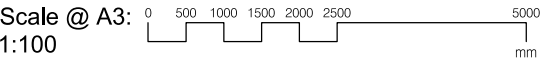
Scale @ A3: 1:100

Plan - Typical Apartment  
Type B - FUD



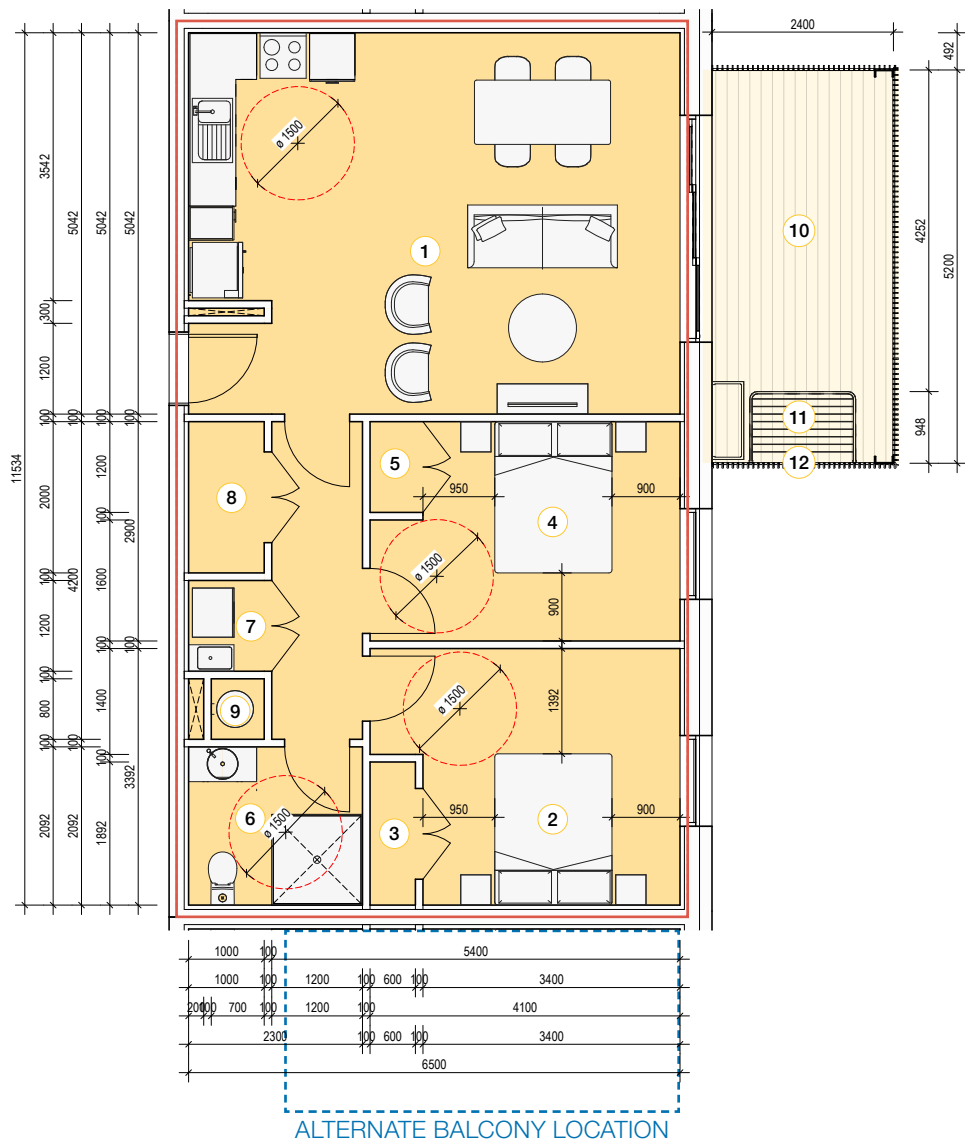
Legend 2-Bedroom Type B			Kāinga Ora Targets
1	KDL	41.09m <sup>2</sup>	36m <sup>2</sup>
2	Bedroom 1	12.7m <sup>2</sup>	12m <sup>2</sup>
3	Wardrobe 1	1.14m <sup>2</sup>	0.72m <sup>2</sup>
4	Bedroom 2	11.14m <sup>2</sup>	10m <sup>2</sup>
5	Wardrobe 2	.72m <sup>2</sup>	0.72m <sup>2</sup>
6	Bathroom	4.83m <sup>2</sup>	NA
7	Laundry	1.2m <sup>2</sup>	0.7m <sup>2</sup>
8	Storage	2.0m <sup>2</sup>	0.72m <sup>2</sup>
9	HWC	0.56m <sup>2</sup>	0.56m <sup>2</sup>
10	Balcony	10.2m <sup>2</sup>	10m <sup>2</sup>
11	Folding Washing Line	1.32m <sup>2</sup>	2.35m <sup>2</sup>
12	Full Height Screen		NA
Unit GFA		88.25m <sup>2</sup>	70m <sup>2</sup>
(Measured to centreline of IT walls and 100mm in from external walls)			

PERFORMANCE REQUIREMENT	ACCEPTABLE SOLUTION
<b>B2.1.2</b> Privacy and Māori cultural practices are facilitated and maintained through the organisation of internal spaces.	A. Physical and visual separation is provided between: i. bedroom, toilet and laundry facilities and living, dining, kitchen and bedrooms ii. bedrooms and kitchen.
<b>Guidance</b> Certain household functions are kept separate from others, in order to preserve their tapu (sacred/prohibited) or noa (common/profane) nature. For example, all food-related facilities must be separate from bedrooms, toilets and laundries. For further guidance, see Table B2.1.2 and refer to <i>Ki te Hāo Kāinga: New Perspectives on Māori Housing Solutions</i> .	
<b>TABLE B2.1.2: TAPU AND NOA PLANNING MATRIX</b>	
	Main entry    Laundry    Toilet    Bathroom    Living    Dining    Kitchen
Bedroom	✗    -    -    -    -    ✗    ✗
Kitchen	-    ✗    ✗    ✗    ✓    ✓    -
Dining	-    ✗    ✗    ✗    ✓    -    -
Living	✓    ✗    ✗    ✗    -    -    -
Bathroom	✗    -    ✗    -    -    -    -
Toilet	✗    ✗    -    -    -    -    -
Laundry	✗    -    -    -    -    -    -
- Neutral    ✗ Conflict    ✓ Desirable	



# Plan - Typical Apartment

## Type C - FUD



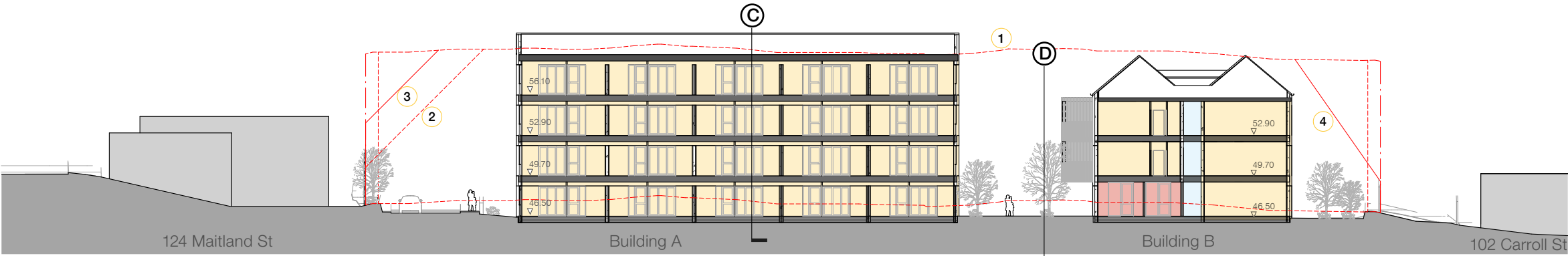
Legend 2-Bedroom Type C			Kāinga Ora Targets
1	KDL	32.92m <sup>2</sup>	36m <sup>2</sup>
2	Bedroom 1	12.7m <sup>2</sup>	12m <sup>2</sup>
3	Wardrobe 1	1.14m <sup>2</sup>	0.72m <sup>2</sup>
4	Bedroom 2	11.14m <sup>2</sup>	10m <sup>2</sup>
5	Wardrobe 2	0.72m <sup>2</sup>	0.72m <sup>2</sup>
6	Bathroom	4.83m <sup>2</sup>	NA
7	Laundry	1.2m <sup>2</sup>	0.7m <sup>2</sup>
8	Storage	2.0m <sup>2</sup>	0.72m <sup>2</sup>
9	HWC	0.56m <sup>2</sup>	0.56m <sup>2</sup>
10	Balcony	10.2m <sup>2</sup>	10m <sup>2</sup>
11	Folding Washing Line	1.32m <sup>2</sup>	2.35m <sup>2</sup>
12	Full Height Screen		NA
Unit GFA		80.08m <sup>2</sup>	70m <sup>2</sup>
(Measured to centreline of IT walls and 100mm in from external walls)			

PERFORMANCE REQUIREMENT	ACCEPTABLE SOLUTION
<b>B2.1.2</b> Privacy and Māori cultural practices are facilitated and maintained through the organisation of internal spaces.	A. Physical and visual separation is provided between: i. bedroom, toilet and laundry facilities and living, dining, kitchen and bedrooms ii. bedrooms and kitchen.
<b>Guidance</b> Certain household functions are kept separate from others, in order to preserve their tapu (sacred/prohibited) or noa (common/profane) nature. For example, all food-related facilities must be separate from bathrooms, toilets and laundries. For further guidance, see Table B2.1.2 and refer to <i>Ki te Hāo Kāinga: New Perspectives on Māori Housing Solutions</i> .	
<b>TABLE B2.1.2: TAPU AND NOA PLANNING MATRIX</b>	
	Main entry    Laundry    Toilet    Bathroom    Living    Dining    Kitchen
Bedroom	✗    -    -    -    -    ✗    ✗
Kitchen	-    ✗    ✗    ✗    ✓    ✓    -
Dining	-    ✗    ✗    ✗    ✓    -    -
Living	✓    ✗    ✗    ✗    -    -    -
Bathroom	✗    -    ✗    -    -    -    -
Toilet	✗    ✗    -    -    -    -    -
Laundry	✗    -    -    -    -    -    -
- Neutral    ✗ Conflict    ✓ Desirable	

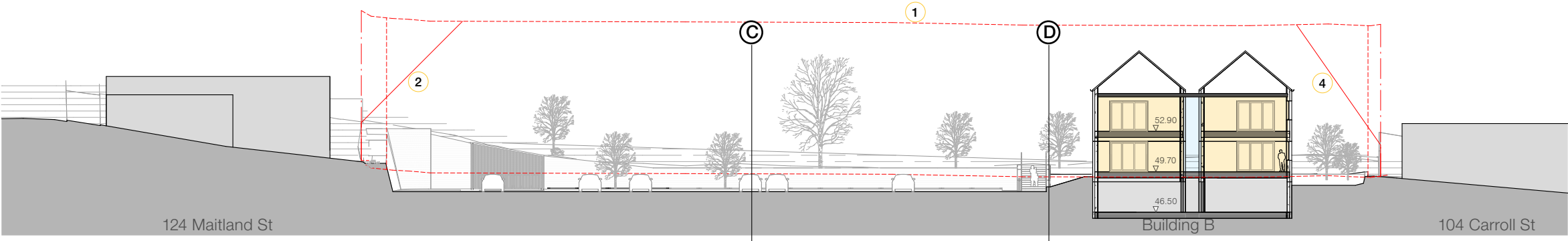
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# Sections & Elevations

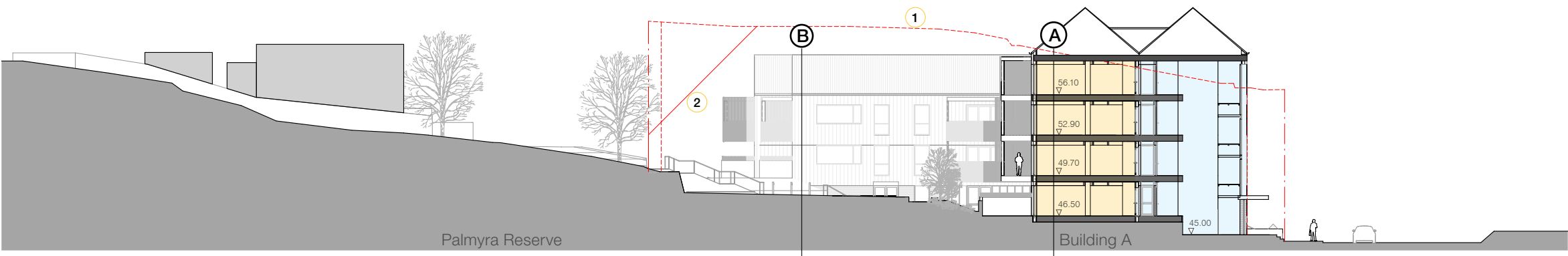
Sections - Site



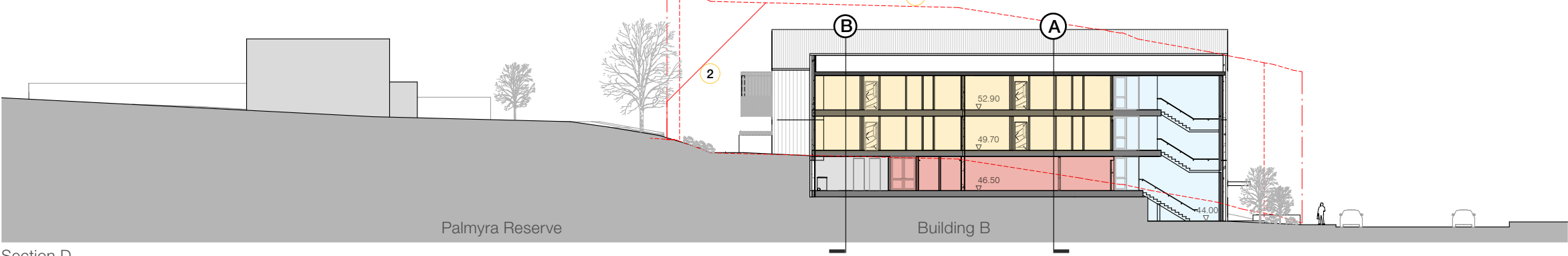
Section A



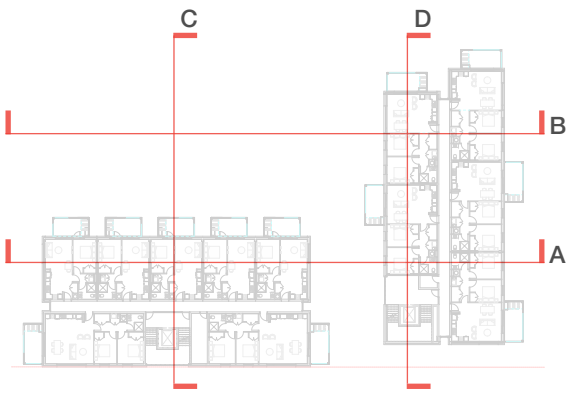
Section B



Section C

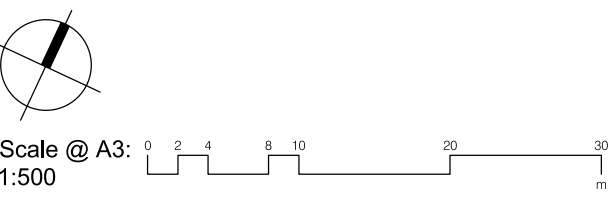


Section D



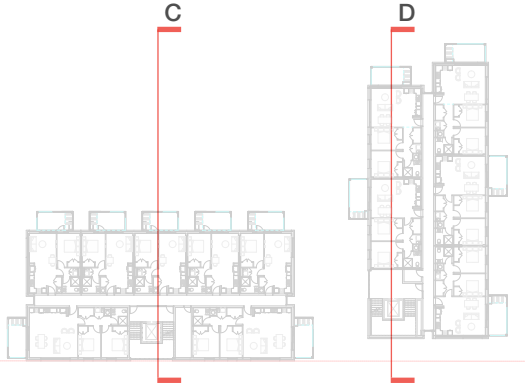
Legend

- 1 12m building height limit
- 2 Proposed recession plane - 2GP (under review) 3m & 45° for north, south, and west boundaries
- 3 With 2GP (under review) there is ability within 16m of the roadside boundary to raise recession angle pitching point up to 6.5m above site if rest of site is 2m set back
- 4 Proposed recession plane - 2GP (under review) 2.5m & 55° for east boundary

