

Form 2: Application for project information memorandum and/or building consent Section 33 or 45, Building Act 2004

Dunedin City Council - Building Services PO Box 5045 Dunedin 9058 Telephone: (03) 477 4000 Email: building@dcc.govt.nz www.dunedin.govt.nz



1. THE BUILDING [Complete all applicable sections]

Street address of building: 30 Tui Street, St Leonards, Dunedin
Legal description of land where building is located: Lot 3,7 DP 318930
Site area 2.5334 Ha Sec N/A Block N/A
Building name: N/A Valuation Number 26760-50203
Number of levels: 2 Level /Unit Number: N/A
Floor area: 2 (m²)
Current, lawfully established, use: Domestic Dwelling Year First Constructed: 2006

OFFICE USE ONLY:
Consent Number: 2017-1676
PIM Number:
Compliance Schedule No:
Date received: 16/8/17

2. APPLICATION [Nominate as applicable]

I request that you issue a: (for the building work described in this application)

- Project Information Memorandum (PIM)
Project Information Memorandum (PIM) and Building Consent (BC)
Building Consent The existing PIM No [If applicable] is:
Amendment to an existing Building Consent. The existing BC No is:
Staged Consent - Being stage of stages
State the reference number if this application involves a National Multiple Use Approval:

Name: D Poulter Signature: Date: 16-8-17
The signature is that of the Owner OR the Agent on behalf of and with the approval of the Owner
I/we acknowledge that some communications may be by email

3. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)
Install Osburn 1600 freestanding fire, no wetback

Current use of building: Home
Will the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: 50 [Years]

List Building Consents previously issued for this project (if any): N/A

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):
\$ 6500.00

Is prescribed energy work to be part of this Building Consent (tick if applicable) Gas Electricity



21.8.17

**4. OWNER**

Name of Owner: S Luke  
 Contact person .....  
 Mailing address: 30 Tui Street, St Leonards  
 Dunedin  
 Street address/registered office: N/A  
 Phone No.: Landline: N/A  
 Mobile: N/A  
 Daytime: N/A  
 After hours: N/A  
 Facsimile: N/A  
 Email: N/A  
 Website: N/A

**THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:**

Certificate of Title       Lease Agreement  
 Agreement for Sale and Purchase       Other document *pu*

**5. AGENT** [Only required if application is being made on behalf of the owner]

Name of Agent: D Poulter  
 Contact person: as above  
 Mail address: 150 Kaikorai Valley Road  
 Dunedin  
 Street address/registered office: as above  
 Phone No.: Landline: 476 3446  
 Mobile: 021 336 367  
 Daytime: .....  
 After hours: .....  
 Facsimile: .....  
 Email: info@roslynmowers.co.nz  
 Website: www.roslynmowers.co.nz  
 Relationship to owner: [State details of the authorisation from the owner to make the application on the owner's behalf] Installer

**FIRST POINT OF CONTACT** for communications with the Council / Building Consent Authority:  Owner       Agent

Or: (If different to above details) Name: ..... Email: .....  
 Mailing Address: ..... Phone: ..... Facsimile: .....

**BILLING (PAYER) DETAILS:**  Owner       Agent       Other, (state name & mailing address) .....

**6. RESTRICTED BUILDING WORK**

Will the building work include any restricted building work?  Yes       No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (if these details are un-known at the time of the application, they must be supplied before the building work begins.):

Name	Licensing Class	Licensed Building Practitioner Number <small>(or registration number if treated as being licensed under section 291 of the Building Act 2004)</small>

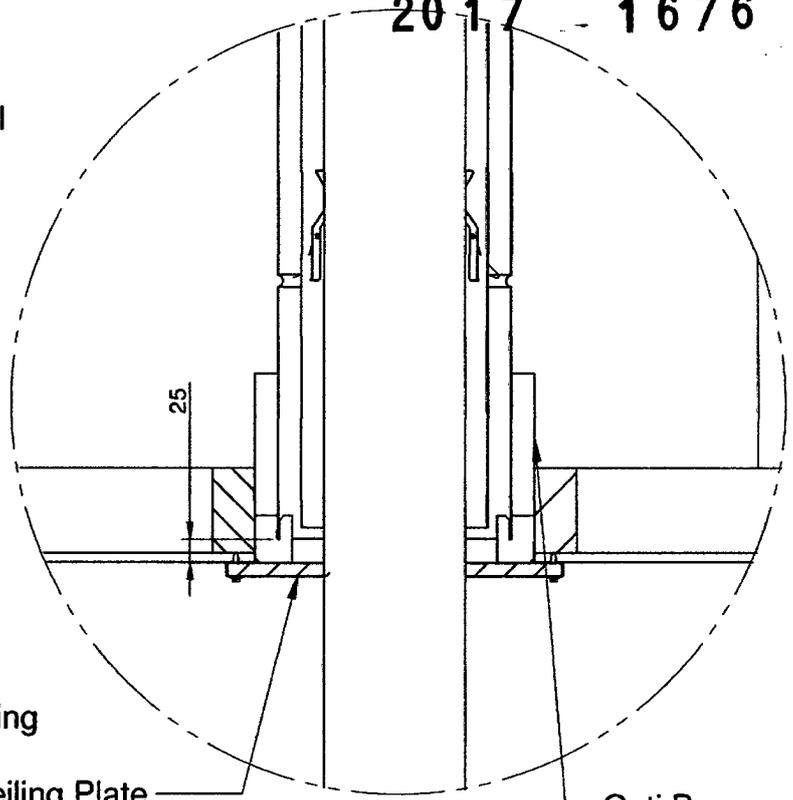
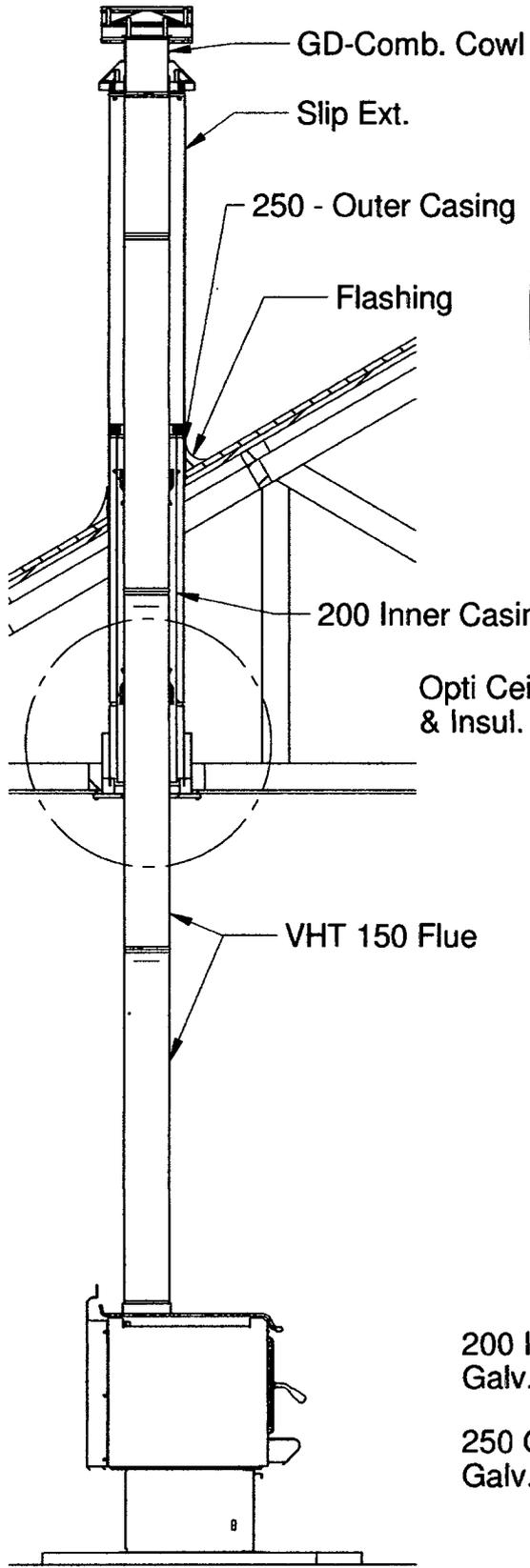
**Note:** Continue on another page if necessary