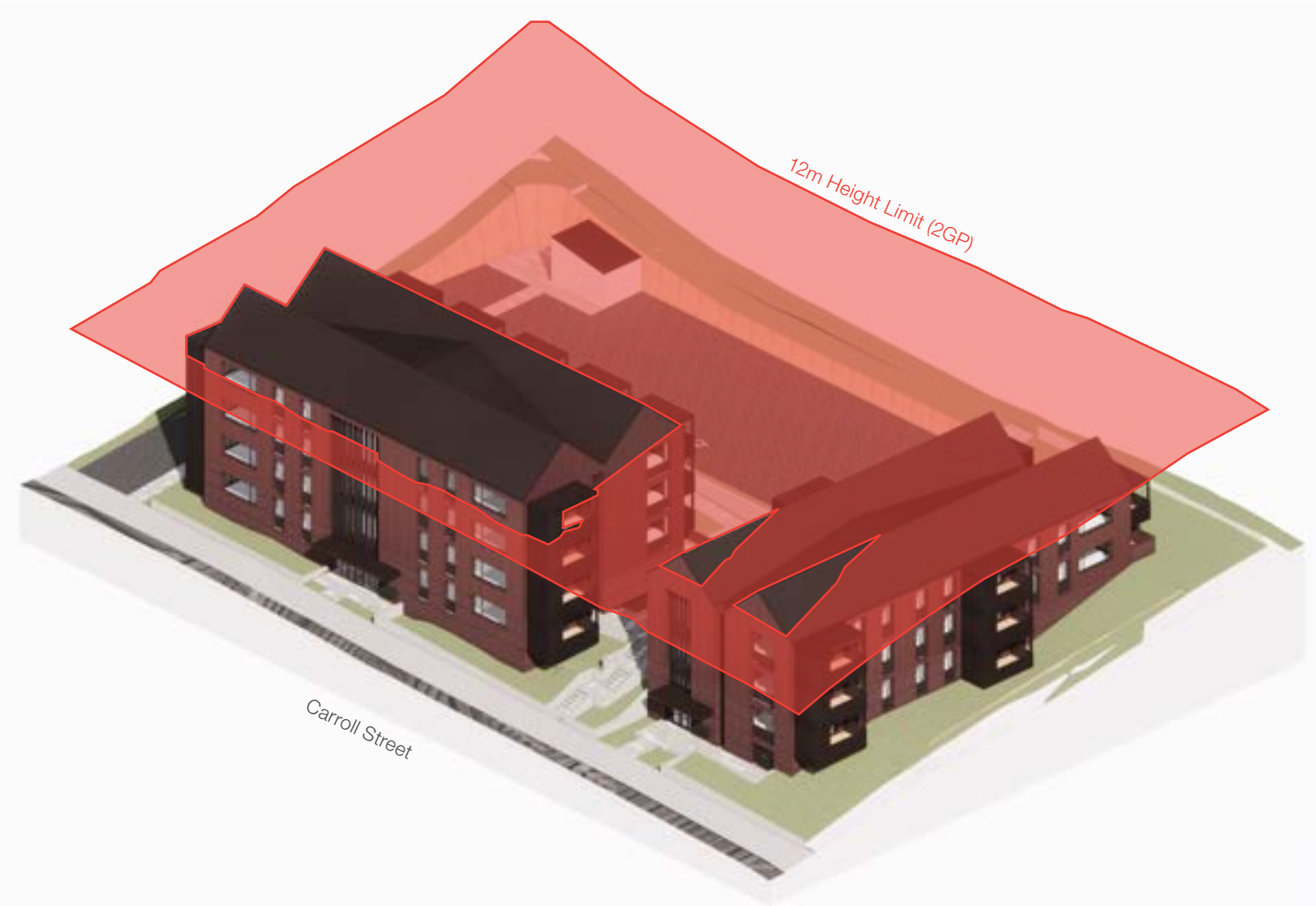
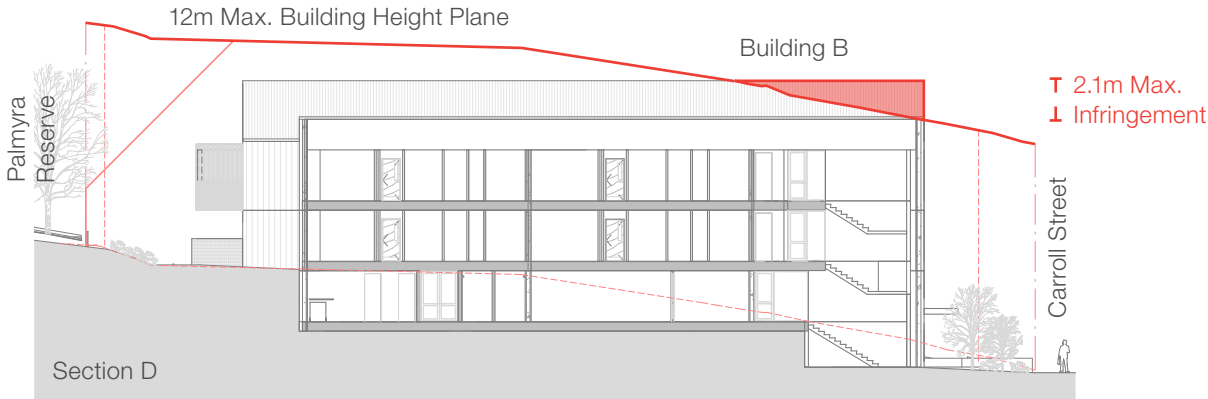
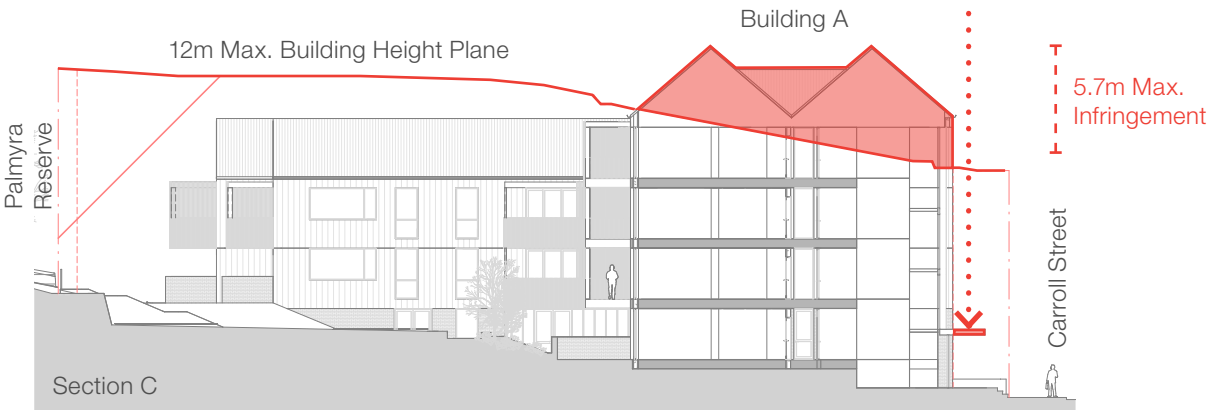




# Sections - Building Height Infringement

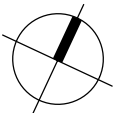
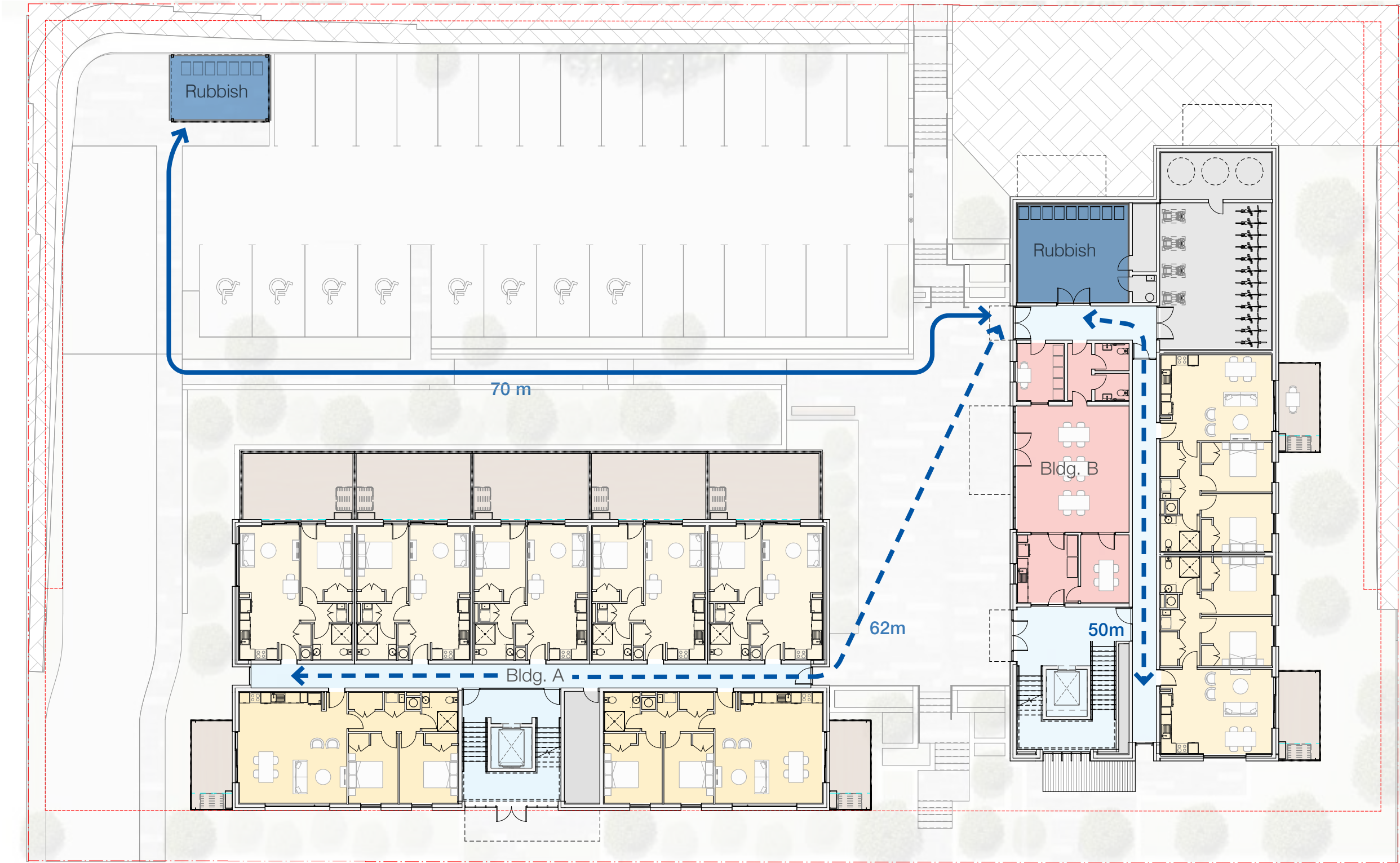


Note that the canopy over the entry of Building A infringes into the 3m front yard setback along Carroll Street for a depth of 1.7m. ....