**7. PROJECT INFORMATION MEMORANDUM** [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Nominate the matters relevant to the project]

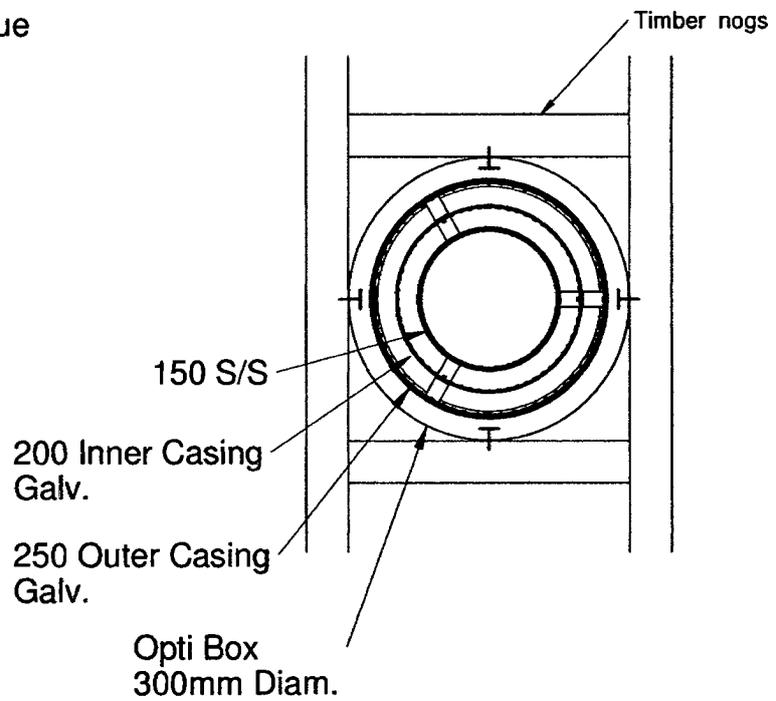
- Subdivision
- Alterations to land contours [e.g. digging out the site for a building platform]
- New or altered connections to public utilities [e.g. Council sewer, storm water or water mains]
- New or altered locations and/or external dimensions of buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of stormwater and wastewater
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

2017 - 1676



DETAIL

CEILING PENETRATION PLAN

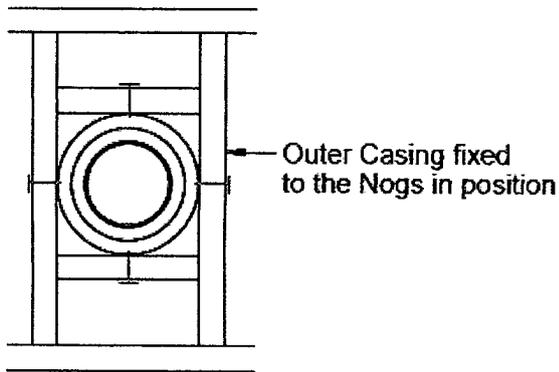


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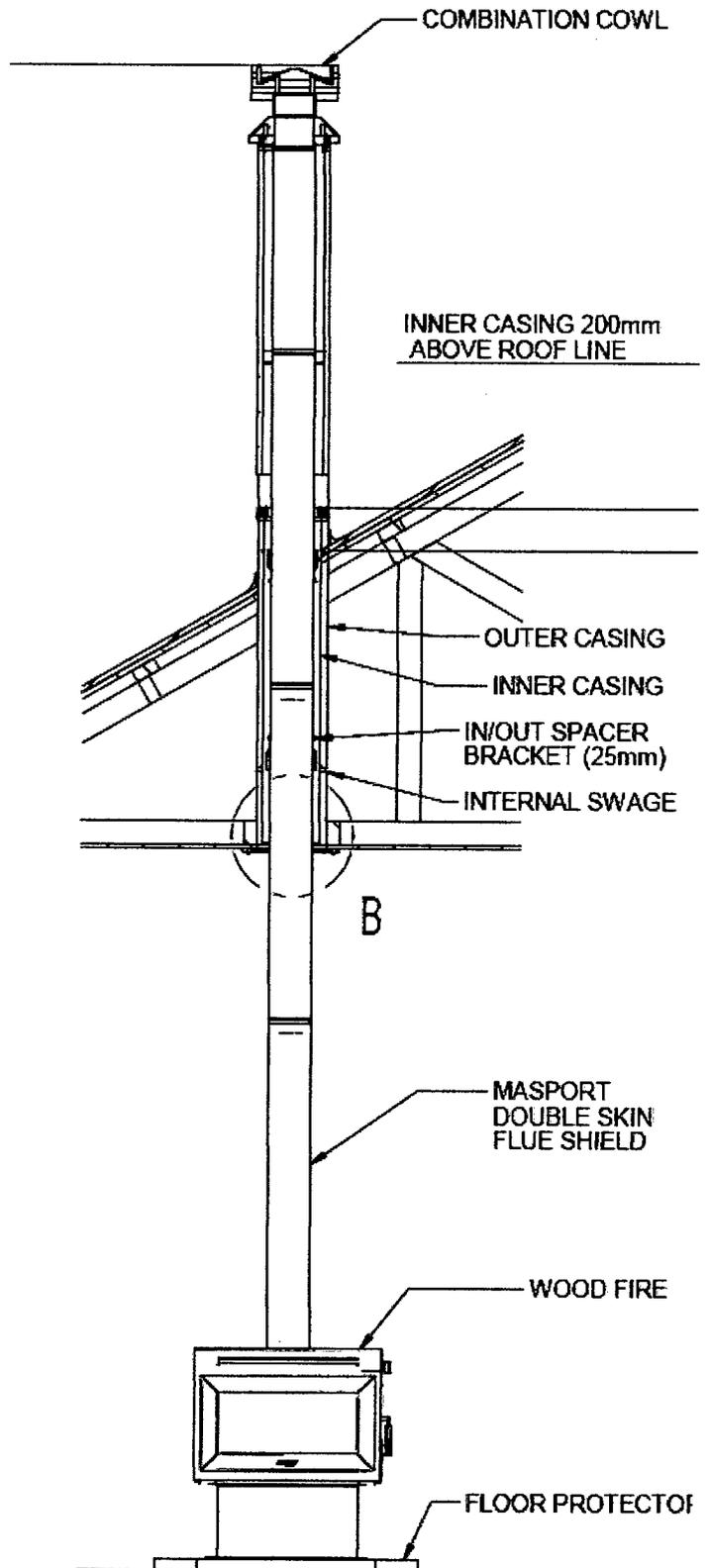
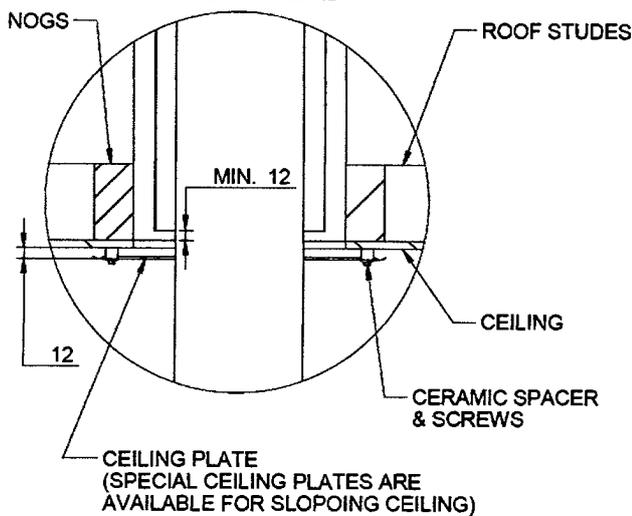


**Flashrite Lead Flashing  
 to AS1804 standards**

**FIXING  
 TOP VIEW**

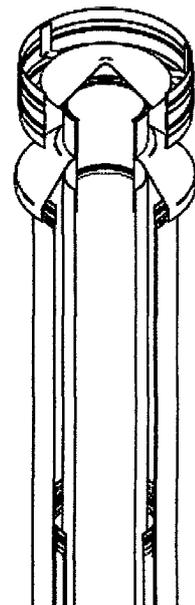
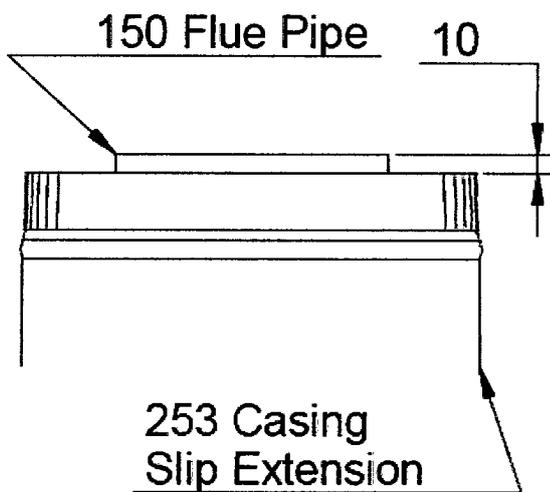
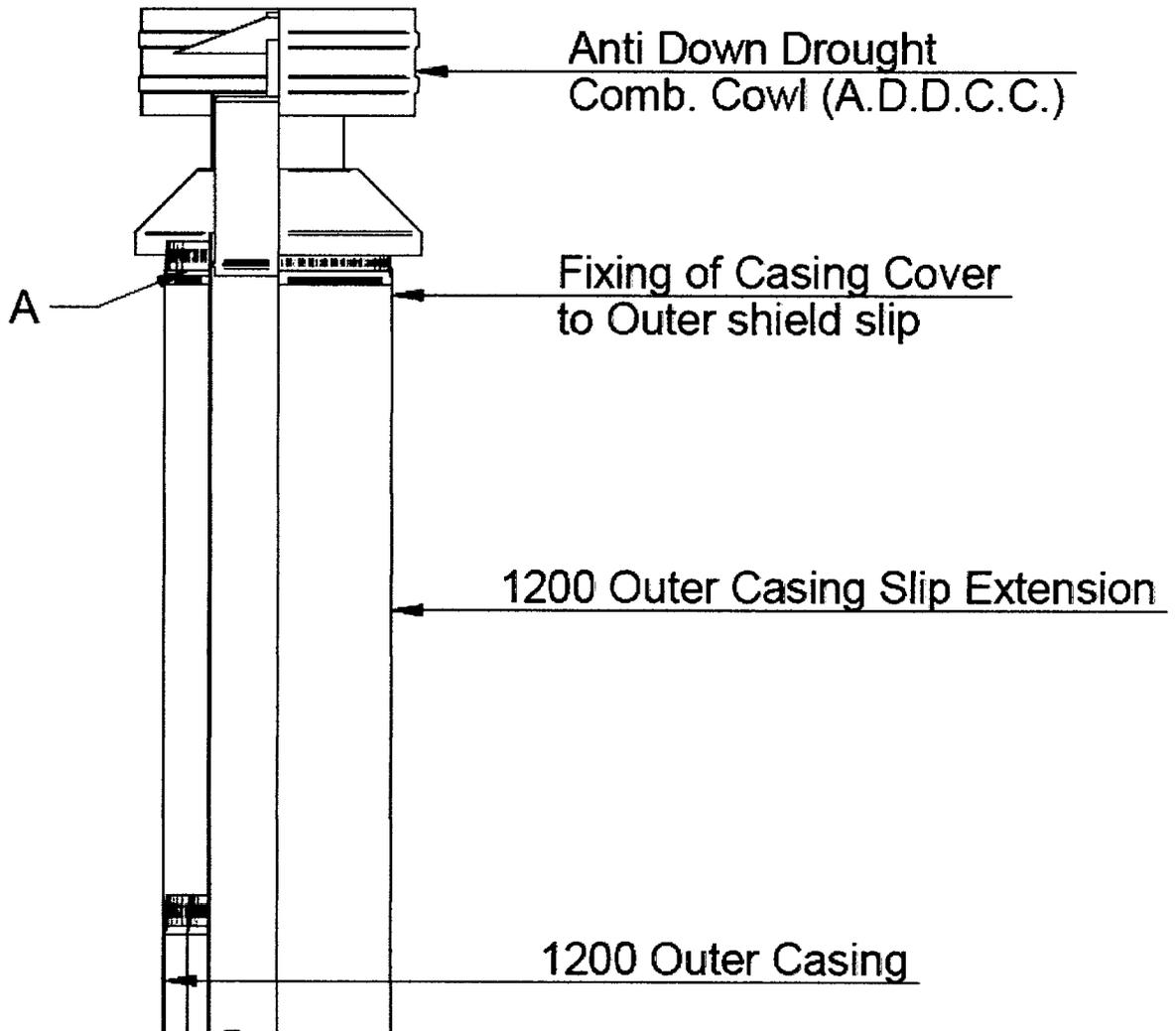


**DETAIL B**



**Note :** Masport Free Standing Flue kit was tested in accordance with AS/NZS 2918:2001 , with 250mm outer casing in contact with combustible materials.

2017 1676





## Stainless Steel Flue Pipe

### Conditions of use

- The wood fire must be operated in accordance with the manufactures instructions, local clean air guidelines and regulations.
- The flue must be installed in accordance with GDA installation instructions, using flue components supplied by GDA. It is the responsibility of the installer to ensure no water leaks into the flue system
- The flue should not be used on a wood fire burning chemically treated, salt laden or unseasoned wood. Only use newspaper when lighting, never burn printed brochures or junk mail.
- The Flue must be swept by mechanical means only. We recommend mixed head or polypropylene brushes be used, Under No circumstances should chemical flue cleaners, soot destroyers or steel chimney brushes be used.
- The stainless flue pipe is warranted against mechanical defects for 5 years, providing the above conditions are met.
- Installation and performance are not covered under the warranty
- The paint finish appearance may change, depending on appliance operation and is designed to be a maintainable finish. To maintain the paint finish or touch up use genuine STOVEBRIGHT aerosol

**Failure to observe these conditions may negate warranties**

**DCC COPY**

**2022 EXCERPT FROM SUBDIVISION  
APPLICATION (SUB-2022-80),  
INCLUDING THE FIRST PAGE OF THE  
APPLICATION DESCRIBING THE SITE,  
AN ECOLOGICAL ASSESSMENT, A  
LETTER FROM MONOWAI ECOLOGICAL  
REGARDING WEED REMOVAL, AND  
PHOTOGRAPHS TAKEN MARCH 2022,  
SHOWING PARTS OF THE SITE FROM  
VARIOUS VIEWPOINTS**

Sweep Consultancy Limited  
PO Box 5724  
Dunedin 9054  
Phone: 0274 822214  
Email: emma@sweepconsultancy.co.nz

30 May 2022

Senior Planner – Non Notifieds  
Dunedin City Council  
P.O. Box 5045  
Dunedin 9054

Hi,

## 30 Tui Street, St Leonards – Subdivision and Land Use Consent

### Site

Our client, Serge Luke, owns a property at 30 Tui Street, St Leonard legally described as Lots 3 & 7 DP 318930 contained in record of title 74129<sup>1</sup> (site). There is a consent notice<sup>2</sup> on the record of title for the site which is largely irrelevant to the present application as the dwelling on Lot 7 DP 318930 has already been built and the existing indigenous vegetation on Lot 7 has been fenced to avoid browsing by stock. The location of the site is shown in Figure 1 below.