Detail - Waste Management and Storage



- ← Waste Disposal - Managed Route
- ← Waste Disposal - Residents Route



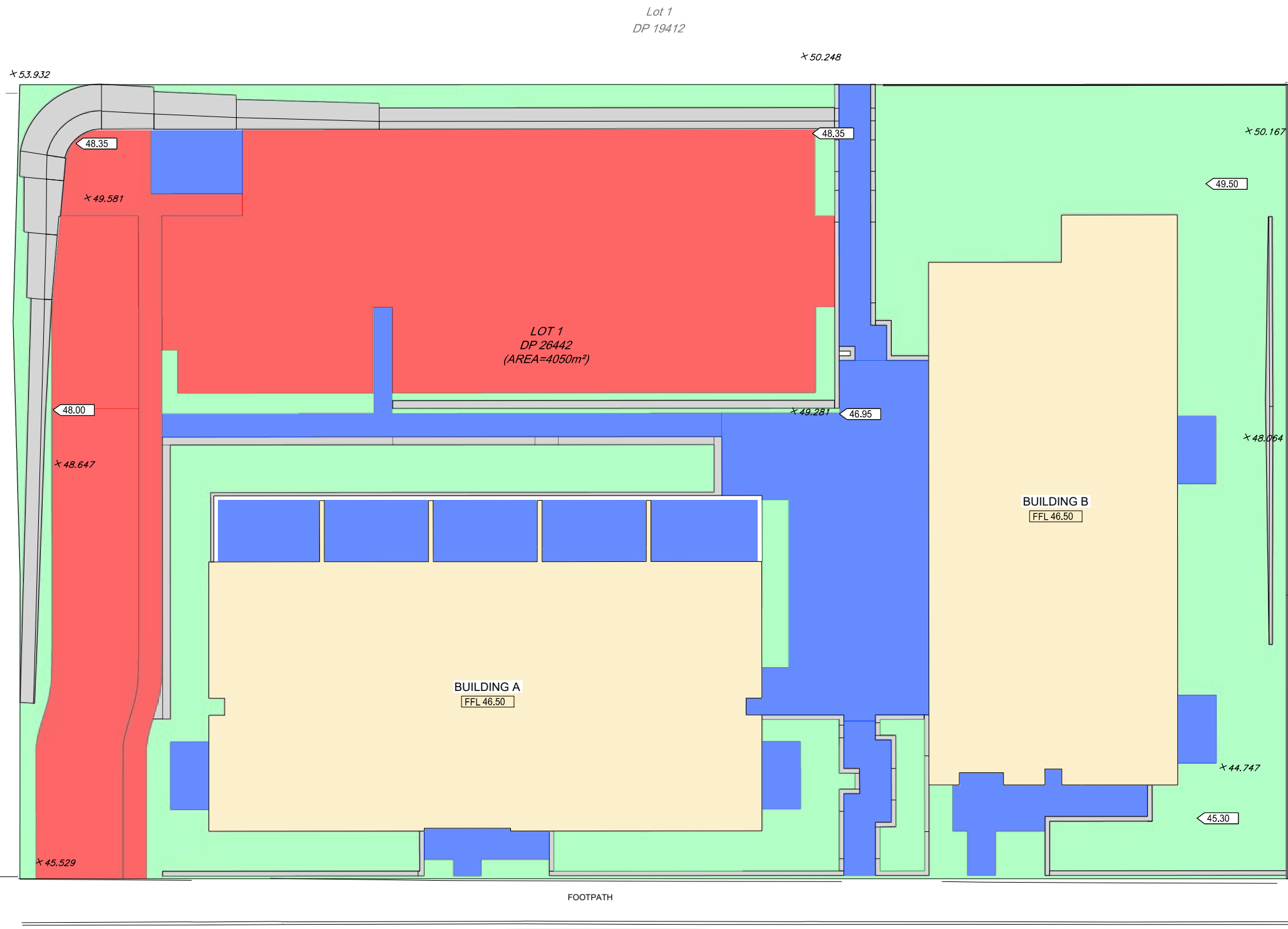
NOTES:

1. REFER SHEET C001 FOR GENERAL EARTHWORKS NOTES.
2. EARTHWORKS ARE BEING CARRIED OUT TO REMOVE CONTAMINATED SOIL, IMPORT REPLACEMENT MATERIAL & TO FORM FINISHED LEVELS.
3. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH GEOTECHNICAL AND DETAILED SITE INVESTIGATION REPORTS.
4. CUT CALCULATED BASED ON AVERAGE TOP SOIL DEPTH OF 300mm. CONTAMINATED AND UNCLEAN FILL REQUIREMENTS HAVE BEEN CONSIDERED & INCLUDED IN VOLUMES SHOWN.
5. BULK EARTHWORKS DRAWING PREPARED IN ACCORDANCE WITH LATEST ARCHITECTURAL DESIGN (24.04.2023)
6. CUT VOLUMES ARE APPROXIMATE ONLY. VOLUMES SHOWN HAVE BEEN CALCULATED FOR THE RESOURCE CONSENT APPLICATION. THE ACTUAL VOLUMES FOR CUT AND FILL IS TO BE CONFIRMED ONCE DETAILED DESIGN AND SITE TESTING FOR PAVEMENT CBR'S HAVE BEEN COMPLETED
7. PAVEMENT SUBGRADE DESIGN DEPTH TO BE CONFIRMED ONCE SITE TESTING HAS BEEN COMPLETED.
8. FINISHED LEVELS SHOWN ARE A PRELIMINARY DESIGN AND FINAL GROUND LEVELS ARE SUBJECT TO DETAIL DESIGN. LEVELS WILL NOT VARY SIGNIFICANTLY.
9. TOTAL VOLUME OF EARTHWORKS WILL DEPEND ON CONTAMINATION EXTENT (TBC FOLLOWING DEMOLITION WORKS & AS DIRECTED BY ENVIRONMENTAL ENGINEER).
10. FINAL SITE LEVELS SUBJECT TO CHANGE THROUGH DETAILED DESIGN.
11. FURTHER SOIL TESTING ANTICIPATED BENEATH EXISTING HARDSTAND AND DWELLINGS FOLLOWING DEMOLITION.

EARTHWORKS BASED ON EXISTING TOPSOIL AVE. DEPTH 300mm.  
EFFECTIVE AREA = 4,050m<sup>2</sup>  
CUT:  
CUT DEPTH VARIES = 0.00m - 4.6m  
TOTAL CUT = 4,439m<sup>3</sup>  
FILL:  
FILL DEPTH VARIES = 0.00m - 0.80m  
TOTAL FILL = 441m<sup>3</sup>

LEGEND  
PROPOSED

- × 20.34  
◁ 000.00
- EX. GROUND LEVEL SPOT HEIGHT  
FINISHED LEVEL
- CUT/FILL SURFACES
- NON-TRAFFICABLE AREA  
TRAFFICABLE AREA  
LANDSCAPE AREA  
RETAINING WALLS AREA



CARROLL STREET

ISSUED FOR  
RESOURCE CONSENT

0 FOR RESOURCE CONSENT  
Revision

WB 03.05.23  
App Date

Surveyed	PATERSON PITTS	02.12.2022
Designed	W.MARSHALL	26.04.23
Drawn	M.TOLEDO	26.04.23
Reviewed	Z.DWAN	26.04.23
Approved	W.BLANCHFIELD	26.04.23

Client



Project Title  
PACKAGE DUNEDIN  
118 CARROLL STREET  
DUNEDIN

Sheet Title  
EARTHWORKS PLAN

Level 1  
214 Durham Street South,  
Christchurch Central  
Christchurch 8011  
+64 3 374 6515  
calibregroup.com



Scale (A1 Original) 1:150 (A3) 1:300



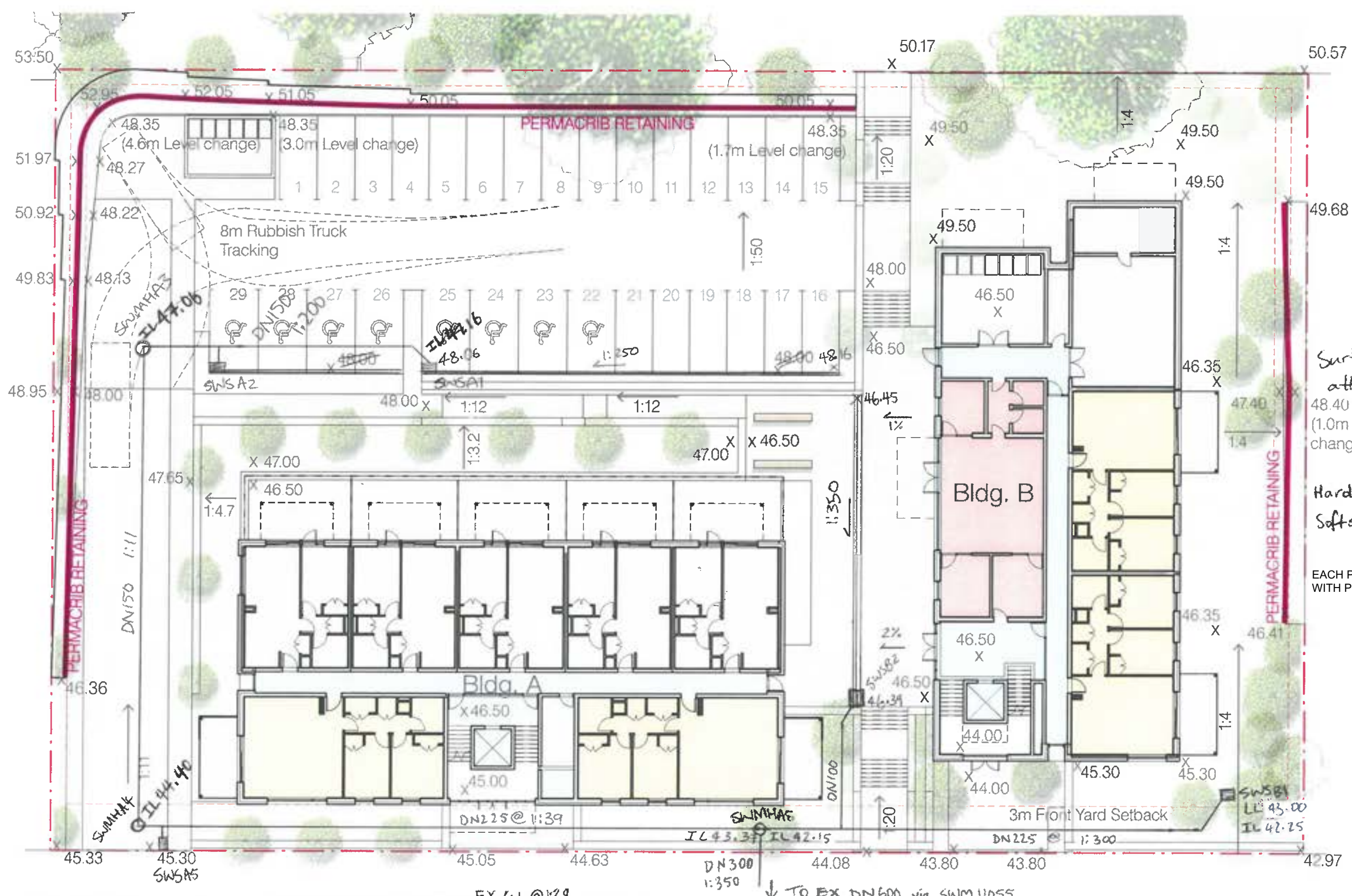
Project No Sheet Revision

713040 C200 0

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to Calibre.  
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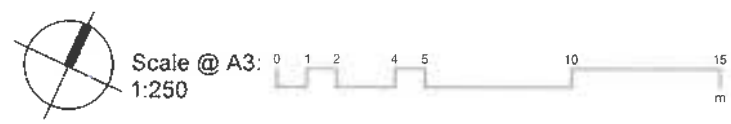
Site Plan - Levels



Surface coverage for attenuation:

	Pre dev	Post dev
Hard stand	55 %	56 %
Softscape	45 %	44 %

EACH PARKING SPACE IS PAVED WITH PERMEABLE PAVING



- Legend
- 1 Bed x 20
  - 2 Bed x 20
  - Total 40
  - 1 x Community Room (apartments above)
  - Utility Rooms (apartments above)
  - 29 x Carparks

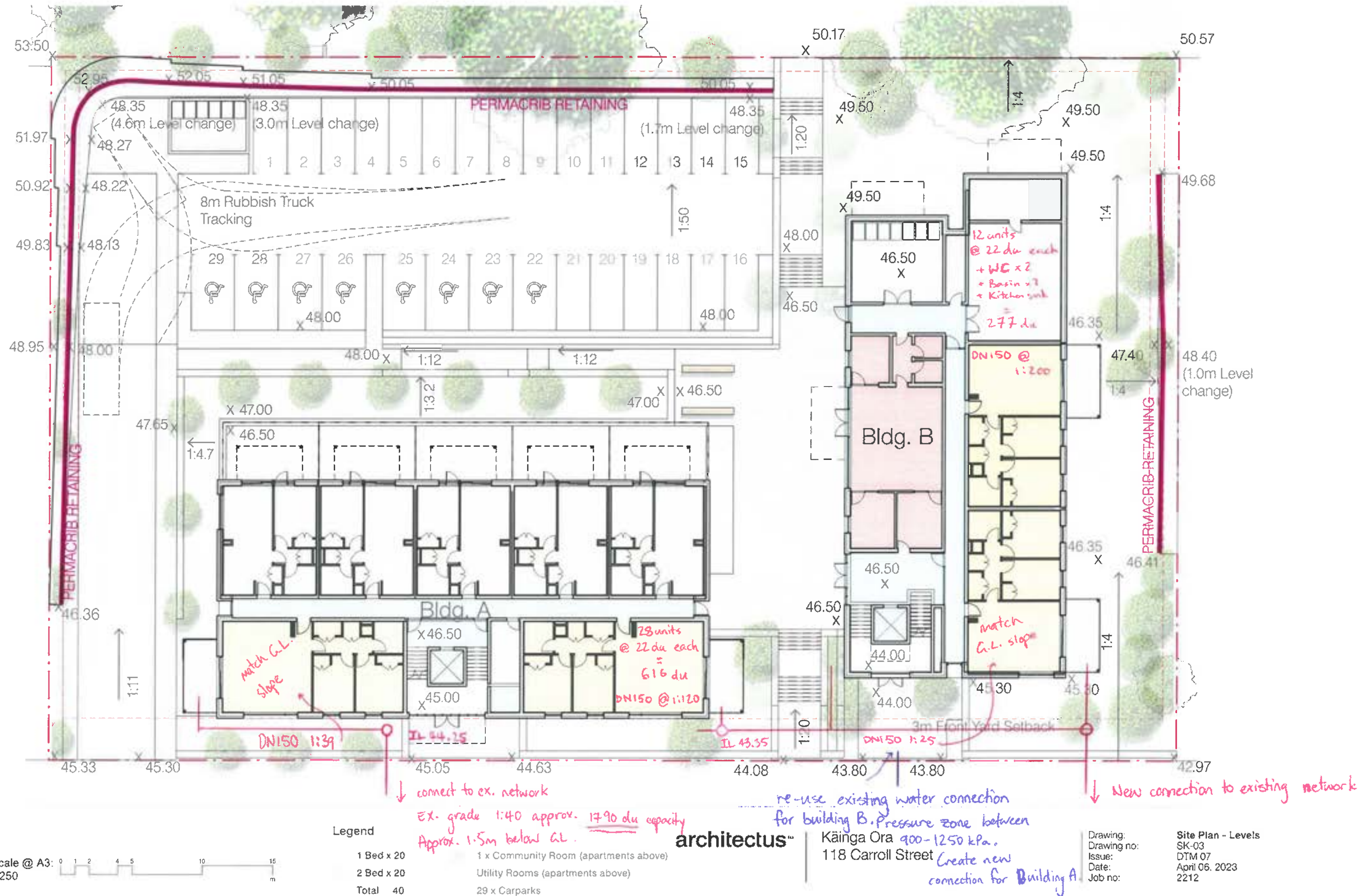
architectus™ Kāinga Ora  
118 Carroll Street