Figure 1: Location of Site.

The site comprises of approximately 2.5 hectares of land and contains an existing dwelling. The site is of irregular shape and is bisected by Tui Street which is only partially formed within the legal road corridor. The site generally slopes from the north-west to the south-east as can be seen from the contours shown in Figure 1 above. The lower steeper parts of the site are covered in a mixture of indigenous bush and exotic weed species.

<sup>1</sup> Copy of record of title is appended at Appendix 1a.

<sup>2</sup> A copy of the consent notice on the record of title is appended at Appendix 1b.

# ECOLOGICAL ASSESSMENT OF INDIGENOUS VEGETATION AT 30 TUI STREET, ST LEONARDS, DUNEDIN

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View of indigenous vegetation at 30 Tui Street.

## **Contract Report No. 6089**

November 2021

### **Project Team:**

Lydia Metcalfe- Report author

Kelvin Lloyd - Peer review

### **Prepared for:**

Serge Luke  
30 Tui Street  
Dunedin

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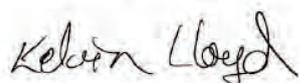
DUNEDIN OFFICE: 764 CUMBERLAND STREET, DUNEDIN 9016  
Ph 03-477-2096, 03-477-2095

HEAD OFFICE: 99 SALA STREET, P.O. BOX 7137, TE NGAE, ROTORUA  
Ph 07-343-9017; Fax 07-343-9018, email [ecology@wildlands.co.nz](mailto:ecology@wildlands.co.nz), [www.wildlands.co.nz](http://www.wildlands.co.nz)

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**Reviewed and approved for release by:**



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K.M. Lloyd  
Principal Ecologist  
Wildland Consultants Ltd

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## 1. INTRODUCTION

A three-lot subdivision has been proposed for a 2.4 hectare site in St Leonards, on the western side of the Dunedin Harbour. The client would like to establish a second residential property on a building platform and protect the 1.46 hectares of indigenous vegetation found on the property, through applying to rezone this area as a Dunedin City Council (DCC) Area of Significant Biodiversity Value (ASBV) overlay zone.

An ecological assessment of the indigenous vegetation on the site and an assessment of its ecological values was undertaken to assess its merits as a potential ASBV. This was based on the criteria for ecological significance outlined in the proposed Dunedin City District Plan (2GP). This report summarises the outcomes of these assessments.

## 2. METHODS

Desktop information was reviewed to provide context for the site. This included potential ecosystem mapping and prioritisation, and other ecological information on the site and its surroundings.

A site visit was undertaken on 23 October 2021 to assess vegetation and habitat types. Areas of indigenous vegetation were traversed on foot, covering all areas of the site. Vegetation and habitats were described, and photographs taken within different habitats within the site.

The weather was overcast but fine during the field visit. All vascular plant species encountered were recorded (Appendix 1). The presence of fauna was also recorded, including incidental observations of birds.

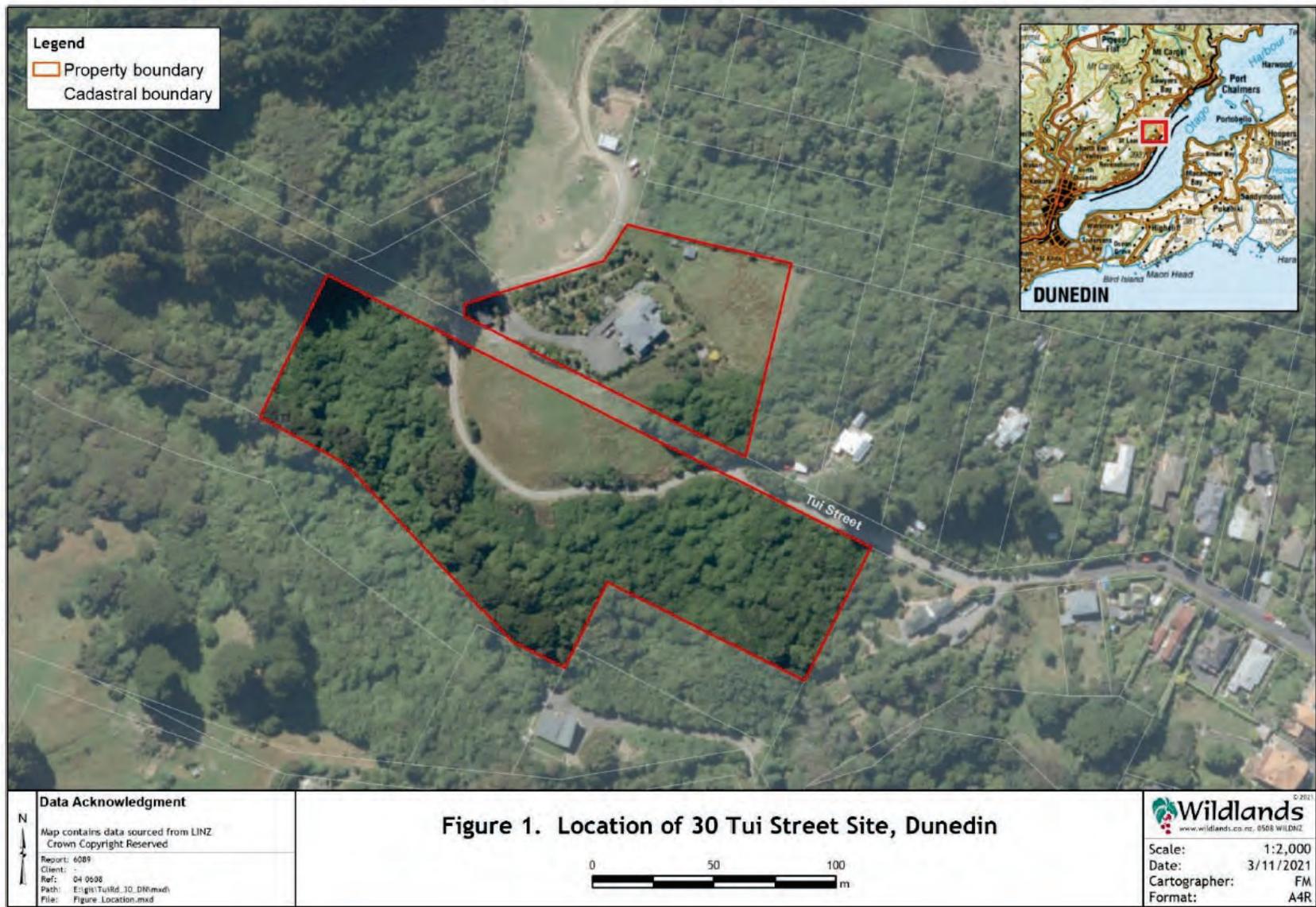
## 3. ECOLOGICAL CONTEXT

### 3.1 Site description

The site is located in the upper reaches of St Leonards, a suburb located on the western side of Dunedin Harbour. The property is predominantly located on a south eastern face with Tui Street running through its centre. The northern side of Tui Street is 0.97 hectares in size with open large lawn areas and a dwelling at a high point on a hill. Across the road to the south east the property drops down into a steep vegetated gully, this area is approximately 1.56 hectares in size. The vegetation in this area is described in greater detail in Section 4. The proposed building platform is located on a flat site cleared of woody vegetation on the southern edge of Tui Street, near a bend in the road (Figure 1).