Drawing: SK-03  
Drawing no: DTM 07  
Issue: April 06, 2023  
Date: 2212  
Job no:

Site Plan - Levels  
SK-03  
DTM 07  
April 06, 2023  
2212



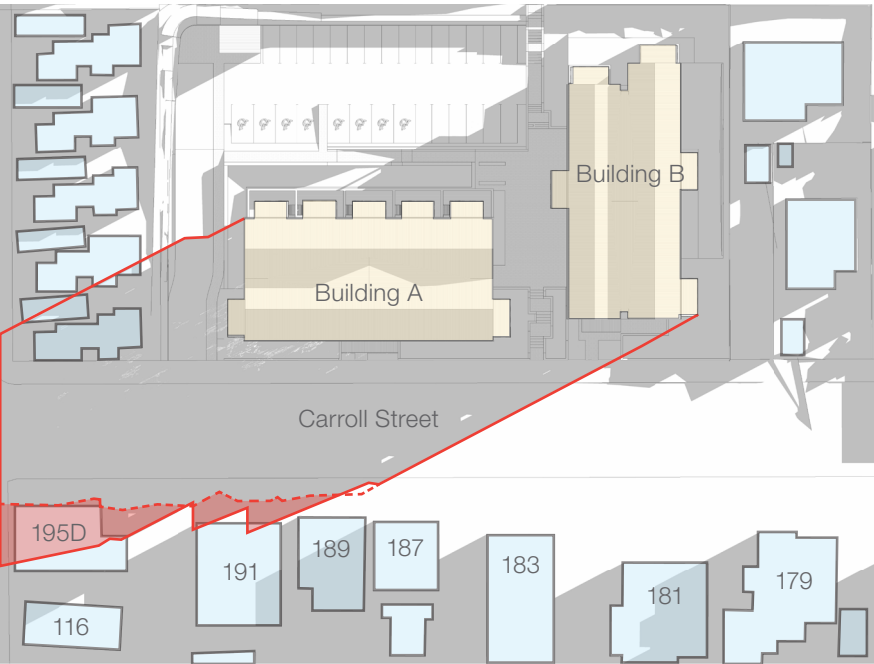
# Site Plan - Levels



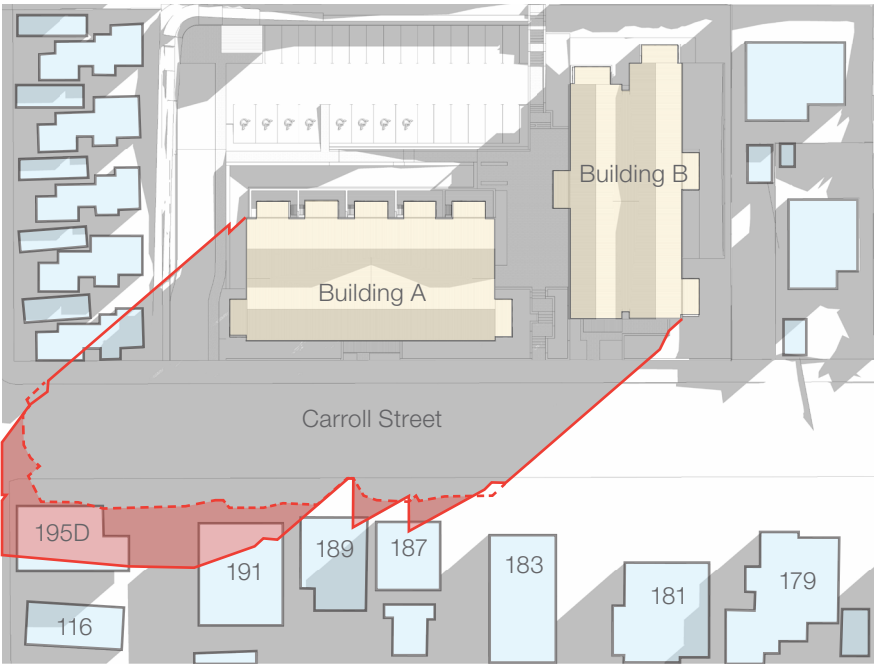
# Sun Shade Studies (as per Resource Consent)

# Sun Study South Boundary - Winter Solstice

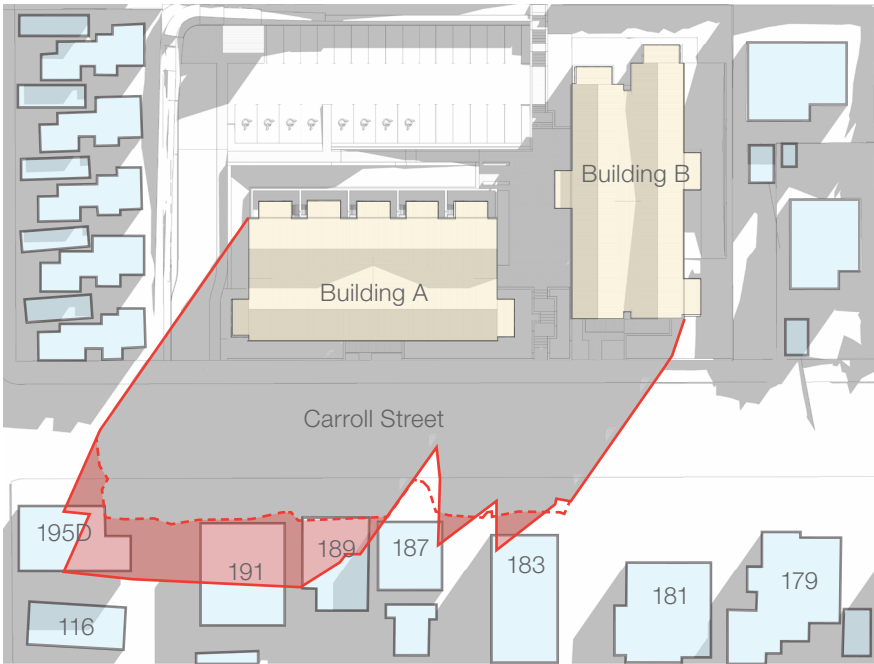
NOTE: ONLY WINTER SOLSTICE HOURS FROM 10AM TO 3PM SHOWN FOR SOUTH BOUNDARY. SHADING OF THE NEIGHBOURS TO THE SOUTH DOES NOT OCCUR DURING SUMMER HOURS.



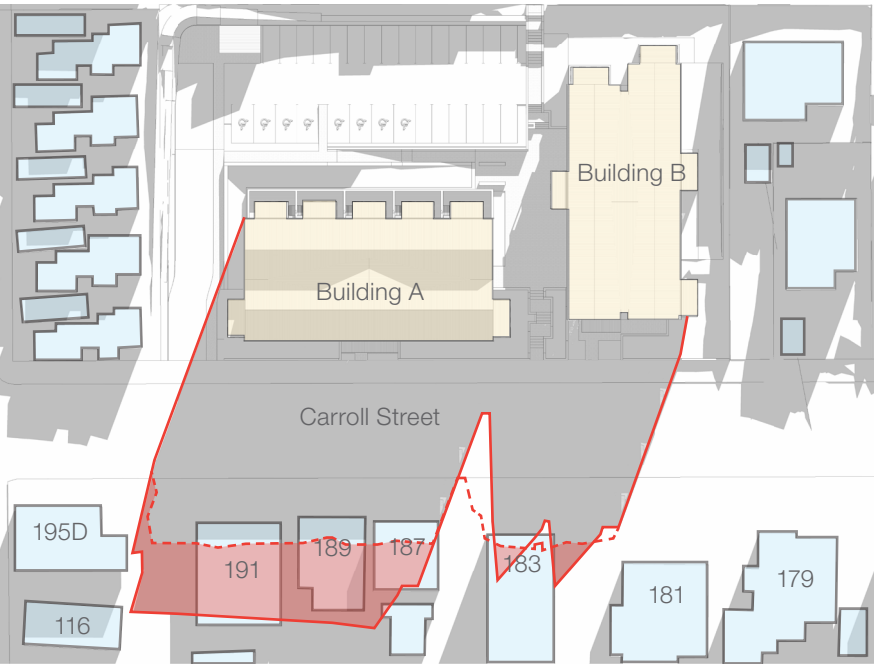
Winter Solstice - 10am



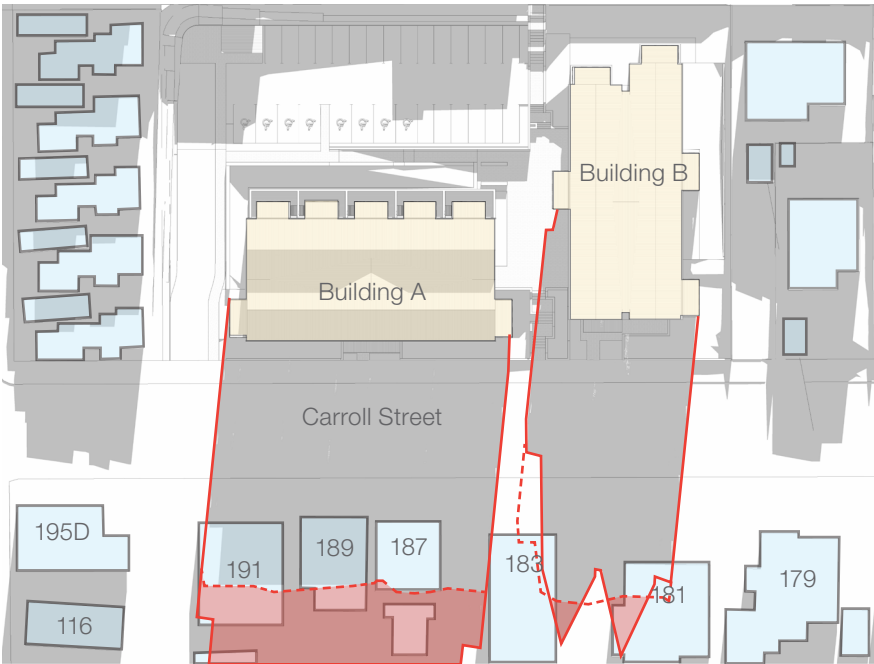
Winter Solstice - 11am



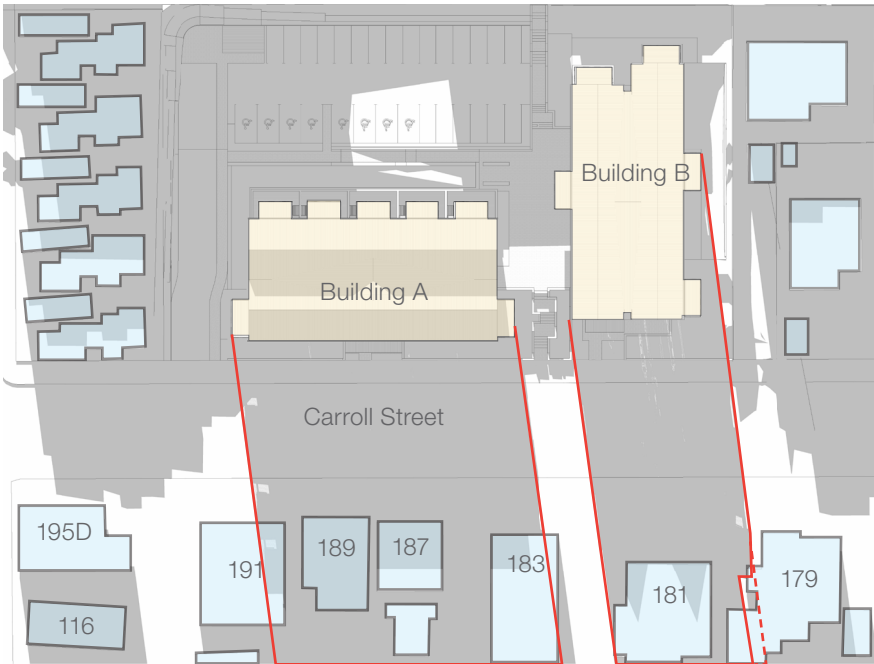
Winter Solstice - 12pm



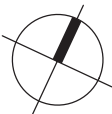
Winter Solstice - 1pm



Winter Solstice - 2pm



Winter Solstice - 3pm

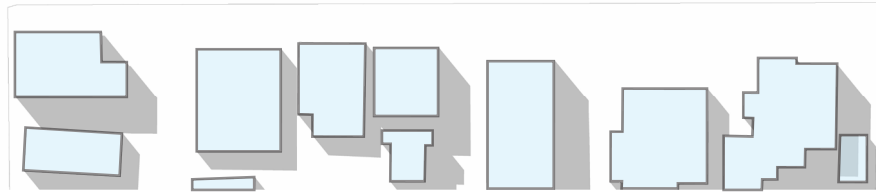
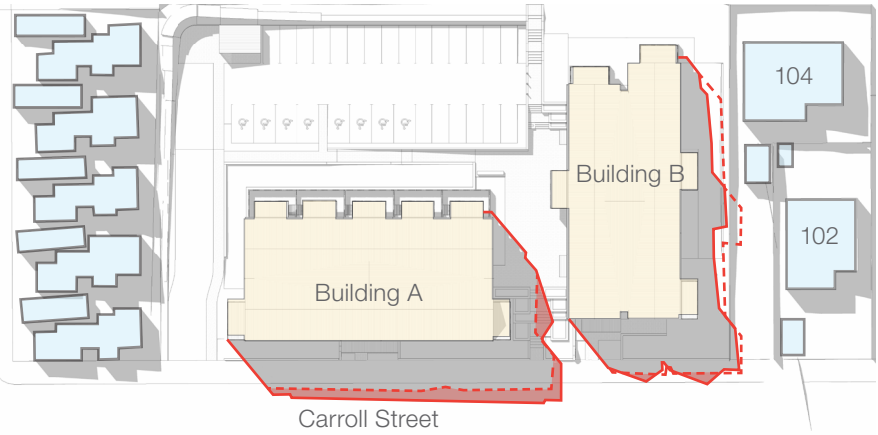


- Legend
- Extent of shading from a compliant project (12m building height)
  - Extent of shading from the proposed project
  - Extent of additional shading from proposed project