### 3.2 Dunedin Ecological District

The property is located in the Dunedin Ecological District, which is characterised by a cool moist climate, hilly topography, and volcanic geology (McEwen 1987). Most of Dunedin Ecological District is within the coastal bioclimatic zone, with mild summers



and winters, average rainfall of 700-1,200 millimetres per year, and frequent fog above 400 metres above sea level. Remaining indigenous vegetation mainly comprise various associations of podocarp and hardwood species in varying stages of maturity, with lower coastal areas mainly comprising mataī/tōtara-rimu/māhoe-lacebark vegetation associations with rimu/miro/māhoe-kāpuka forest being more extensive in mid elevations. Dunedin Ecological District is mostly farmed and includes the built-up areas which comprise Dunedin City.

### 3.3 Potential natural ecosystems

Potential natural ecosystem mapping shows that the potential ecosystem for the site would likely have been Kahikatea, tōtara, mataī forest (Wildland Consultants 2020). In the South Island this ecosystem type occurred from western Southland to Otago and is associated with cool forests with 12.5-15 °C mean summer temperatures, in areas with low (<1,000 mm) annual rainfall (Singers and Rogers 2014). Intact areas of this forest type are considered very uncommon in the South Island (Singers and Rogers 2014). Other species which would have been common in this ecosystem include manatū/lowland ribbonwood (*Plagianthus regius*), kowhai (*Sophora microphylla*), tarata (*Pittosporum eugenioides*), māhoe (*Melicytus ramiflorus*) and narrow-leaved houhere (*Hoheria angustifolia*) beneath occasional emergent tōtara (*Podocarpus totara*) and mataī (*Prumnopitys taxifolia*) (Singers and Rogers 2014).

### 3.4 Threatened environment classification

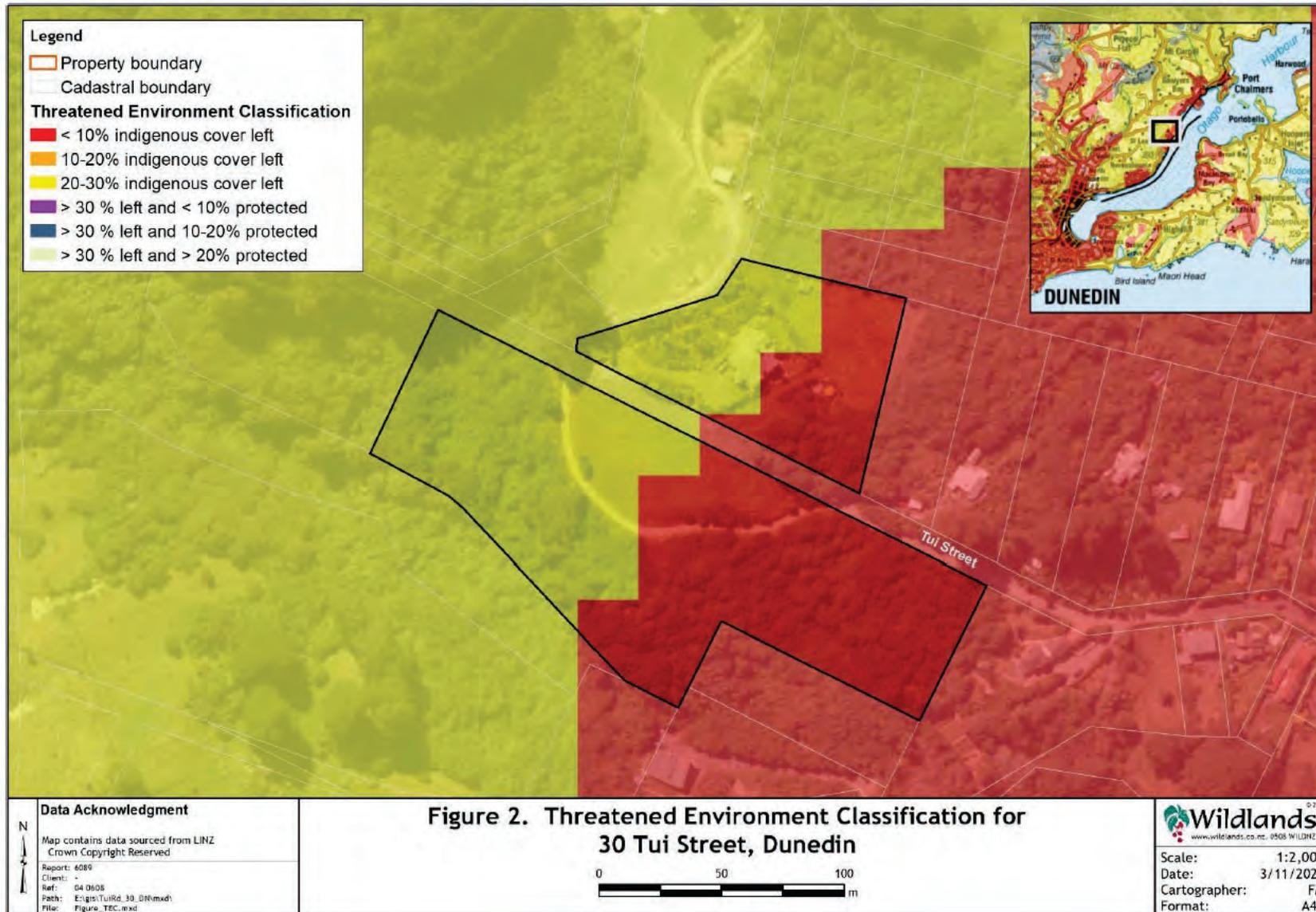
The Threatened Environment Classification characterises land into six categories taking into account the extent to which indigenous vegetation cover remains compared to its former extent, as well as the extent of legal protection of areas of indigenous vegetation (Cieraad *et al.* 2015). Half of the site (1.2 hectares) at 30 Tui Street is categorized as having less than 10% indigenous cover remaining, with the other half (1.3 hectares) classified as having 20-30% indigenous cover left (Figure 2).

### 3.5 Nearby protected areas

The property is directly adjacent to Stevens Bush Scenic Reserve, other nearby conservation areas include Burns Park Scenic Reserve which is located 800 metres to the south west (Figure 3).

## 4. VEGETATION AND HABITATS

Vegetation in the south east part of the property is largely comprised of regenerating indigenous species, with indigenous dominance increasing closer to the gully floor and Stevens Bush Scenic Reserve. Vegetation close to the edges of the road contains a higher proportion of exotic species such as gorse (*Ulex europaeus*) blackberry (*Rubus fruticosus*) and broom (*Cytisus scoparius*). Further away from the road indigenous cover increases, with māhoe (*Melicytus ramiflorus*), makomako (wineberry; *Aristotelia serrata*), patē (seven-finger; *Schefflera digitata*) tarata (*Pittosporum eugenioides*) and occasional kōtukutuku (fuchsia; *Fuchsia excorticata*) forming a canopy c.3-6 metres tall. Pōhuehue (*Muehlenbeckia australis*) covers a large area of the forest canopy, particularly where nearer the road where vegetation stature is lower.