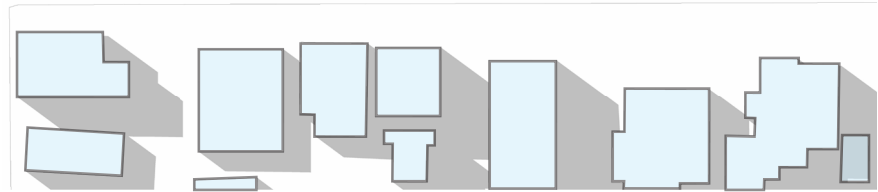
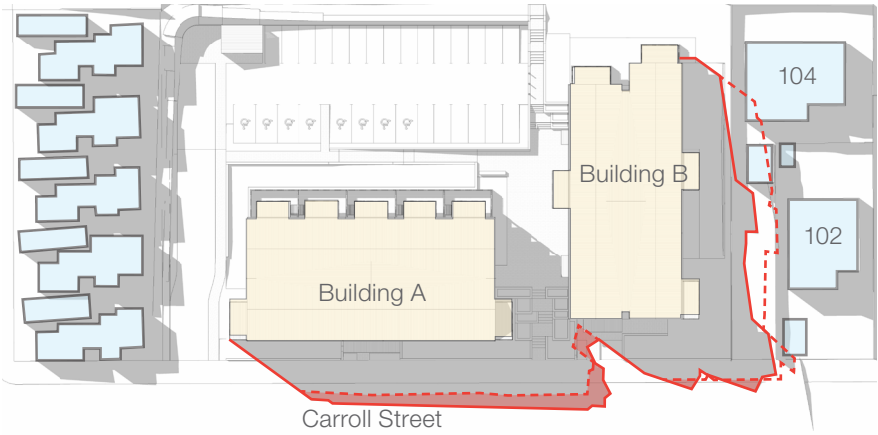


# Sun Study East Boundary - Summer Solstice

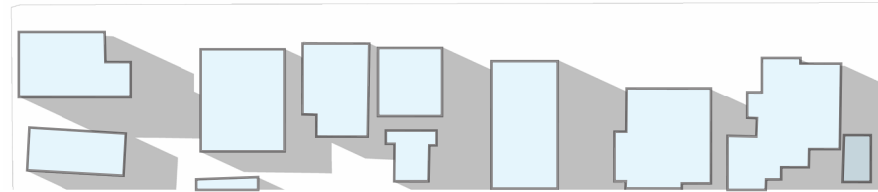
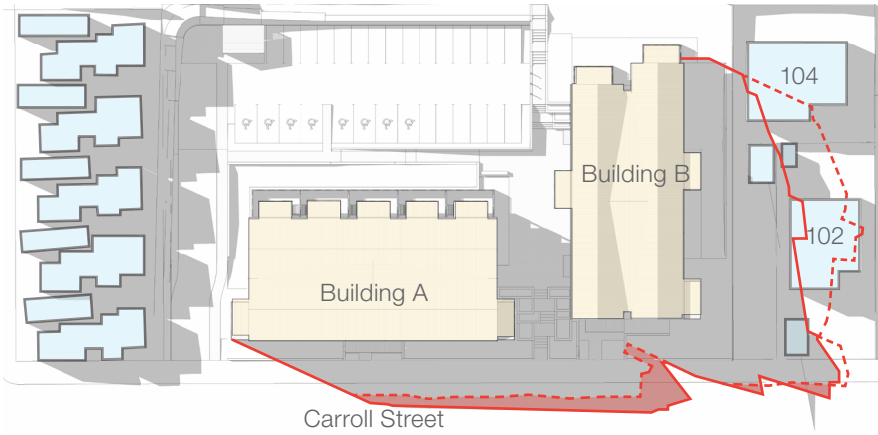
NOTE: ONLY SUMMER SOLSTICE HOURS FROM 3PM TO 8PM SHOWN FOR EAST BOUNDARY. SHADING OF THE NEIGHBOURS TO THE EAST DOES NOT OCCUR DURING WINTER HOURS.



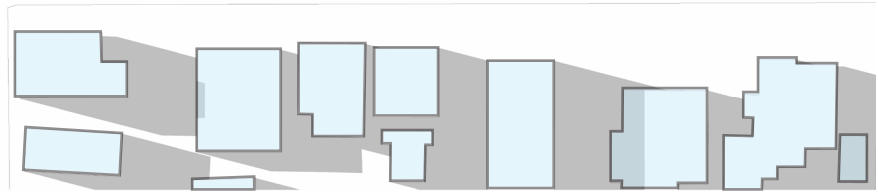
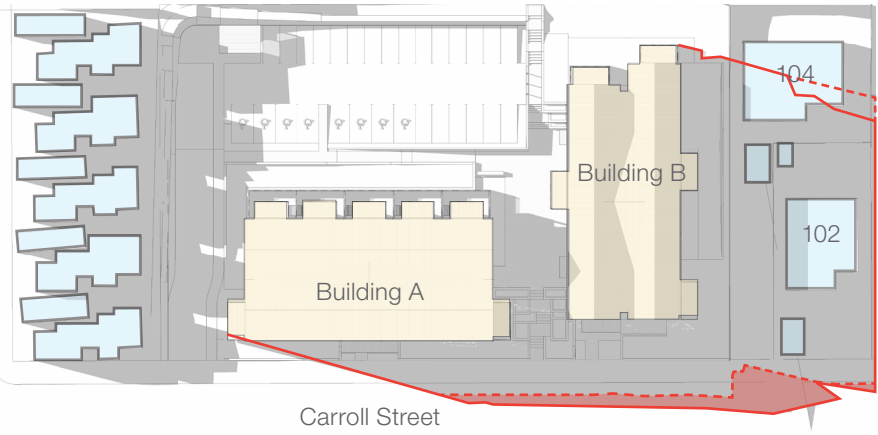
Summer Solstice - 3pm



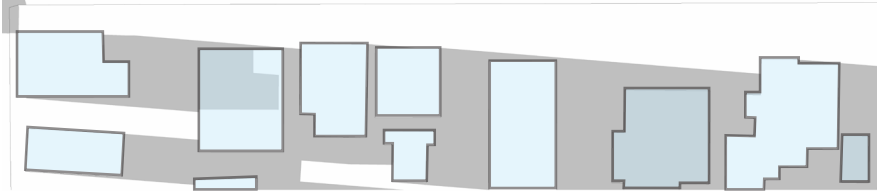
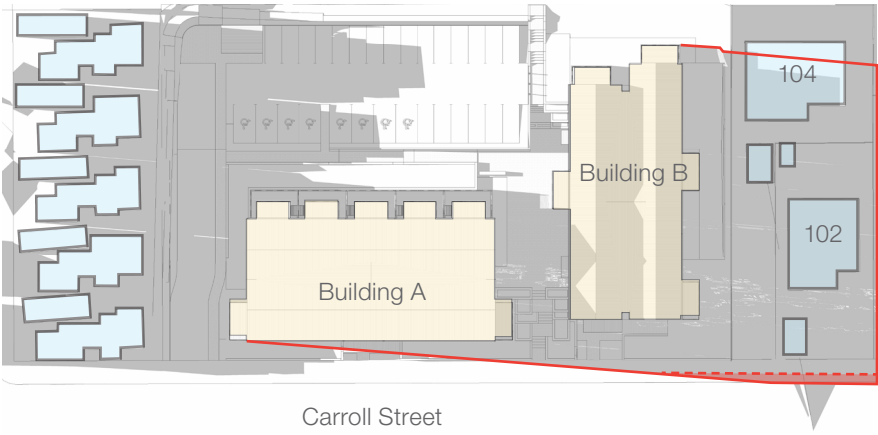
Summer Solstice - 4pm



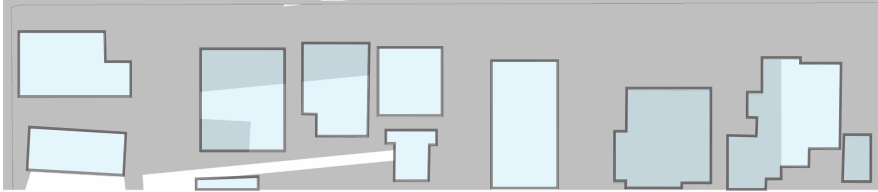
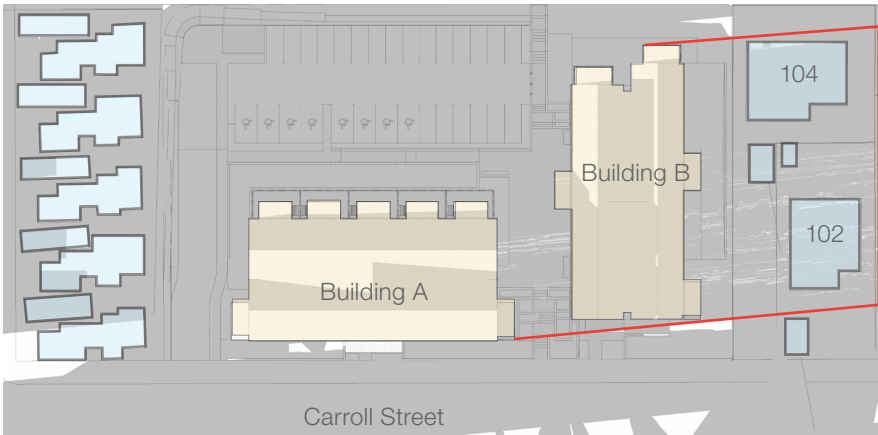
Summer Solstice - 5pm



Summer Solstice - 6pm



Summer Solstice - 7pm



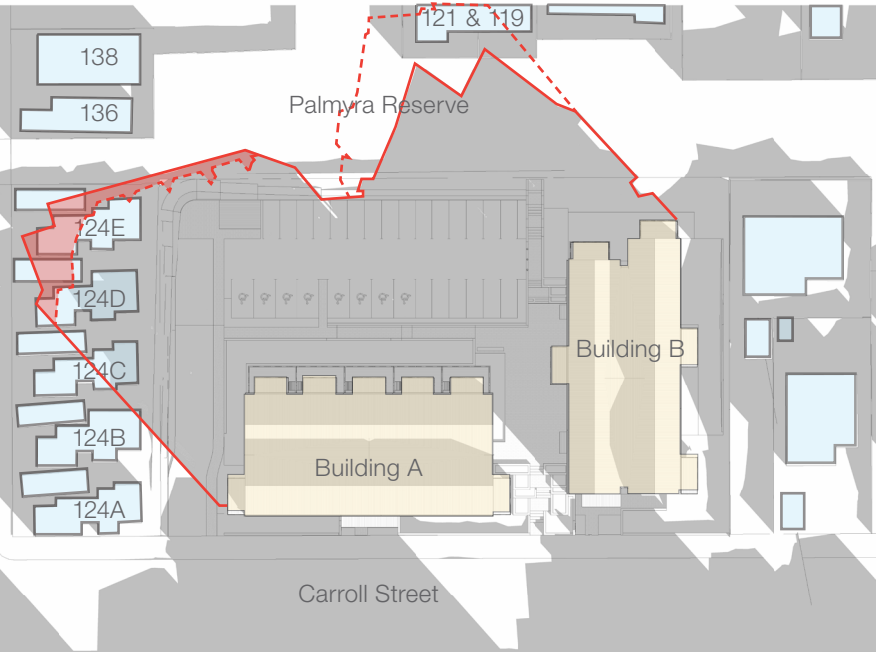
Summer Solstice - 8pm



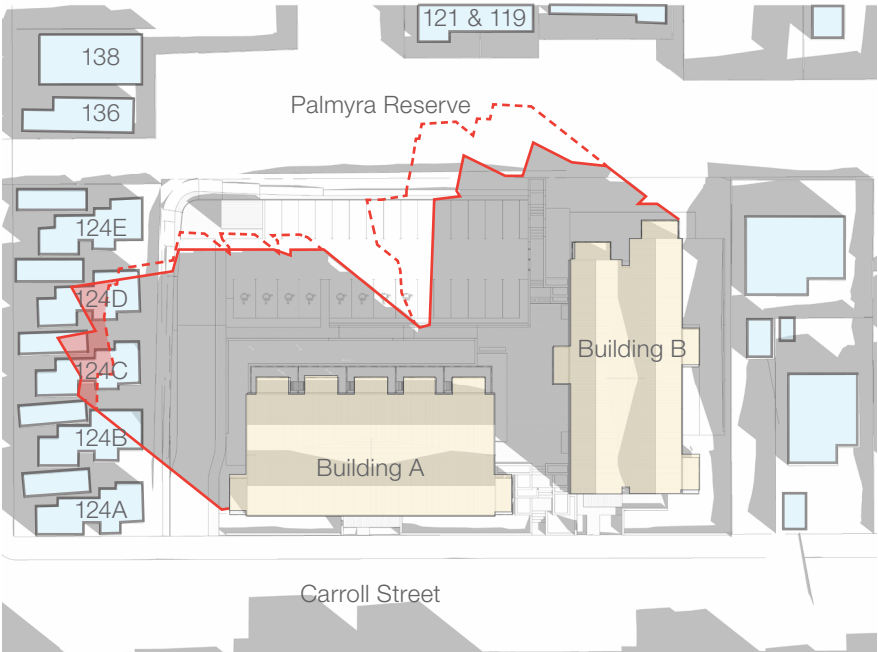
- Legend
- Extent of shading from a compliant project (12m building height)
  - Extent of shading from the proposed project
  - Extent of additional shading from proposed project



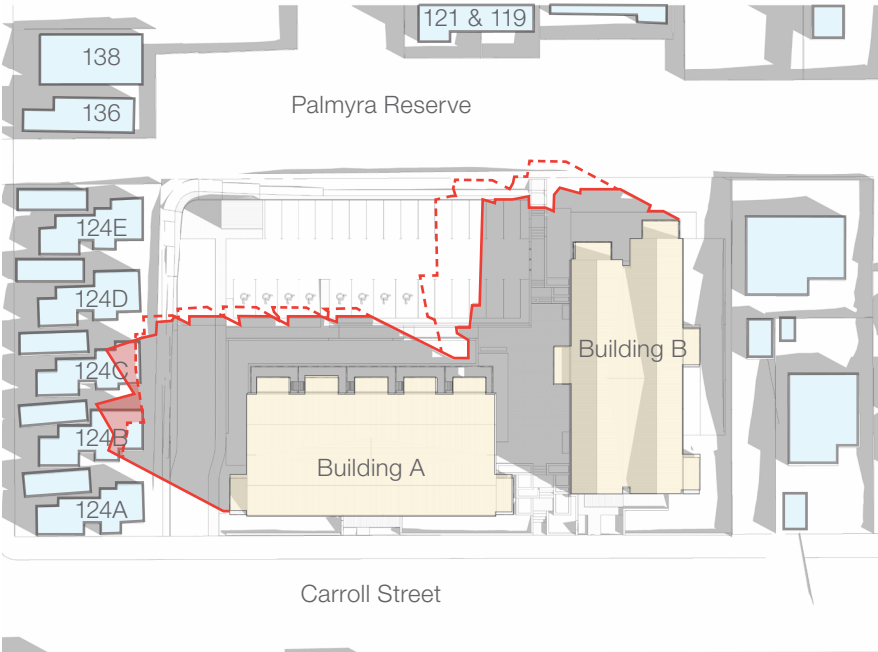
# Sun Study North & West Boundaries - Summer Solstice