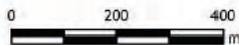


**Data Acknowledgment**

Map contains data sourced from LINZ  
 Crown Copyright Reserved

Report: 6089  
 Client: -  
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 File: Figure\_ProtectedLand.mxd

**Figure 3. Protected land around 30 Tui Street, Dunedin**



**Wildlands** ©2021  
 www.wildlands.co.nz, 0508 WILDNZ

Scale: 1:12,000  
 Date: 3/11/2021  
 Cartographer: FM  
 Format: A4

Lower in the gully near the stream the understory is reasonably well established with a diverse range of ferns, including lance fern (*Blechnum chambersii*), kiwakiwa (*Blechnum fluviatile*), smooth shield fern (*Lastreopsis glabella*), heruheru (crepe fern: *Leptopteris hymenophylloides*) and hen and chicken's fern (*Asplenium bulbiferum*) (Plate 1). Closer to the reserve, tree ferns, including kātote (Smith's tree fern: *Cyathea smithii*) and ponga (silver fern; *Cyathea dealbata*) become common. Mature, emergent kāmuka (*Kunzea robusta*), c.7-8 metres tall are scattered throughout the area. The canopy cover in the adjacent Stevens Bush Scenic Reserve is dominated by kāmuka and tarata.



Plate 1: Low stature forest canopy with ferns in understory.

The proposed building site is flat and largely devoid of indigenous vegetation, with grass and weeds such as Yorkshire fog (*Holcus lanatus*), cocksfoot (*Dactylis glomerata*), creeping buttercup (*Ranunculus repens*), blackberry, broom and aluminium plant (*Lamium galeobdolon*). Woody vegetation around the edges is approximately 50% indigenous with gorse, broom, elder (*Sambucus nigra*), māhoe and kōtukutuku.

## 5. FLORA

Fifty vascular plant species were recorded at the site, of which 36 are indigenous and the remaining 15 exotic.

### 5.1 Threatened, At Risk, and locally uncommon species

Kānuka and white rata (*Metrosideros diffusa*) are classified as Threatened – Nationally Vulnerable (de Lange *et al.* 2018) due to their potential susceptibility to myrtle rust (*Austropuccinia psidii*), however, to date, myrtle rust has not been found this far south and kānuka and white rata has not been greatly affected where myrtle rust is present. Therefore little weight is placed on the current threat classifications for these species.

Ponga is relatively uncommon in the Dunedin area, present mainly on sunny aspects at lower elevation.

No mature important indigenous trees (2GP Appendix 10.A.3) were present.

### 5.2 Pest plants

A number of pest plants were identified on the site, particularly close to the road. Scotch broom, male fern, elder, aluminium plant, sycamore (*Acer pseudoplatanus*), gorse and blackberry are all listed as a pest plants in Appendix 10B of the 2GP.

## 6. FAUNA

Six birds were recorded during the site visit, four of which were indigenous and the other two exotic (Table 1). All three of the indigenous bird species are listed as not threatened (Robertson *et al.* 2017). No pest animal sign was observed on the site visit, however, introduced mammals such as possum (*Trichosurus vulpecula*), hedgehog (*Erinaceus europaeus*), mustelids (*Mustela* spp.), rats (*Rattus* spp.) and mice (*Mus muscula*) will be present on either a permanent or occasional basis. Due to the site's proximity to residential properties, domestic cats (*Felis catus*) are also likely to visit the area.

Table 1: Bird Species recorded during the site visit.

Species	Common Name	Status
<i>Chrysococcyx lucidus</i>	Pīpīwharauoa, Shining cuckoo	Not Threatened
<i>Gerygone igata</i>	Riroriro, Grey warbler	Not Threatened
<i>Hemiphaga novaeseelandiae</i>	Kererū, New Zealand Pigeon	Not Threatened
<i>Turdus merula</i>	Blackbird	Introduced and naturalised
<i>Turdus philomelos</i>	Song thrush	Introduced and naturalised

## 7. ECOLOGICAL SIGNIFICANCE

An assessment of ecological significance has been undertaken based on the ecological significance criteria in Schedule A1.2 of the proposed Dunedin District Plan (2GP). The criteria are given in italics below with an assessment of the site values against each criterion in turn.

***Protected Areas:** Existing protected areas: habitat or indigenous vegetation that has been specially set aside by statute or covenant for protection and preservation of indigenous biodiversity.*

The site does not include any existing protected areas; however, it is directly adjacent to Stevens Bush Scenic Reserve. This criterion is not met.

***Recognised Sites:** Areas within the Dunedin City boundaries that are listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value.*

The site is not listed in Otago Regional Council Regional Plan as having significant indigenous biodiversity value. This criterion is not met.

***Rare species:** the area provides habitat for indigenous species that are threatened, or at risk, or uncommon, nationally or within an ecological district, including those listed in Appendix 10A.1 and 10A.2. For mobile fauna and categories of At Risk other than 'Declining', the site must provide important habitat for the species, such as a site supporting large numbers of individuals, or providing refuge from predation, or key habitat for migration, feeding, breeding, or resting.*

While two nationally Threatened species, kanuka and white rata, are present, little weight is placed on this classification for the reasons outlined in section 5.1. No other nationally Threatened or At Risk species are present. This criterion is not met.

***Rare ecosystems and vegetation/habitats:** the area contains indigenous vegetation and/or fauna habitat in an historically rare ecosystem.*

No rare ecosystems are present on the property. This criterion is not met.

***Rare vegetation and habitat types:** the area contains indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally, or within a relevant land environment, ecological district, or freshwater environment including wetlands.*

The site contains indigenous vegetation on land environments that have less than 10% and 20-30% indigenous cover remaining, respectively. This criterion is met where indigenous vegetation is present on land environments retaining less than 10% of their original indigenous cover.

**Distinctiveness:** *The area supports or provides habitat for:*

- i. indigenous species at their distributional limit within Dunedin or nationally;*
- ii. Indigenous species that are endemic to the Otago region; or*
- iii. Indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combination of factors.*

No distinctive or unusual vegetation or species associations, species with distribution limits, or Otago endemic species were observed within the site. This criterion is not met.

**Representativeness:** *Areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district. This can include degraded examples of their type, or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas.*

The natural diversity of the site is indicated by potential ecosystem mapping, which shows that a podocarp/broadleaved forest would comprise the natural vegetation and habitat on the site. Current vegetation types found within the area are successional stages. Large podocarp species such as mataī, rimu, and kahikatea are absent from the site. The site has low value for representativeness, and this criterion is not met.

**Ecological context:** *The area:*

- i. has important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;*
- ii. performs an important buffering function that helps to protect the values of an adjacent area of feature; or*
- iii. is important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding, or resting.*

Indigenous vegetation on the property is directly connected to Stevens Bush Scenic Reserve which is an important resource for forest birds in the area, and the 30 Tui Street site extends the amount of forest bird habitat available. It also provides a buffering function to the small stream that passes through the site, helping to maintain its freshwater habitat values and water quality. The site meets this criterion.

**Diversity:**

*The area supports a high diversity of indigenous ecosystem types, indigenous taxa, or has changes in species composition reflecting the existence of diverse natural features or gradients.*

A moderate number of indigenous vascular plants were found on site, with 36 indigenous plant species recorded, which is a reasonable number for the modified nature of the site and its size. The site does not meet this criterion.

*Size: the site is a large example of as type of vegetation, habitat, or ecosystem, or supports a large population of indigenous fauna, within the relevant ecological district.*

The area of indigenous vegetation assessed on the property is small at 1.36 hectares and therefore the criterion for size has not been met.

#### Significance Summary

Indigenous vegetation within the site is significant, primarily as an important extension and buffer for Stevens Bush Scenic Reserve, and provision of additional habitat for indigenous forest birds. Areas of indigenous vegetation on land environments with less than 10% of their original cover are also significant. The site has low to moderate value for diversity, size, and representativeness.

## 8. CONCLUSIONS

The property contains an ecologically significant area of indigenous forest which would be appropriate for rezoning in the Dunedin City Council (DCC) Area of Significant Biodiversity Value (ASBV) overlay zone and if protected by such zoning would provide a valuable extension to Stevens Bush Scenic Reserve. The potential adverse ecological effects of the proposed subdivision will be relatively minor considering there is no indigenous vegetation on the proposed building platform, and modified vegetation around it. In addition to rezoning and protection, indigenous vegetation could also be enhanced by planting eco-sourced (local) podocarp species such as rimu and lowland totara, due to the compact size of the area 10-20 plants would be enough to provide future benefit.

## ACKNOWLEDGMENTS

Emma Peters of Sweep Consultancy Ltd is thanked for provision of information. The landowner, Serge Luke, is thanked for providing of advice on access to the site.

## REFERENCES

- de Lange P.J., Rolfe J.R., Barkla J.W., Courtney S.P., Champion P.D., Perrie L.R., Beadel S.M., Ford K.A., Breitwieser I., Schönberger I., Hindmarsh-Walls R., Heenan P.B. and Ladley K. 2018: Conservation status of New Zealand indigenous vascular plants, 2017. *New Zealand Threat Classification Series 22*. Department of Conservation, Wellington. 82 pp.
- Cieraad E., Walker S., Price R., and Barringer J. 2015: An updated assessment of indigenous cover remaining and legal protection in New Zealand's land environments. *New Zealand Journal of Ecology* 39: 309-315.
- McEwen M. 1987: Ecological Regions and Districts of New Zealand. Part 4. Department of Conservation, Wellington. 77-78.

- Robertson H.A., Baird K., Dowding J.E., Elliott G.P., Hitchmough R.A., Miskelly C.M., McArthur N., O'Donnell C.J., Sagar P.M., Scofield R.P., and Taylor G.A. 2017: Conservation status of New Zealand birds, 2016. *New Zealand Threat Classification Series 19*. Department of Conservation, Wellington. 23 pp.
- Wildland Consultants 2020: Mapping of potential natural ecosystems and current ecosystems in Otago Region. *Wildland Consultants Ltd Contract Report No. 5015a*. Prepared for Otago Regional Council. 20 pp.



## PLANT SPECIES RECORDED AT THE SITE

\* Asterisks denote exotic plant species.

Species	Common Name	Plant Type
<i>Acacia melanoxylon</i> *	Blackwood	Tree
<i>Acer pseudoplatanus</i> *	Sycamore	Tree
<i>Anthoxanthum odoratum</i> *	Sweet vernal	Grass
<i>Aristotelia serrata</i>	Wineberry, makomako	Tree
<i>Asplenium bulbiferum</i>	Hen & chicken's fern	Fern
<i>Blechnum chambersii</i>	Lance fern	Fern
<i>Blechnum colensoi</i>	Colenso's hard fern, peretao	Fern
<i>Blechnum discolor</i>	Crown fern, piupiu	Fern
<i>Blechnum fluviatile</i>	Kiwakiwa	Fern
<i>Brachyglottis repanda</i>	Rangiora, bushmans friend	Tree
<i>Buddleja davidii</i> *	Buddleia	Shrub
<i>Calystegia silvatica</i> *	Great bindweed	Vine
<i>Carpodetus serratus</i>	Marbleleaf, putaputāwētā	Tree
<i>Coprosma areolata</i>	Mingimingi, mikimiki	Shrub
<i>Coprosma grandifolia</i>	Kanono	Tree
<i>Coprosma propinqua</i> × <i>robusta</i>		Shrub
<i>Coprosma repens</i>	Taupata	Shrub
<i>Coprosma rhamnoides</i>	Mingimingi, mikimiki	Shrub
<i>Coprosma rotundifolia</i>	Round-leaved coprosma	Shrub
<i>Cyathea dealbata</i>	Silver fern, ponga	Fern
<i>Cyathea smithii</i>	Smith's tree fern, kātote	Fern
<i>Cytisus scoparius</i> *	Scotch broom	Shrub
<i>Dactylis glomerata</i> *	Cocksfoot	Grass
<i>Digitalis purpurea</i> *	Foxglove	Dicot herb
<i>Dryopteris filix-mas</i> *	Male fern	Fern
<i>Echium pininana</i> *		Dicot herb
<i>Fuchsia excorticata</i>	Tree fuchsia, kōtukutuku	Tree
<i>Hebe stricta</i>	Koromiko	Shrub
<i>Histiopteris incisa</i>	Water fern, mātātā	Fern
<i>Hypolepis species</i>		Fern
<i>Kunzea robusta</i>	Kānuka, rawirinui, kopuka	Tree
<i>Lamium galeobdolon</i> *	Aluminium plant	Dicot herb
<i>Lastreopsis glabella</i>	Smooth shield fern	Fern
<i>Leptopteris hymenophylloides</i>	Crepe fern, heruheru	Fern
<i>Meliccytus ramiflorus</i>	Māhoe, whiteywood	Tree
<i>Metrosideros diffusa</i>	White climbing rātā	Vine
<i>Microsorium pustulatum</i>	Hounds tongue, kōwaowao	Fern
<i>Mimulus guttatus</i> *	Monkey musk	Dicot herb
<i>Muehlenbeckia australis</i>	Large-leaved pōhuehue	Vine
<i>Myrsine australis</i>	Red māpou, red matipo	Tree
<i>Parsonsia species</i>		Vine
<i>Pittosporum eugenioides</i>	Tarata	Tree
<i>Polystichum vestitum</i>	Prickly shield fern, pūniu	Fern
<i>Pseudowintera colorata</i>	Horopito, peppertree	Tree
<i>Ranunculus repens</i> *	Creeping buttercup	Dicot herb
<i>Ripogonum scandens</i>	Supplejack, kareao	Vine
<i>Sambucus nigra</i> *	Elderberry	Tree
<i>Schefflera digitata</i>	Patē, seven-finger	Tree
<i>Ulex europaeus</i> *	Orse	Shrub
<i>Uncinia uncinata</i>	Hook grass	Sedge



**Monowai  
Ecological  
Ltd.**

**Ecological  
Restoration,  
Conservation  
& Biodiversity  
Enhancement  
Projects**

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**Matt Thomson**  
matt@monowaiecological.nz  
021 392 983

To whom it may concern;

I have been asked to assess an area of native vegetation located at 30 Tui Street, St. Leonards for the purposes of removing existing exotic and listed invasive species and providing a programme of follow up maintenance for two years. The infill planting of 100 canopy species was included in the Brief

I met on site with Hugh Forsyth, landscape architect on Friday afternoon, 11th March 2022 and reviewed potential house site and boundary area and made a site inspection into part of the lower site slopes within the native vegetation canopy. I observed a good canopy cover and a relatively low level of exotic weed species. Those observed included rangiora (not native to area), hawthorn, cotoneaster, banana passionfruit, chilean flame creeper, and blackberry. The Chilean flame creeper and banana passionfruit are of particular concern and are classified as pest species by the ORC.