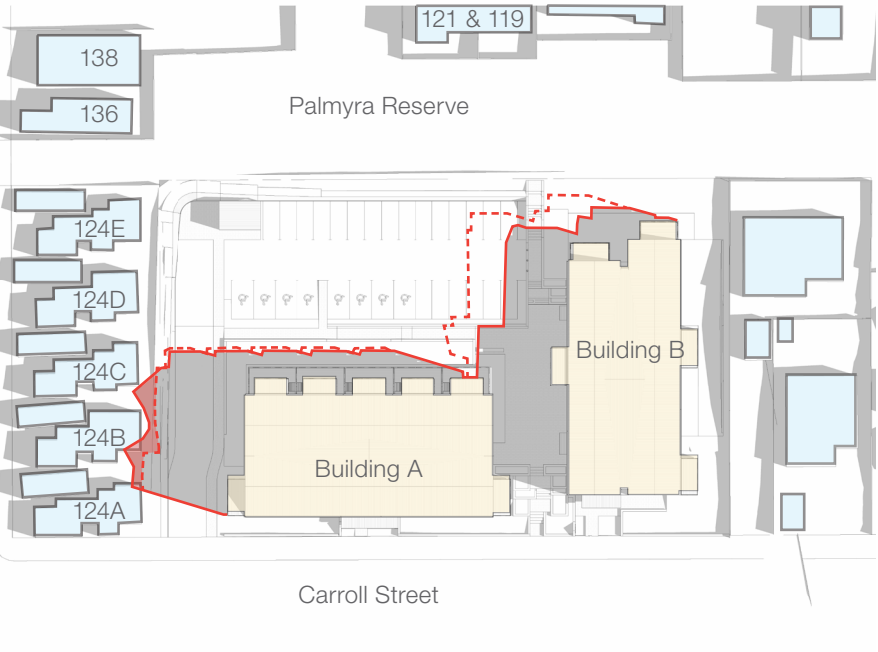
Summer Solstice - 6am



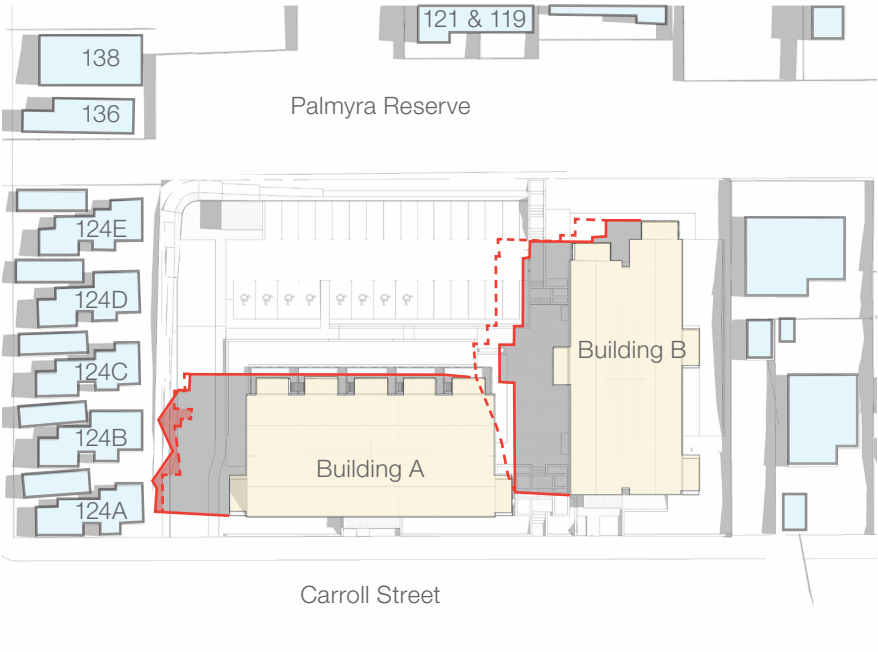
Summer Solstice - 7am



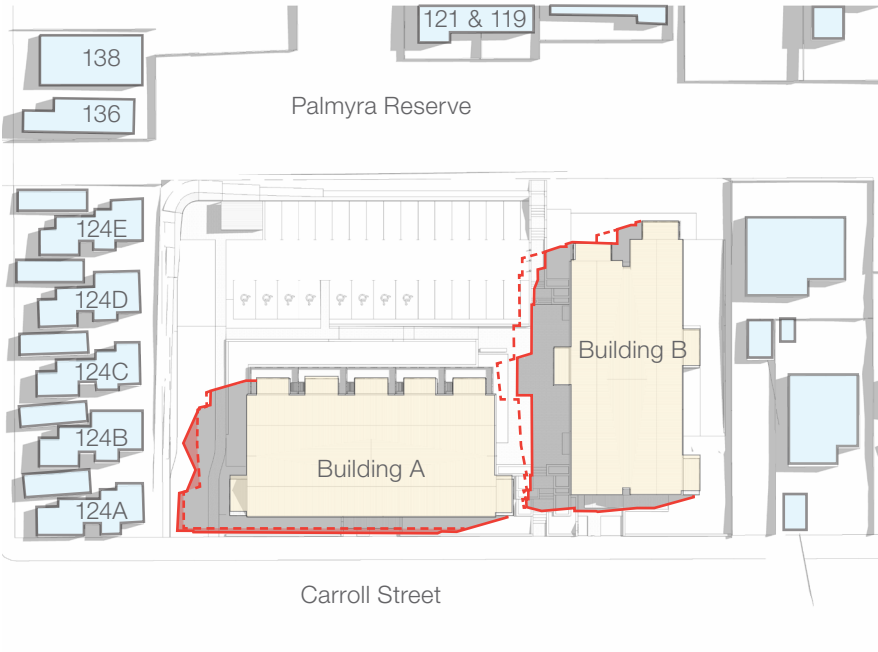
Summer Solstice - 8am



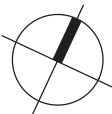
Summer Solstice - 9am



Summer Solstice - 10am

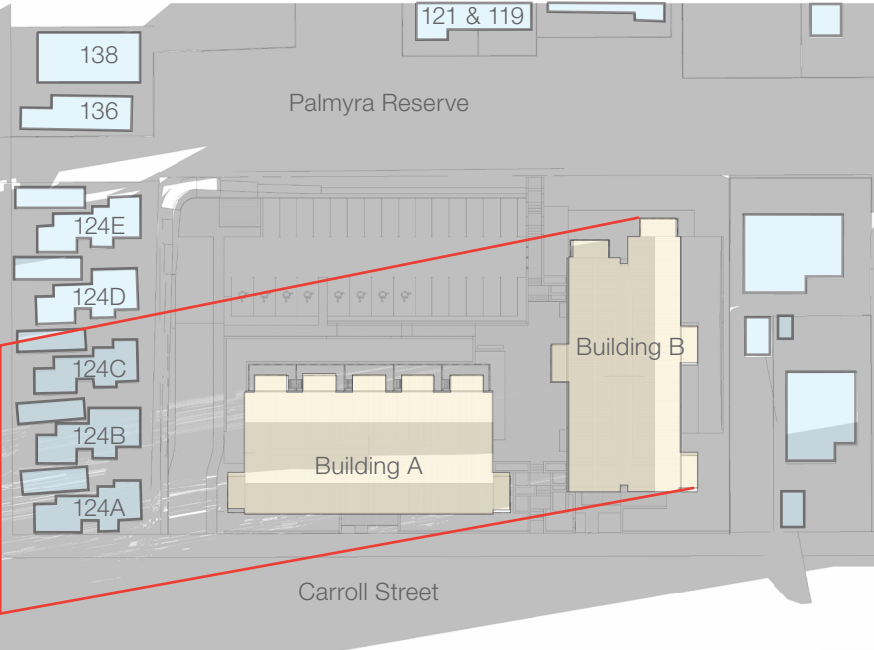


Summer Solstice - 11am

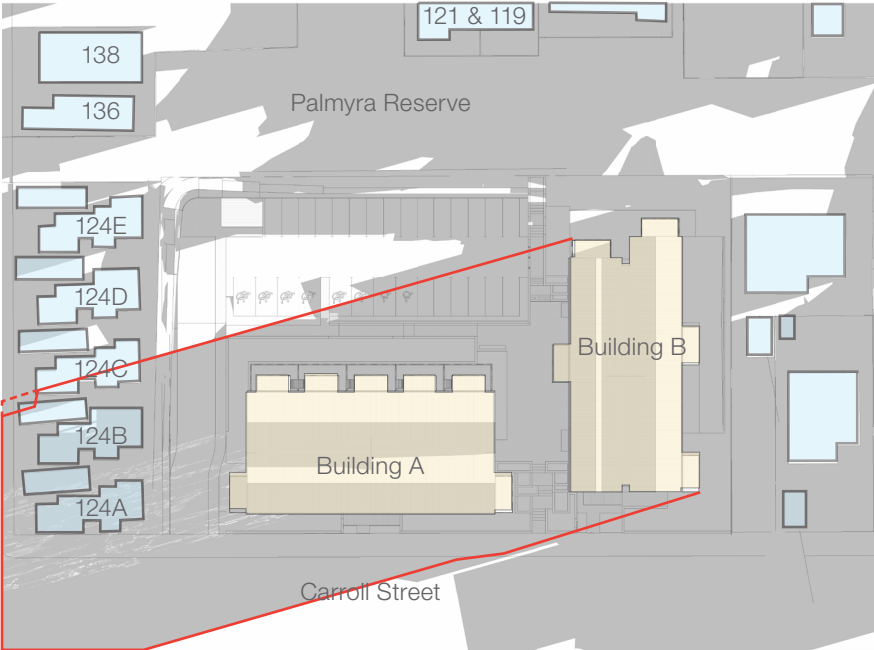


- Legend
- Extent of shading from a compliant project (12m building height)
  - Extent of shading from the proposed project
  - Extent of additional shading from proposed project

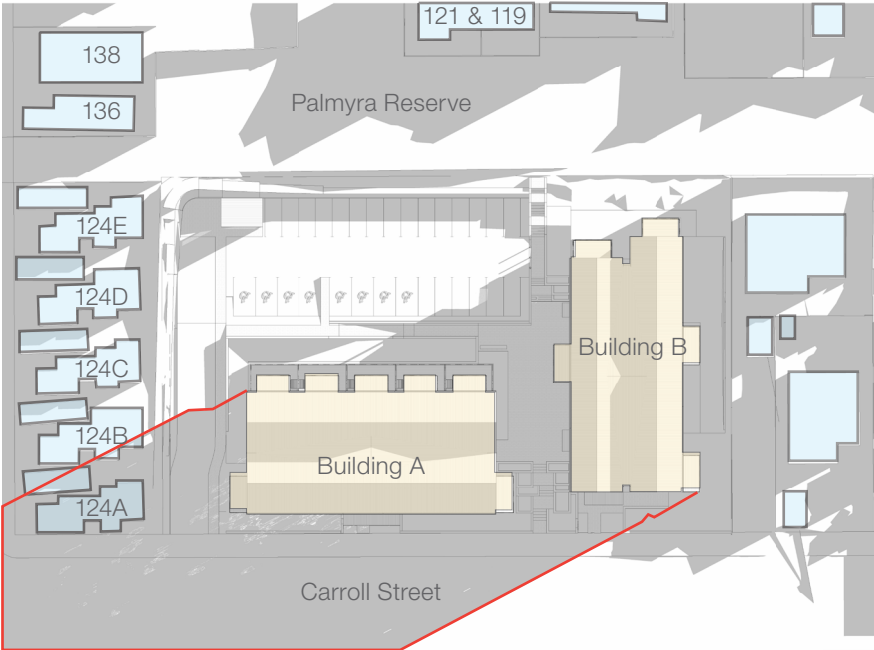
# Sun Study North & West Boundaries - Winter Solstice



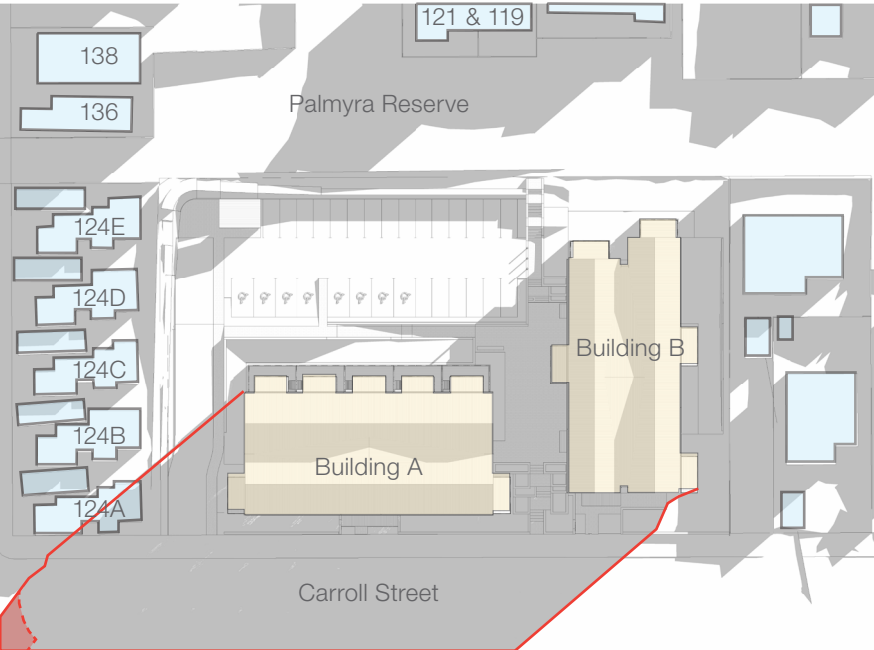
Winter Solstice - 8am



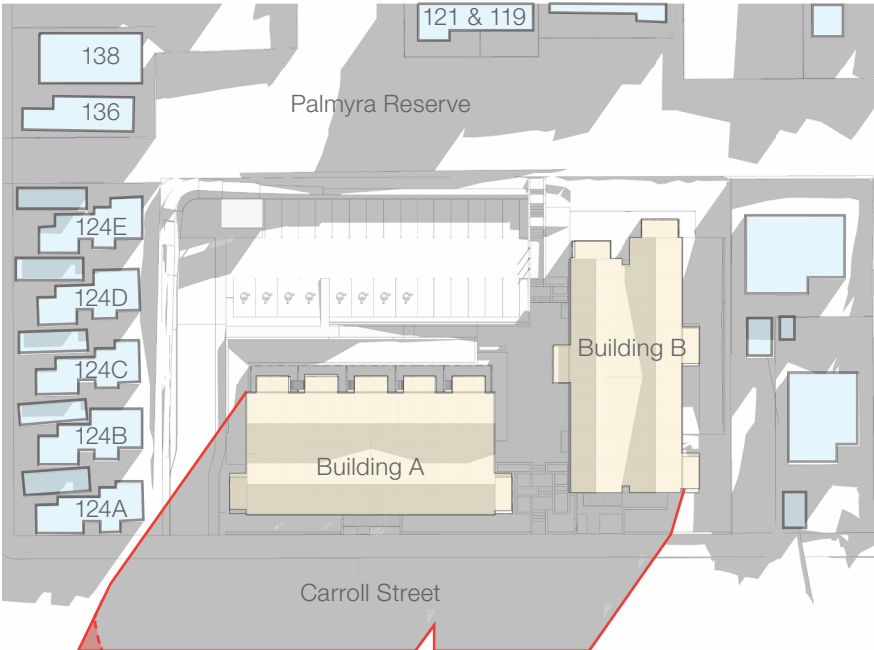
Winter Solstice - 9am



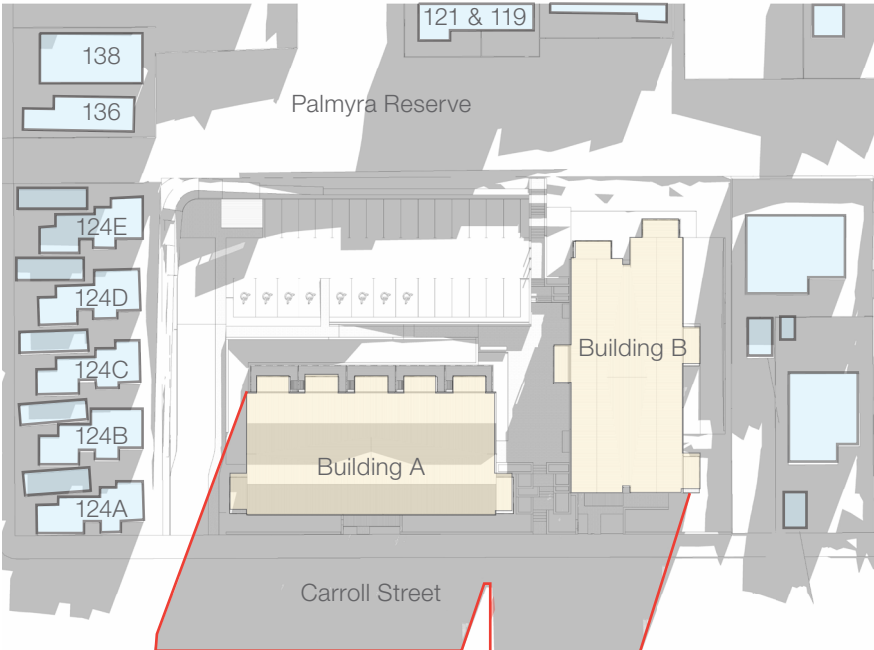
Winter Solstice - 10am



Winter Solstice - 11am



Winter Solstice - 12pm



Winter Solstice - 1pm



Legend

Extent of shading from a compliant project (12m building height)

Extent of shading from the proposed project

Extent of additional shading from proposed project



LANDSCAPE AREA

Landscape  
(including garden bed  
& specimen trees)

1209m2  
(29%)



CARROLL STREET  
APARTMENTS

ADDRESS  
118 Carroll Street  
Dunedin



LANDSCAPE MASTERPLAN  
SITE WIDE

RESOURCE CONSENT

NOTES

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2. All plans to be read in conjunction with Architectus Plan Set and Calibre Engineer Plan Set.
3. Levels shown for reference only. Refer to Calibre Engineer Plan Set.
4. A 3 months Defects Liability Period shall be included for all Hard Landscaping.

LEGEND

- Property boundary
- FFL 00.000 Finished floor level
- Existing tree to be retained
- Existing tree to be removed
- Proposed specimen tree
- Fruiting species
- Proposed screening species
- Proposed garden bed
- Lawn
- Standard concrete, broom finish (US), decorative saw cuts as shown
- Exposed aggregate concrete with black oxide additive (8kg/m3), decorative saw cuts as shown
- Precast pavers to match brick on buildings
- Coloured concrete with black oxide additive
- Timber decks
- Fold down washing line
- Letterbox location
- Visibility splay - all fencing and planting to be max. 1.0m high in visibility splay
- Gate access
- Step location (by Architects)
- Ramp location (by Architects)
- Maintenance path (Gap in planting)
- Block wall
- Timber crib wall

C	08/11/23	SG	RC REV
B	05/05/23	SG	RESOURCE CONSENT
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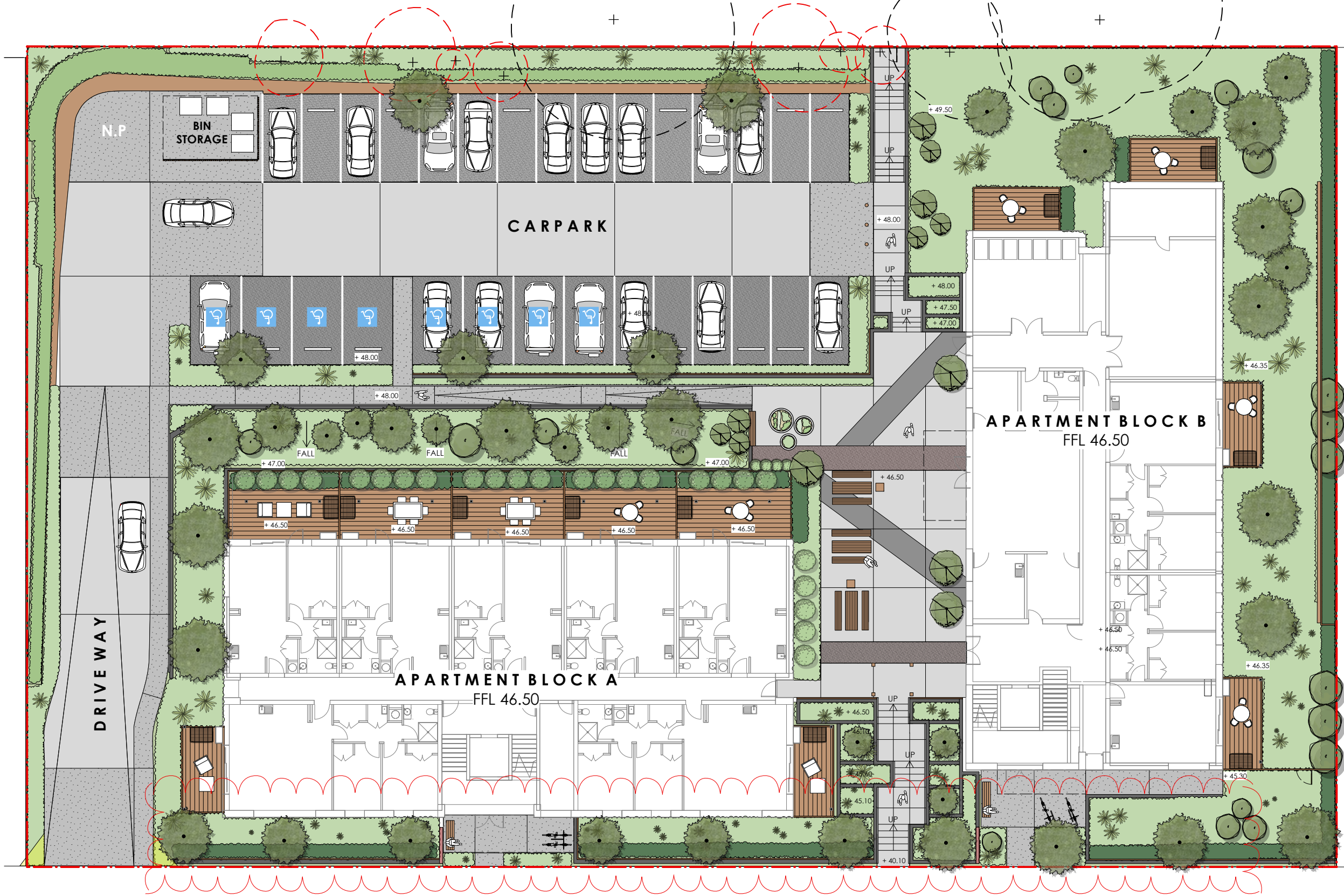
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Scale 1:250@A3

REF. NO. 5312

PAGE REVISION RC-LD-1001 C

PALMYRA RESERVE



CARROLL STREET





LOCATION PLAN  
APARTMENT BLOCK A

NTS

Communal bin storage area.  
To be detailed by Architect,  
refer to Architects plan set.

Existing group of 1x Sophora  
Microphylla, 2x Cordyline  
Australis to be removed - Refer  
to Arborist Report for details.

Insitu standard concrete  
driveway.

Timber crib wall - refer to Civil  
Engineer Plan set for details.

Insitu exposed aggregate  
thresholds to support traffic  
calming.

Screening around decks to be  
detailed by the Architect -  
refer to Architect plan set for  
details.

Specimen trees to create  
avenue effect on driveway.

Buffer planting to screen  
ground level apartment.

Visibility splay all planting and  
fences max 1.0m in height.



Existing Betula Pendula  
specimen tree within reserve to  
be protected during  
construction - Refer to Arborist  
Report for details.

Existing group of 1x Sophora  
Microphylla and 2x Cordyline  
Australis specimen trees to be  
removed. - Refer to Arborist  
Report for details.

Permeable fence on boundary  
next to reserve with buffer  
planting behind to screen car  
park and apartments.

Permeable paving or concrete  
under drip line of existing trees.

Bollards to stop vehicle tracking  
onto path.

Planting strip.  
Block retaining wall with  
balustrade fixed to top and  
climber plant species proposed  
at the base of the wall - to be  
detailed by the Civil Engineer.  
Ramp with handrails - to be  
detailed by the Civil Engineer.

Raised vegetable gardens to be  
confirmed at detailed design  
stage.

Fruiting species in communal  
area.

Timber decks for apartments - to  
be detailed by the Architects.

Picnic tables and seating in  
communal area. To be surface  
fixed to the concrete.

Wire foliage system fixed to wall  
for climbers to grow up.

Timber bench seat at the entry  
node, seat to be hidden from  
street behind planting.

Screening around decks to be  
detailed by the Architect - refer  
to Architect plan set for details.

Terraced raised garden beds.

Low block wall to create entry  
to apartments and to be used  
as seating.

Planting to screen windows.

Brick wall with apartment  
signage to support way finding  
throughout the site.



CARROLL STREET

APARTMENTS

ADDRESS  
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Dunedin

CLIENT



LANDSCAPE PLAN

APARTMENT BLOCK A

RESOURCE CONSENT

NOTES

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2. All plans to be read in conjunction with Architectus Plan Set and Calibre Engineer Plan Set.
3. Levels shown for reference only. Refer to Calibre Engineer Plan Set.
4. A 3 months Defects Liability Period shall be included for all Hard Landscaping.

LEGEND

- Property boundary
- FFL 00.000 Finished floor level
- Existing tree to be retained
- Existing tree to be removed
- Proposed specimen tree
- Fruiting species
- Proposed screening species
- Proposed garden bed
- Lawn
- Standard concrete, broom finish (US), decorative saw cuts as shown
- Exposed aggregate concrete with black oxide additive (8kg/m3), decorative saw cuts as shown
- Precast pavers to match brick on buildings
- Coloured concrete with black oxide additive
- Timber decks
- Fold down washing line
- Letterbox location
- Visibility splay - all fencing and planting to be max. 1.0m high in visibility splay
- Gate access
- Step location (by Architects)
- Ramp location (by Architects)
- Maintenance path (Gap in planting)
- Block wall
- Timber crib wall

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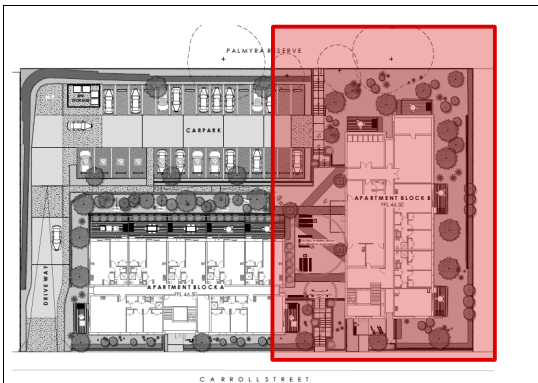
Design EH/SG  
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LOCATION PLAN  
APARTMENT BLOCK B

NTS

Existing group of 1x Sophora  
Microphylla, 2x Cordyline  
Australis to be removed - Refer  
to Arborist Report for details.

Bollards to stop vehicle tracking  
onto path.

In situ exposed aggregate  
concrete.

Group of fruiting species in  
communal area.

Group of fruiting species in  
communal area.

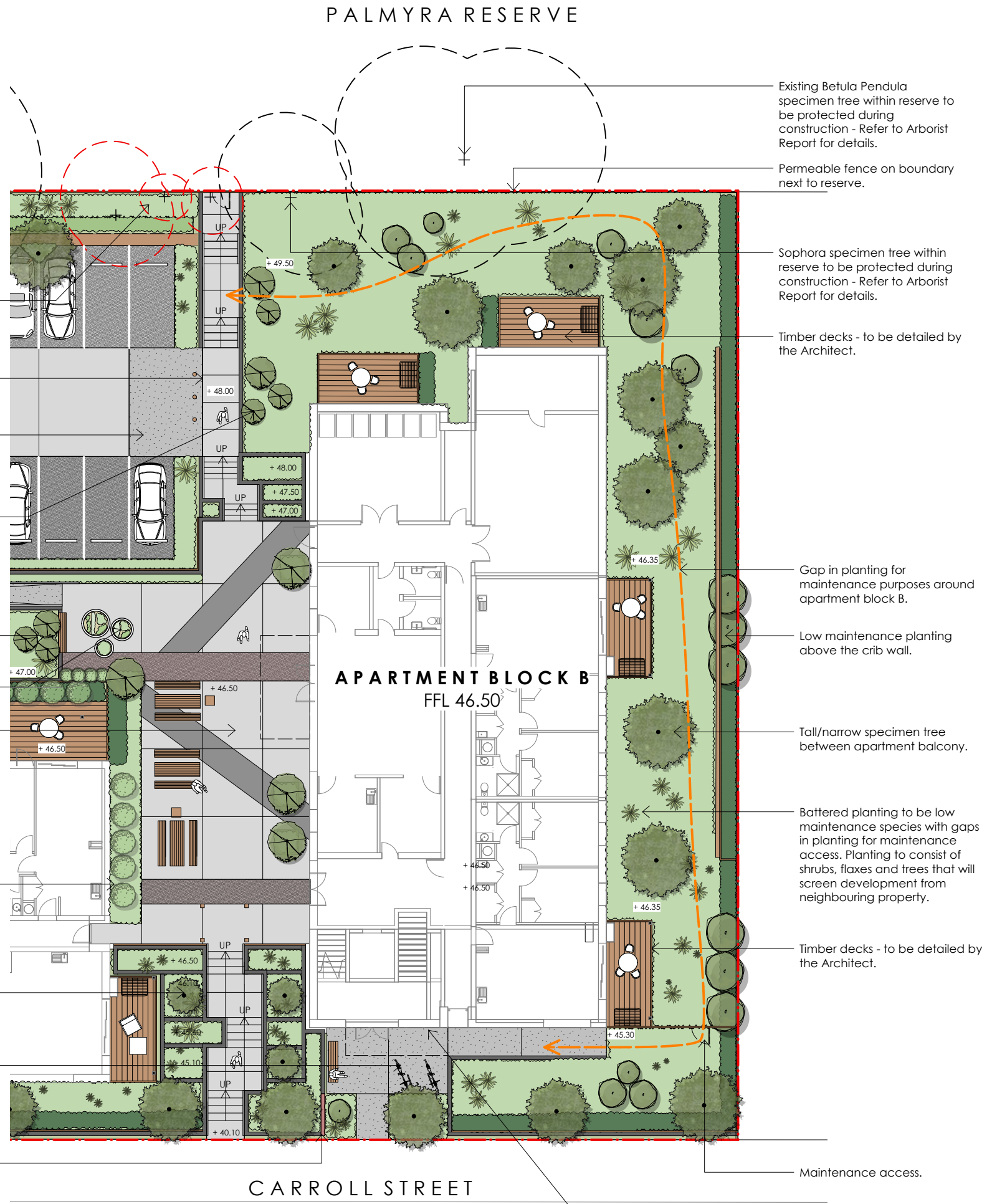
Raised vegetable gardens. To  
be confirmed at detailed  
design stage.  
'Welcoming' structure to be  
incorporated into the  
communal entry.  
Central courtyard to have fixed  
seating, pockets of greenery,  
raised planters and pavement  
pattern. Paving design in central  
courtyard to be confirmed at  
detailed design stage.

Wire foliage system  
for climbers to grow  
up.

Terraced raised  
garden beds.

Visitor bike rack.

Brick wall with apartment  
signage to support way  
finding throughout the site.



# CARROLL STREET APARTMENTS

ADDRESS  
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Dunedin



## LANDSCAPE PLAN APARTMENT BLOCK B

### RESOURCE CONSENT

#### NOTES

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2. All plans to be read in conjunction with Architectus Plan Set and Calibre Engineer Plan Set.
3. Levels shown for reference only. Refer to Calibre Engineer Plan Set.
4. A 3 months Defects Liability Period shall be included for all Hard Landscaping.

#### LEGEND

- Property boundary
- FFL 00.000 Finished floor level
- Existing tree to be retained
- Existing tree to be removed
- Proposed specimen tree
- Fruiting species
- Proposed screening species
- Proposed garden bed
- Lawn
- Standard concrete, broom finish (U5), decorative saw cuts as shown
- Exposed aggregate concrete with black oxide additive (8kg/m3), decorative saw cuts as shown
- Precast pavers to match brick on buildings
- Coloured concrete with black oxide additive
- Timber decks
- Fold down washing line
- Letterbox location
- Visibility splay - all fencing and planting to be max. 1.0m high in visibility splay
- Gate access
- Step location (by Architects)
- Ramp location (by Architects)
- Maintenance path (Gap in planting)
- Block wall
- Timber crib wall

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## CARROLL STREET

### APARTMENTS

ADDRESS  
118 Carroll Street  
Dunedin

CLIENT



### FENCING MASTER PLAN

SITE WIDE

### RESOURCE CONSENT

#### NOTES

1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.
3. All gates to match adjacent fencing type, unless specified otherwise.
4. \*Allow to stain all exposed visible surface of timber paling fencing facing the street/JOAL or as indicated on fencing plan. Apply 2 coats charcoal timber stain, colour Resene 'Shadow Match' or similar approved by Landscape Architect.
5. Prior to excavating fencing post holes, confirm on site there are no clashes with underground services. Notify the Landscape Architect if any clashes are likely to occur.
6. A 3 months Defects Liability Period shall be included for all Hard Landscaping.

#### LEGEND

- 1m High steel open railing balustrade
- 1.2m High steel open railing fence
- 1.8m High timber paling fence
- 0.5m High block wall (Finish TBC)
- Brick wall with apartment signs (TBC at detailed design stage)
- Hand rail
- Block wall height varies - refer to Civil Engineer plan set (Finish TBC)
- Crib wall height varies - refer to Civil Engineer plan set

1.0m high safety from falling balustrade above retaining wall.

Crib Wall - to be detailed by Civil Engineer.

Maintenance gate.

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Block walls vary in height.



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## PALMYRA RESERVE

Permeable balustrade fence on boundary.

All screens around apartment decks to be detailed by the Architect.

Crib Wall - to be detailed by Civil Engineer.

Bin storage detailed by Architect.

N.P

BIN STORAGE

1.0m high safety from falling balustrade above retaining wall.

Crib Wall - to be detailed by Civil Engineer. Safety from falling fence on top.

CARPARK

1.0m high safety from falling balustrade above block retaining wall.

APARTMENT BLOCK B  
FFL 46.50

FALL

FALL

FALL

FALL

All screens around apartment decks to be detailed by the Architect.

1.0m high safety from falling balustrade above block retaining wall.

APARTMENT BLOCK A  
FFL 46.50

DRIVE WAY

0.5m high block wall.

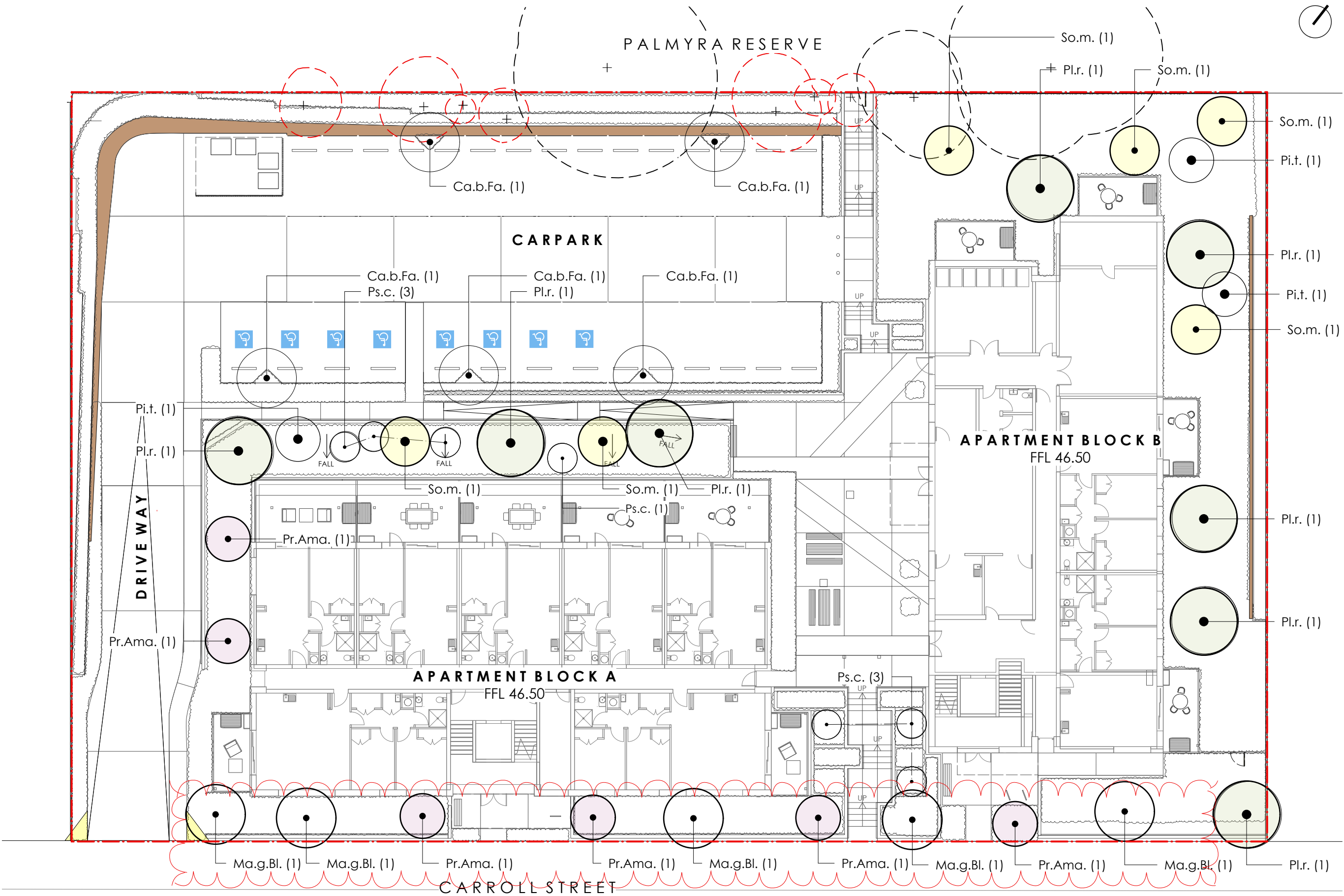
Brick wall with apartment signage - to be confirmed at detailed design stage.

Brick wall with apartment signage - to be confirmed at detailed design stage.

All screens around apartment decks to be detailed by the Architect.

## CARROLL STREET





# CARROLL STREET APARTMENTS

ADDRESS  
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## SPECIMEN TREE MASTER PLAN & PALETTE

### RESOURCE CONSENT

#### NOTES

1. Do not scale off drawings.
2. All plans to be read in conjunction with Architectus Architecture Plan Set and Beca Engineer Plan Set.
3. All trees shall be at least 1.5m high at the time of planting and once established must be maintained at a height of at least 3m thereafter (with the exception of any proposed fruit trees).
4. All landscaping shall be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
5. All landscaping shall be maintained and if dead, diseased, or damaged, shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping and capable of achieving a minimum height of 3m (with the exception of any fruit trees).

#### LEGEND

- Property boundary
- FFL 00.000 Finished floor level
- Existing tree to be retained
- Existing tree to be removed
- Proposed specimen tree

REV	DATE	BY	ISSUE
C	08/11/23	SG	RC REV
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ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Ca.b.Fa.	5	Carpinus betulus 'Fastigiata'	European Hornbeam	2000/40L	To Be Staked
Ma.g.Bl.	5	Magnolia grandiflora 'Blanchard'		2000/40L	To Be Staked
Pi.t.	3	Pittosporum tenuifolium	Kohuhu	1500/10L	To Be Staked
Pl.r.	8	Plagianthus regius	Ribbonwood / Manatu	2000/40L	To Be Staked
Pr.Ama.	6	Prunus 'Amanogawa'	Upright Flowering Cherry	1800/40L	To Be Staked
Ps.c.	7	Pseudopanax crassifolius	Lancewood	1500/10L	To Be Staked
So.m.	6	Sophora microphylla	Kowhai	1800/40L	To Be Staked



SPECIMEN TREE SPECIES



FRUIT SPECIES



SHRUBS/GROUND COVERS



HEDGES



CLIMBERS



**Indicative Plant list**

Plant species include, but are not limited to:

**Specimen Tree Species**  
(Grade 1500 - 2000 @ 40L)

*Carpinus betulus* 'Fastigata'  
*Magnolia* spp.  
*Pittosporum* spp.  
*Plagianthus regius*  
*Prunus* spp.  
*Pseudopanax crassifolius*  
*Sophora microphylla*

**Fruiting Tree Species**  
(Grade 1200- 1500 @ 10L)

*Citrus limonia* 'Meyer'  
*Malus domestica* 'Peasgood Non Such'  
*Pyrus communis* 'Winter Nellis'  
*Pyrus communis* 'Garden Belle'

**Hedging Shrubs**  
Grade 600 @ PB8-12

*Corokia* spp.  
*Griselinia* spp.

**Medium Shrubs**  
Grade 400-600 @ PB5-8

*Coprosma* spp.  
*Pittosporum* spp.  
*Phormium* spp.  
*Hebe* spp.  
*Pseudopanax* spp.

**Small shrubs**  
Grade 300-500 @ PB3

*Carex testacea*  
*Libertia* spp.  
*Lomandra* spp.  
*Muehlenbeckia axillaris*  
*Lobelia angulata*  
*Chionochloa flavicans*  
*Dianella* spp.  
*Chionochloa rubra*

**Creepers/Climbers**  
(to climb up retaining walls & fwall of apartment block A)

*Trachelospermum jasminoides*  
*Clematis paniculata*  
*Ficus pumila*

**CARROLL STREET  
APARTMENTS**

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**INDICATIVE PLANTING PALETTE**

**RESOURCE CONSENT**

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C





TIMBER CRIB WALL & PLANTING



CONCRETE TEXTURES



WIRE FOLIAGE SYSTEM



LARGE POT PLANTS



CLIMBERS ON WALL



PERMEABLE PAVERS



CULTURAL PAVEMENT DESIGN



SEATING



RAISED PLANTERS



VEGE/HERB GARDENS



BLOCK WALLS



ENCLOSED SPACES WITH SEATING

CARROLL STREET  
APARTMENTS

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INDICATIVE HARDSCAPE PALETTE

RESOURCE CONSENT

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