<https://www.orc.govt.nz/managing-our-environment/pest-hub/plants/chilean-flame-creeper>

<https://www.orc.govt.nz/managing-our-environment/pest-hub/plants/banana-passionfruit>

There did not appear to be any emergent or juvenile podocarp species present based on our relatively brief observations.

My estimate for the initial works is 2 days for a team of 3 staff at approximately and I recommend two visits per year as a follow up for the next two years which I anticipate will be approx. 1 day in duration for a team of 3.

Sincerely,

Matt Thomson.

Director: Monowai Ecological Ltd.

[www.monowaiecological.nz](http://www.monowaiecological.nz)

# Legend

-  Viewpoints 2 - 10
-  Proposed landscape building platform
- SNL** Significant Natural Landscape boundary

- A** Site legal property boundaries
- B** Significant Biodiversity Area boundary
- C** 30 Tui Street residence
- D** 30 Ruru Avenue
- E** 33 Ruru Avenue
- F** 37 Ruru Avenue
- G** 15 Takehe Avenue
- H** 50 St. Leonards Drive



0 150m



building platform (approx.)

View north/east to proposed building platform, adjacent to 27 Ruru Avenue - approx.88m asl and 260m distance to proposed platform. 30 Ruru Avenue is visible mid field, to left of image - 11.501hr - 03 March 2022



building platform (approx.)

View north/east to proposed building platform, opposite entrance to 35 Ruru Avenue @ approx.120m asl and 375m distance to mid platform. 30 Ruru Avenue is visible in lower left foreground - 11.48hr - 03 March 2022



View south/west to proposed building platform from 30 Tui Street, opposite road boundary. Viewpoint approx. 98m asl - 12.22hr - 03 March 2022



View south/west from road boundary of proposed building platform towards 30 Ruru Avenue, approx. 150m to northern building face - 12.26hr - 03 March 2022

IN THE MATTER of Section 221 of the Resource Management Act 1991

AND

IN THE MATTER of an Application for Subdivision Consents 2000195 and 20010343

### CONSENT NOTICE

Whereas Council has granted Resource Consent to the proposed subdivision comprised in CT OT 11B/1205Ltd subject to the following conditions which are required to be complied with on a continuing basis by the owners and subsequent owners of the land or parts thereof being those conditions specified in the operative part of this notice.

#### Operative Part.

Condition relating to Lots 2, 7 & 8

- a. *Specifically designed effluent disposal systems are required to Council standards*
- b. *The building platform and on-site effluent disposal field within Lot 7 be situated on land not exceeding 15° to the horizontal. In the event that alternative sites are proposed they shall be supported by a geotechnical report from a suitably qualified person.*
- c. *Provision of access, for a two axle fire appliance to 12,000 litres at all times for fire-fighting purposes. The 12,000 litres can be accommodated as part of the house supply, but must always be available in excess of the domestic water provisions.*
- d. *Dwellings erected on Lots 2 or 8 shall be comprised of non-reflective surfaces.*
- e. *The landowner shall retain the native bush in the areas defined in the annexed plan. The bush areas shall be maintained by control of noxious weeds and protection from grazing animals. It is acknowledged by Dunedin City Council that it may be impractical to fence steep slopes of the bush areas.*

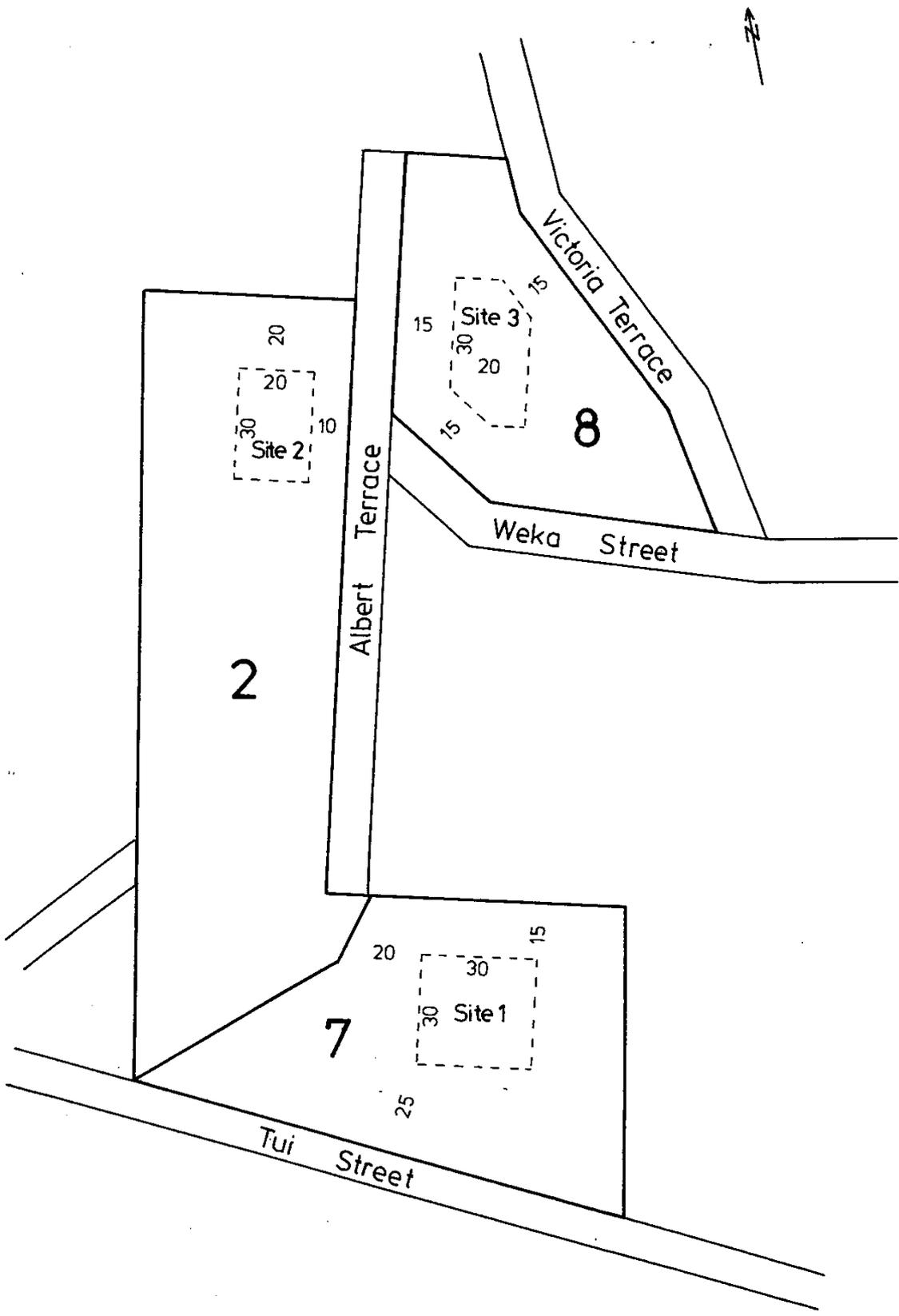
DATED at Dunedin this 29<sup>th</sup> day January, 2003

Signed for and on behalf of the Dunedin City Council

  
.....  
Authorised Officer  
for the Dunedin City Council



Re-order // ANZE A4 2050



# Proposed House Site Details

**PATERSON PITTS PARTNERS LTD**  
SURVEYING CONSULTANTS  
DUNEDIN

SCALE: 1:1500

DRAWN:

DATE:

APPROVED:
