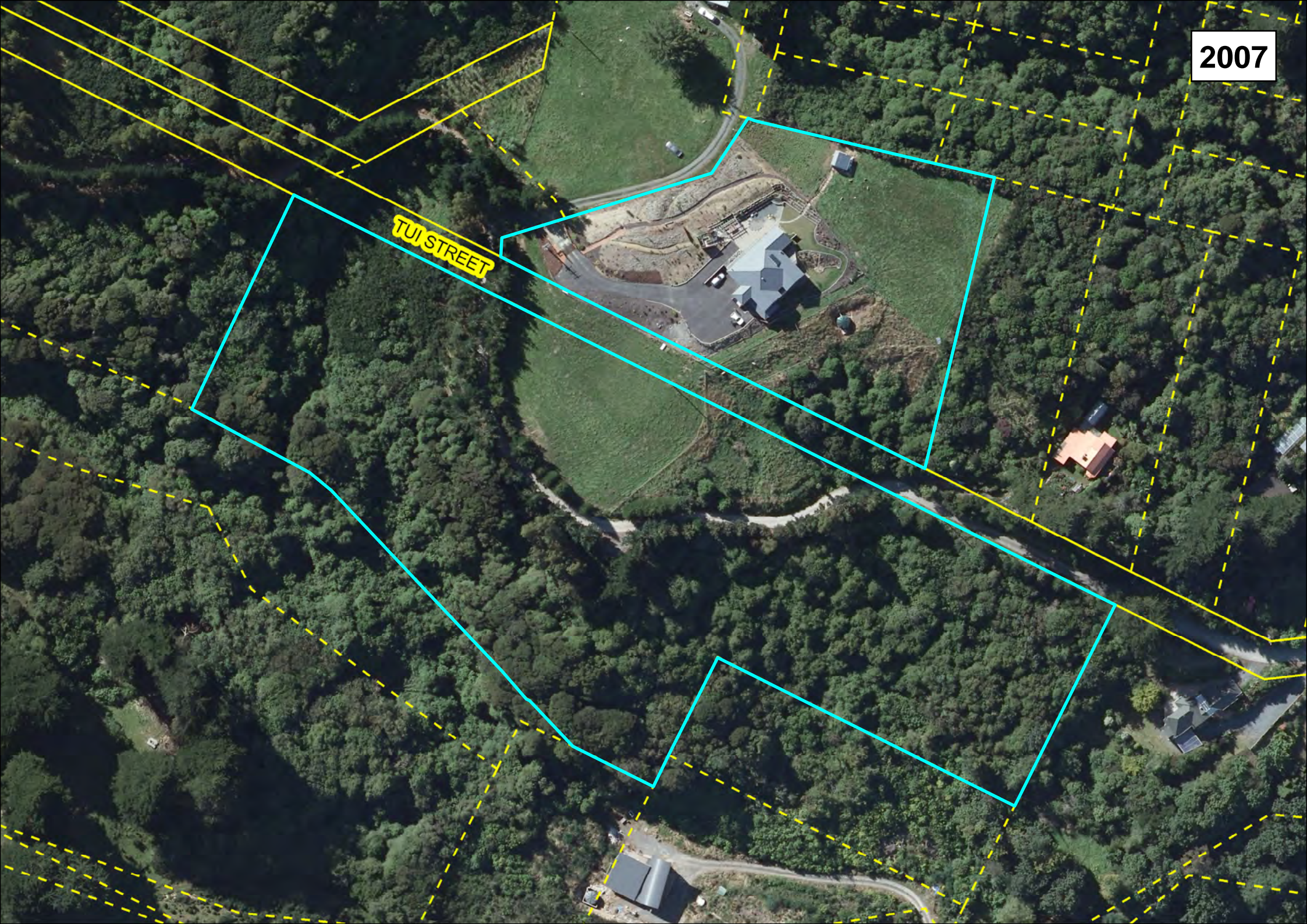


2007

TUI STREET



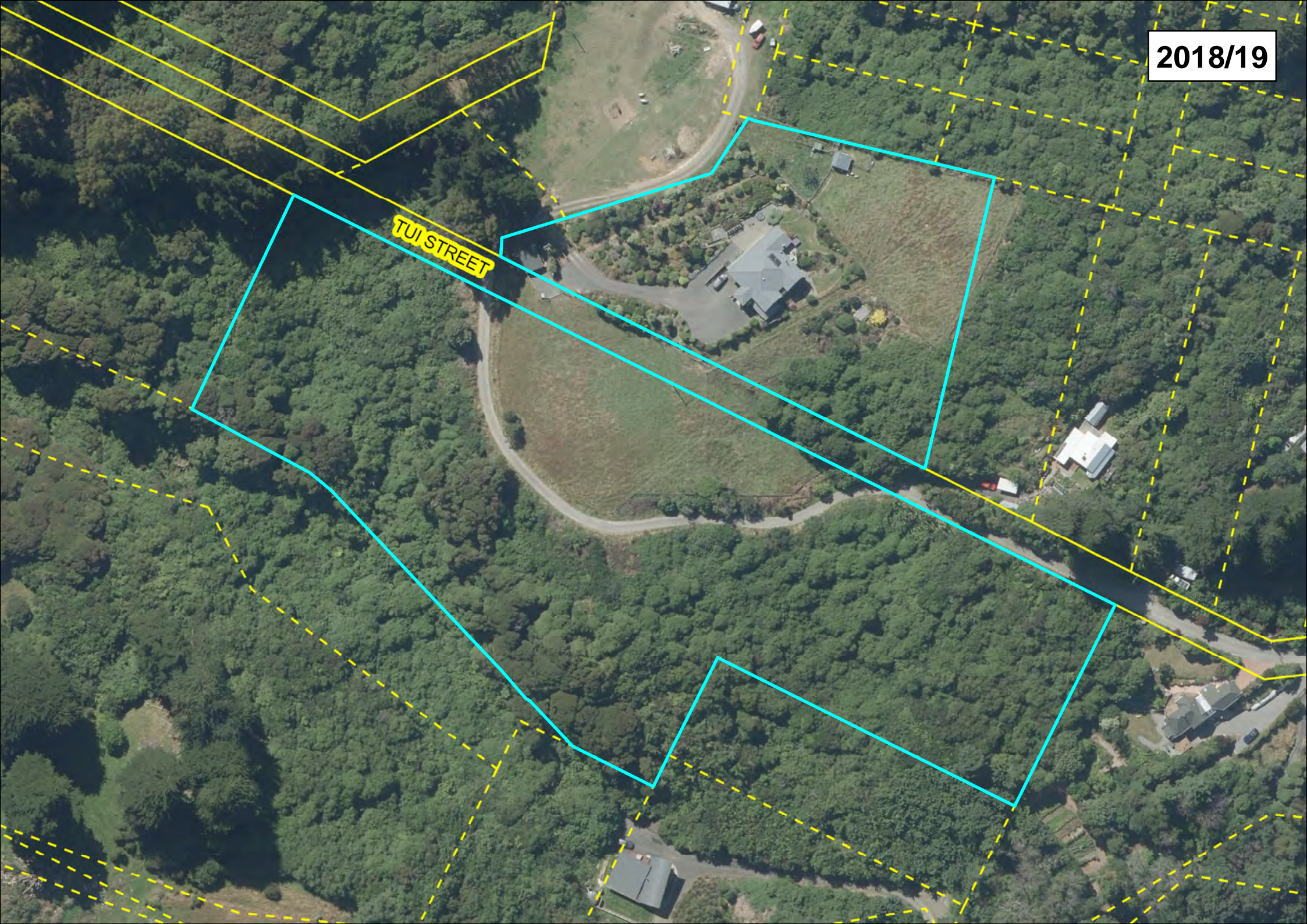
2013

TUI STREET



2018/19

TUI STREET



CONSENT RECORD

**Consent Record for 30 Tui Street St Leonards
(Property Number: 5109649)**

Building Applications:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-2017-1676</u>	CCC Issued	Install Masport Osburn Heater in Dwelling	17/08/2017	<u>529899</u> A Lukyanyuk
<u>ABA-2007-316573</u>	CCC Issued	Erect Garage	11/07/2007	<u>225606</u> S H M Springer
<u>PIM-2007-316699</u>	PIM Issued	Erect Garage	11/07/2007	<u>225606</u> S H M Springer
<u>ABA-2004-306274</u> GEMS ID ABA43529	CCC Issued	(DWX) ERECT DWELLING	22/11/2004	<u>225606</u> S H M Springer

Planning Applications:

Planning Application	Status	Description	Lodge Date	Applicant
<u>HAIL-2023-137</u> GEMS ID	HAIL request lodged	30 Tui Street, St Leonards	26/10/2023	<u>479204</u> S Luke
<u>LUC-2022-215</u> GEMS ID	Applicant Requested Suspension	residential activity on undersize lots	30/05/2022	<u>479204</u> S Luke
<u>SUB-2022-80</u> GEMS ID	Prepare Decision	Subdivision of site into three lots (two resultant titles)	30/05/2022	<u>479204</u> S Luke
<u>LUC-2007-484</u> GEMS ID	Completed	Construction of a new 6 m x 4.8 m single garage	23/08/2007	<u>225606</u> S H M Springer
<u>RMA-2000-363883</u> GEMS ID RMA20000195	Consent Issued	TO DIVIDE EXISTING AMALGAMATED TITLES INTO THREE SEPERA TE TITLES.	16/03/2000	<u>102811</u> N L Knowles

1989 DECLARATION OF LAND USE

20/4/89

29 Magnetic St.
Port Chalmers.

Declaration by Nicholas Leonard
Knowles relating to Building Permit
application **Tui St.** St Leonards.

1. Present use of land:- Established

The present use of land is Pastoral,
and Horse Stabling. Existing buildings
include Stable, tackroom etc.

2. Proposed use of land:-

Pastoral and Horse Stabling

3. For the last 4 years I have

run and owned intensive pastoral
and deer farming in Waikato. Hawkes
Bay

Nicholas Knowles
20/4/89

26700/039

LOTS 1/8 13/17 Blk SDP 136

LOTS 91/97 Pt 109/115 DP 109

11.2880

(A)

**2001 SUBDIVISION APPLICATION
(RMA-2001-364849), SCHEME PLAN
AND SITE PHOTOGRAPHS**

PATERSON PITTS PARTNERS LTD

Surveying, Resource Management, Land Planning & Development

DUNEDIN,

8-10 Broadway, PO Box 1083
Ph.(03) 477 3245, Fax (03) 474 0484

Principals:

Nigel B. Pitts MNZIS, REA

Tony D. Hosken Dip Surv, MNZIS

Associated Company:

Nespair Aerial Surveys Ltd

23 April 2001

The Planning Administrator (Survey)
Dunedin City Council
PO Box 5045
DUNEDIN

For the attention of Mrs Helen Fleming

Dear Madam

Re: **APPLICATION FOR RESOURCE CONSENT TO NON COMPLYING
SUBDIVISION AND LAND USE
70 TUI STREET, ST LEONARDS**

Applicants: Mr N L Knowles & Ms M J Lawrenson

Please find the attached data in support of these applications.

1. Form 5
2. Application Plan and aerial overlay
3. Locality and Zoning – Proposed Plan – Map 20
4. Locality and Zoning Dunedin Section – Transitional Plan
5. Locality and Zoning Silverpeaks Section Transitional Plan
6. Indicative house design
7. Ground photography
8. Electricity supply – correspondence with Delta Utility Services
9. Title copy - Certificate of Title 11B/1205

Comment is set out below on the many aspects relevant to these applications.

1. **OBJECTIVE**

The objective of these applications is twofold:

- (i) To obtain Resource Consent to the subdivision of the parent title into three land parcels, each of which lacks conformity with the 15 hectare minimum area provided for under the Rural Zone Rules, Proposed Dunedin District Plan (1999)
- and
- (ii) To obtain Resource Consent for residential dwellings (3) one on each of the proposed non-complying land parcels under (i) above, one of the three representing the applicants existing dwelling.

While two applications are involved, there is a substantial degree of commonality in the data applicable to each. Consequently, both elements are run together, to the greatest degree possible, with differentiation made, as appropriate.

2. BRIEF BACKGROUND

This text, and accompanying data, can be read in conjunction with the proposal made to Council, dated 21st October by the applicants, but the following modifications have been made:

- (i) The proposed dwelling location on Lot 2, adjacent to the existing stables, has been deleted, the proposed dwelling re-located eastward to one of two alternative positions, shown within Lots 2 and 8 of proposed Parcel 3.
- (ii) Minor amendments to the portrayal of the subject title.
- (iii) Amended yard clearance provisions, applicable to Parcels 2 and 3

For the sake of completeness and coherence, this text duplicates some of the data previously supplied, and can be regarded as a complete, replacement text for the initial application.

The property, of 16.4493 hectare area, is contained in Certificate of Title 11B/1205 and was acquired by the applicants in August 1989, under the planning regime existent prior to the public notification of the Proposed Dunedin District Plan in July 1995.

The applicants have, in their period of ownership, farmed the property to the extent possible, given the constraints of topography, bush, and the constant challenge of noxious re-growth. The property is incapable of sufficient agricultural production to cover costs, and given the nature of adjoining properties, there is no prospect of amalgamations with adjoining rural lands resulting in a rural unit having significant agricultural production.

The proposal bears a strong resemblance to recent subdivision and land use applications relating to a property fronting Harrier Road, St Leonards, consented to by Council under Consent No's 2000-0487 and 2000-0488, those consents currently under appeal.

The applications are both non-complying, necessitating a successful passage through the threshold tests under Section 105(2A) Resource Management Act, before Council is able to move to consideration of the application under Section 104.

We submit that it will be demonstrated in the course of these applications that the threshold test is passed when compared with the provisions of Section 2A)(3)(a). (The applications have no more than minor effects). Further comment on this aspect is made following the assessment of effects set out later in the application.

In planning terms, the most relevant element in the application is that of the proposed land use, as it is that aspect from which the effects arise, the subdivision element in this instance simply providing for three land tenures in place of the current single title.

For the sake of clarity in identifying the three proposed tenures and their dwelling sites (Parcel 1 dwelling already established) and access, the application sets out the subdivision details ahead of those for land use, the order of presentation not reflecting the order of planning significance.

3. THE SITE

3.1. General

The site is located off Tui and Weka Streets, St Leonards, comprised in one title, from five non-contiguous portions, separated by unformed roads (see Application Plan).

Site topography falls quite steeply toward the harbour in an east-south-easterly direction, with the open pasture coinciding with the small open faces and broad ridges lying between the basic gullied drainage pattern.

Bush and shelterbelts cover approximately 40% of the site area (refer aerial overlay) and despite clearance efforts, noxious re-growth is apparent in some areas.

The applicant's dwelling is located in an approximately central location within the title with outstanding views to the harbour and Peninsula opposite.

The stables, located on proposed Parcel 3 are the only other structure existing on the property.

3.2. Existing Access

Site access is obtained from Tui Street, the upper portion contained within the legal road corridor consisting of a concrete carriageway, changing to a metalled formation from the point where it deviates from the legal alignment, continuing upslope in a rounded zigzag pattern, crossing and re-crossing the unformed Tui Street (and adjacent street) alignments prior to swinging into the dwelling carpark area via a short length of concrete carriageway.

The metalled formation (approximately 4.5 metre width, watertable to edge) is frequently fringed with single row plantings of pinus radiata providing edge stability and definition.

The provision of passing bays is the practicable response to the need for vehicle passing.

Five Rights of Way are required, described in a later section.

The existing access alignment is the most practicable available, and formation of the legal alignment of Tui Street (or Weka Street) is neither practicable, nor contemplated in this application.

3.3. Existing Site Usage

The applicants, in their period of ownership since 1989 have invested significant time, and capital, in maintaining, and improving the property, the essential usage, given the soils, topography, and aspect being loosely described as rural/residential, living on site, and currently running 34 breeding ewes on the somewhat confined pasture, approximately 60% consisting of improved grasses.

Mob stocking (cattle) has been utilised in the past, as a practicable means of combining production with noxious growth control, but as a farming practice, has downsides of stock

intrusion into the natural bushed areas, pasture pugging and interference with natural ground water flows.

The property is generally too steep for the safe use of wheeled farm implements (tractors).

In any event, pastoral activities are not, and never have been, "economic" in the sense of providing an excess of income over expenditure after allowance for direct costs, and labour input, but it has provided a satisfying, exhausting, lifestyle, maintained via city salaries.

3.4. Underlying Geology – Soils - Stability

Benson's Geological Map – Dunedin District, records the basic geology of the area as overlaying strata, in ascending order from the harbour shoreline of two differentiated basalts from the first main eruptive phase, followed by phonolite, trachyandesite and basalt, from the second eruptive phase, with a fault line noted running parallel to the shoreline, within the phonolite occurrence.

Soil type is heavy clay, poorly described, with minimum topsoil. The past rural management has included twice clearing by dozing, prior to 1990, which has resulted in reduced topsoil depth.

There are no permanent watercourses on the land although there are a number of seasonal springs.

Site walkover inspection of the open pasture identified one well contained location, south west of the barn, where the topography could be interpreted as a scarp/slump configuration, exhibiting no sign of activity, and not prejudicial to the intent of this application.

Planned access, and building platform locations are located on a face (alternative sites, Lots 2 and 8) and broad ridge (Lot 7) of moderate east falling gradient with no surface indications of ground instability.

Unsurprisingly, given the heavy soils present, no tunnel erosion has been noted.

3.5. Existing Services

Given the Rural zoning of the subject site, and Council's policy of requiring self-servicing of dwellings within the Rural Zone, in respect of water supply and foul waste disposal, those two services, located within the urban area of St Leonards can be disregarded.

The existing dwelling on Lot 1 derives electricity supply from an on site wind powered generator. The applicants have completed their investigation of reticulating power to the proposed development, and the practicality, options, and costs, are set out in the correspondence received from Delta Utility Services Ltd (dated 14th April 2000) appended to the application.

Telecommunication reticulation would be made to existing cabling located in Tui Street and Right of Way "A" and "B".

3.6. Surrounding Land Uses

Surrounding land uses can be readily interpreted from the aerial photography opposite, which clearly shows the distribution of bush, pasture, and several of the existing dwellings in the vicinity of the subject site, but unfortunately, the coverage does not extend sufficiently to the north west, to show the four dwellings above the site, observable on the ground photographs.

The principal elements are:

- (i) Urban St Leonards lying to the east of the site, and separated from it by an intervening bushed, and Rural zoned strip, some 60 metres wide at the southern end of the title, broadening to approximately 250 metres at the northern; and
- (ii) Stevenson Bush Scenic Reserve adjoining the western title boundary, containing native bush and minor clearings, and forming (in part) the eastward limit of the Flagstaff-Mt Cargill Landscape Conservation Area (refer Application Plan); and
- (iii) Existing dwellings are located to the north (1), south (2) and north west (4) of the property, those to the north and south accessed indirectly from State Highway 88, while those to the north west, accessed from North Road and the subsidiary Cleghorn, Clifford and District Roads.

Some 8 separate ownership (inclusive of the Reserve) surround the site, all smallholdings, containing varying percentages of bushed gullies and faces, and open pasture.

Agricultural land use, would predominantly be similar to that of the application site, and the majority include a residential component.

3.7. Title Format

The subject title, containing 16.4493 hectares, is Certificate of Title 11B/1205 and has "Limited as to Parcels" status. A minor discrepancy has been identified in comparing the title area noted above, and the summation of the lots described in the application (refer to scheduled areas in following section), with a shortfall in the area of approximately 0.5 hectares.

The title memorials record appurtenant rights in respect of streets, roads and terraces shown on Deeds Plans 109, 136 and DP 3208 applicable to the various constituent appellations contained in the title record.

The land is not subject to, nor holds appurtenant, service easements.

As is obvious from the title and application plan, the title is separated into 5 lobes via the several named and unnamed road alignments shown.

The roading pattern reflects a past intention, on the eastern and southern margins especially, of closer subdivision, long-since overtaken by land use zoning provisions, and the impracticality of road formation.

It would appear that there is considerable scope for future road stopping action, and incorporation into adjoining titles.

3.8. Land Use Zoning Provisions – Planning Status of Application

Land use zoning provisions having relevance to the application are:

Transitional Plans	Dunedin City	Rural A
	Silverpeaks County	Rural G
Proposed Plan	Dunedin City	Rural

Turning first to the Transitional Plan, the majority of the property was contained within Dunedin City, and the Rural A zone, but approximately 5.6 hectares at the northern end (refer to Planning Map copies appended) were included in the Silverpeaks County, and zoned rural "G", catering for Rural residential land use down to 2 hectares.

Under the Dunedin District Proposed Plan, proposed zoning is Rural, a basic element of which is the 15 hectare minimum requirement per each dwelling. As previously noted, the area represented on the Application Plan as Lot 4 (4.14 hectares) is further subject to a Landscape Conservation Area sub-zoned as "Visually Prominent".

Other planning elements having some relevance are References lodged against the Rural zone provisions of the Proposed Plan, and the very recent decision of Council to review the Rural (and Rural Residential) provisions of the Proposed Plan by way of Variation, the content of which is in the course of preparation.

In essence, the application seeks:

- Subdivision to create parcels of 11.8 hectares 2.6 hectares and 1.4 hectares.
- Dwelling land use on the Lots so created.
- Consent to a reduction in the 20 metre yard requirement in respect of the alternative building platforms on Lots 2 and 8 (Parcel 3) to 10 and 15 metres distant from the Albert Terrace boundary, respectively, 15 metres to Victoria Terrace (unformed) Site 3, Lot 8, and at Site 1, Lot 7, 15 metres to the northern boundary.

In summary, while the proposal would be classified as Discretionary (Unrestricted) under the provisions of the Rural "A" Zone Dunedin City Transitional Plan, it is non-complying with the Rural Zone, Proposed Plan, and must consequently be regarded as a non-complying application, subject to the threshold test under Section 105(2A) Resource Management Act.

The underpinning philosophy is Part II Resource Management Act with (among other matters) the requirement being to demonstrate sustainability of the use intended, and the absence of adverse effects.

4. THE PROPOSALS

4.1. Subdivision

4.1.1. General

The proposed subdivision of the subject title sets out to create three separate land parcels, comprised of "clusters" of the allotments shown, the multiplicity of allotments arising from the intersections of the pre-existing road alignments.

The three parcels, each of which would be represented by a separate title via amalgamation conditions imposed by Council, would comprise the following, each parcel being non-complying with the 15 hectare minimum area required in the Rural Zone.

Parcel	Constituent Lots	Areas		
1	Lot 1	6.89 ha		
	Lot 4	4.14 ha		
	Lot 5	0.70 ha		
	Lot 6	0.13 ha		

	Total	11.86 ha	11.86 ha	
2	Lot 3	1.89 ha		
	Lot 7	0.71 ha		

	Total	2.60 ha	2.60 ha	
3	Lot 2	0.85 ha		
	Lot 8	0.50 ha		

	Total	1.45 ha	1.45 ha	

		Site Total	15.91 ha	
		Title Area	16.45 ha	

		<u>Approx Difference</u>	<u>0.54 ha</u>	

The extent of open pasture and bushed areas on each proposed parcel are self evident on the aerial plan but are briefly described as:

Parcel 1 Containing the applicant's house and associated septic tank and drainage field, vehicular access and carparking and approximately equal areas of pasture and bush.

Parcel 2 Consisting of a bushed gully side, south facing, falling to the watercourse lying to the south of, and parallel to, the southern title boundary, together with a small area (approximately 0.8 hectares) of open pasture, located to the north of the access alignment, and containing the proposed building platform, labelled "Site 1" for the parcel.

Parcel 3 Situation on either side of the unformed "Albert Terrace" and containing the stables and having a high percentage of Parcel area in pasture.

4.1.2. Access

Access to Parcel 1 would utilise the existing vehicle access alignment, labelled Right of Way "A" (Lying within Lot 3, Parcel 2) of approximately 150 lineal metres over which it would hold a Dominant Tenancy. Technical frontage is currently provided by the various frontages of Parcel 1 to the existing legal roadlines, but it is submitted that the easement over Right of Way "A" be mandatory in status, to provide for the future possibility of road stoppings, the mandatory status providing for the frontage provisions presently contained in Section 321(3)(c) Local Government Act (Right of Way as sufficient frontage).

Access, both physical and technical, is provided in the manner described above, to Parcel 1, which would be comprised of Lots 1, 4, 5 and 6 via an amalgamation Condition imposed by Council under Section 220(1)(b)(iii) Resource Management Act. However, the vehicular access within Parcel 1 twice crosses an intervening strip lying between the upper portion of Tui Street, and another roadline approximately 8 metres to the north east (unnamed), contained in Deeds Index 0.40 in the name of David Proudfoot (1873).

To complete the formalising of access to the existing house site on Lot 1, Right of Way easements will be sought over the two crossings of the strip, labelled Right of Way "D" and Right of Way "E", proposed as Optional Easements, recognising the time it may take to formalise easements with a deceased estate.

Access to Parcel 2 would utilise the existing vehicle access alignment labelled Right of Way "A", which would be contained within the parcel, together with an Easement of Right of Way over that part of proposed Lot 6 (Parcel 1) labelled Right of Way "B", again utilising the existing access formation, together with a further Easement of Right of Way over that part of the proposed Lot 2 (Parcel 3) labelled Right of Way "C" as noted above, we submit that the easements should be mandatory, for the same reasons.

Access to Parcel 3 would be via Easements of Right of Way over proposed Rights of Way "A" and "B", Right of Way "C" lying within the Parcel 3 title.

Inter-allotment access, between the lobes of the three parcels is provided via usage of the intervening roadlines as hereunder –

- Parcel 1
- (i) Between Lots 1 and 5 – via proposed Rights of Way "D" and "E" or via a more tortuous route using the roadlines.
 - (ii) Between Lots 1 and 6 – via the unnamed intervening roadline.

(iii) Between Lots 1 and 4 – as for (ii)

Parcel 2 (i) Between Lots 3 and 7 – via the intervening Tui Street alignment and the intersecting access.

Parcel 3 (i) Between Lots 2 and 8 across the intervening Albert Terrace.

The scheduled form of the required easements, which encompass both access and the conveyance of electricity and telecommunications, as a safeguarding provision is as follows.

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way and Right to Convey Power and Telecommunications	Right of Way A	Lot 3	Lots 1, 4, 5 and 6 (CT XYZ) shown hereon
	Right of Way A	Lot 3	Lots 2 and 8 (CT abc) shown hereon
	Right of Way B	Lot 6	Lots 3 and 7 (CT def) shown hereon
	Right of Way B	Lot 6	Lots 2 and 8 (CT abc) shown hereon
	Right of Way C	Lot 2	Lots 3 and 7 (CT def) shown hereon

Schedule of Optional Easements

Right of Way D	Pt Sec 7	Lots 1, 3, 5 and 6 (CT XYZ) shown hereon
Right of Way E	Pt Sec 7	

Turning to the question of the Rights of Way formation, topography precludes the ability to provide a continuously 2 way vehicle carriageway on Right of Way "A", and it is proposed that passing bays are constructed at not more than 40 metre intervals to facilitate vehicle passing.

It is further proposed that the carriageway consist of compacted metal, not less than 3.5 metres wide (excepting the passing bays, which shall be not less than a further 2.5 metres) draining to a watertable, and appropriate culverting. Rights of Way "B", "D" and "E" are promoted on the same basis.

The above formation would be contained within a 10 metre legal width.

Right of Way "C" currently follows a formed, but unmetalled bench, and it is proposed that its carriageway width be 5.0 metres, within an 8 metre legal width.

Appropriate Maintenance Agreements, specifying the maintenance obligations applicable to each of the three parcels, would be prepared, and referred to on each title.

4.1.3. Servicing

(i) Power and Telecommunications

All three parcels would be reticulated for electricity and telecommunications from the facilities existing at the end of the Tui Street formation (telephone cabling already extending up Rights of Way "A" and "B").

The easement provisions discussed in the previous section included easements within the Right of Way alignments, for the conveyance of power, and telecommunications.

That provision was a safeguarding one, as the route described in Delta's response to the applicants approach (appended) provides for a more direct route, utilising the unformed Tui Street alignment to a location in the vicinity of Right of Way "B", from which point, distribution of low voltage power via transformer installation would be made.

The location and alignment of the service route, and the fact that the site is not located in a landscape protection area, accommodates the use of an overhead system, and pole mounted transformer (refer Option 1 – Delta response).

Should the route deviate outside the Tui Street alignment then appropriate easements in gross over the affected private land would be reserved in favour of Dunedin Electricity, together with any easements found to be necessary for protecting the low voltage supply to the three parcels.

We suggest that if Council is of a mind to grant consent to this application, then an appropriate Condition of Consent would require that where electricity and/or telecommunication reticulation cross private land, then easements shall be provided for in the format appropriate to the circumstances to protect the supply and maintenance of the plant.

(ii) Foul Waste Disposal – Water Supply – Stormwater Disposal

Given that the above matters are allied to the dwelling land use, this aspect is covered in the Land Use portion of the application.

4.1.4. Assessment of Effects – Proposed Subdivision

The subdivision activity proposed is a precursor to the intended introduction of an additional two dwellings within the present title area. It is this latter land use activity which has the potential to create effects, and in this instance, given the minimal physical construction involved, the nil disturbance to the land or vegetation, and the objective of more adequately providing for continued sound land management in conjunction with on site residential use,

we conclude that the effects of the subdivision activity are negligible. If the proposed subdivision, and creation of three separate land tenures in place of the single one presently the case, were to prejudice the possibility of amalgamations to provide for larger, economic farming units, then the act of subdivision could be unwise in some circumstances. That is not the case in this instance, and we conclude that the subdivision, as a discreet activity, is not inconsistent with Part II Resource Management Act, the implications of the Fourth Schedule or Section 18.6 (Assessment Matters) Proposed Plan.

4.2. Land Use Application

4.2.1. General

The land use element of the application arises from the following issues:

- (i) Lack of compliance with the 15 hectares minimum area required to support a dwelling in the Rural Zone, Proposed Plan, the non compliance applicable to all three of the intended parcels.

and

- (ii) Lack of 20 metre yard clearances at the two alternative dwelling platform locations shown on Lots 2 and 8, Parcel 3 and for the dwelling platform on Lot 7, Parcel 2, as previously noted.

4.2.2. The Land Use Proposals

- (i) Parcel 1 dwelling, the applicants home, is already in place, together with ancillary access, parking and septic drainage, the latter contained within the confines of Lot 1.

The proposal makes no amendment to the infrastructure, and simply reduces the parcel area from the present 16.4 hectares to the proposed 11.8 hectares.

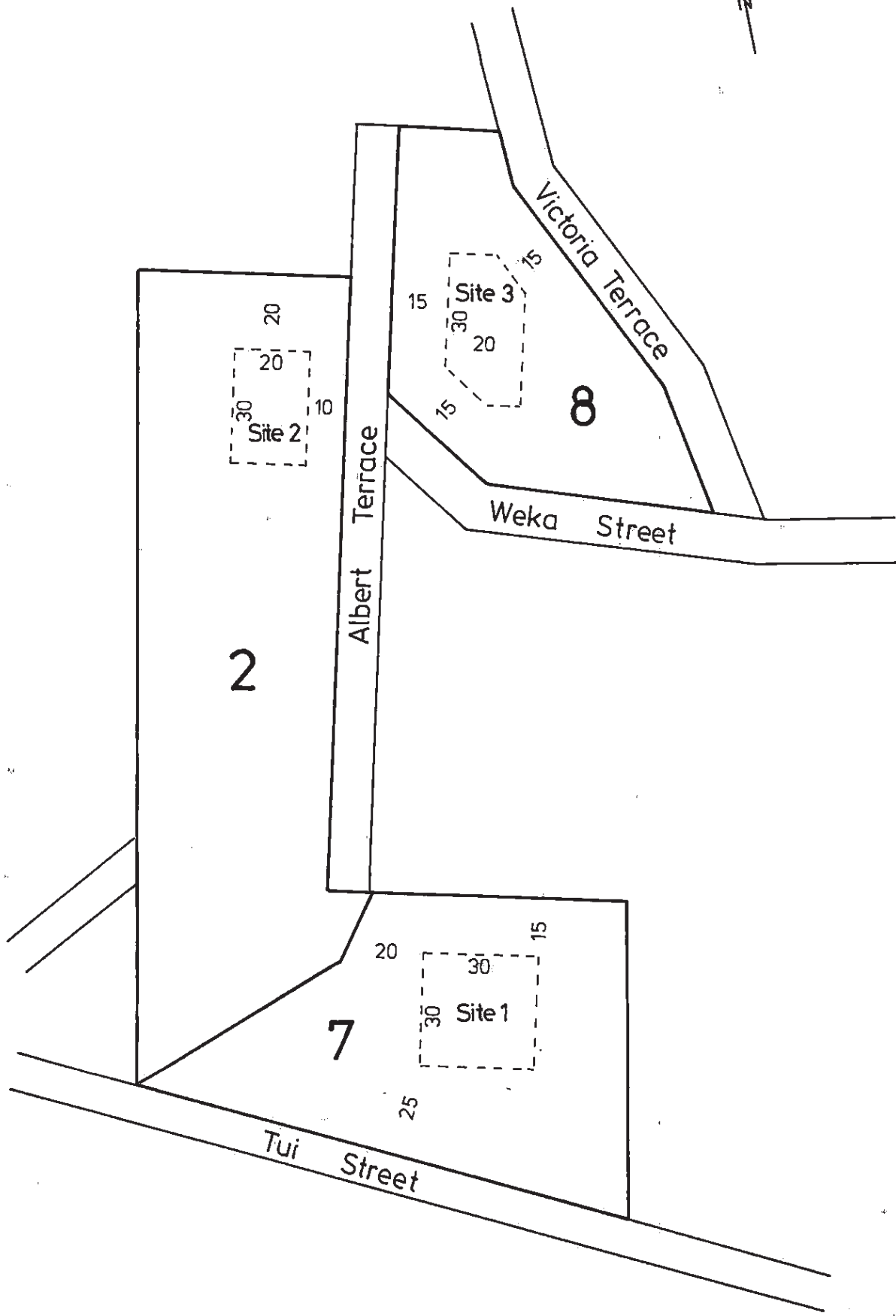
Yard requirements are more than satisfied and are not at issue.

- (ii) A dwelling is proposed for Parcel 2, located on Lot 7, the building platform of 30m x 30m leaving yard clearances of:
 - 25 metres to the Tui Street boundary
 - 20 metres to the Lot 2/Lot 7 boundary
 - 15 metres to the northern boundary of Lot 7

It is the 5 metre shortage in the latter yard clearance which is a non complying element. The effected yard abuts the MacKnight property, which at this location is a bush covered valley side slope, the effect of the shortage negligible.

The reason for the platform positioning is to better utilise the flat topped ridge present at this location.

Access to the building platform would a 20 lineal metre vehicle access on an eastward alignment from proposed Right of Way "C".



Proposed House Site Details

PATERSON PITTS PARTNERS LTD
 SURVEYING CONSULTANTS
 DUNEDIN

SCALE: 1:1500

DRAWN:

DATE:

APPROVED:

Foul waste disposal would be accomplished via a two Stage septic tank and associated waste drainage field, meeting the requirements of Council's Environmental Health Section and the designs appropriate for Soils of Low Permeability, an example of which is the planted evapo transpiration mound, with gravity or pumped dosage. All waste water plant would be contained within Lot 7.

Water supply would be dependent on roof water collection and storage, and a 20,000 litre storage tank facility would be appropriate.

As a consequence of roof water collection for domestic supply, stormwater disposal becomes relevant only to tank surcharging, and drainage off driveways, and hardstanding, all readily accomplished by guidance to natural drainage flow paths, or on site absorption pits, sited clear of any foul waste drainage field.

Comment on the style of dwelling that can be envisaged, and the assessment of effects, is set out in a following section.

- (iii) A dwelling is proposed for Parcel 3, two alternative platforms promoted, to provide purchaser choice.

Site 2 is located on Lot 2, on a broad ridge west of Albert Terrace (refer plan).

An alternative platform position, site 3, is located on Lot 8, to the east of Albert Terrace. this latter alternative, while more sheltered by the shelter belts apparent to the north, south, and the woodlot to the east, is also more confined, the upper alternative providing a more extensive outlook in comparison.

The site 2 platform is proposed as 20m x 30m, located relative to title boundaries as follows:

- 20 metres from the north boundary
- 24 metres from the Lot 1/2 boundary
- 10 metres from Albert Terrace

The site 3 platform, of irregular shape.

- 15 metres from the Weka Street boundary
- 15 metres from Albert Terrace boundary
- 15 metres from the Victoria Terrace boundary.

The first two yard offsets (15m) fail by 5 metres to satisfy the 20 metre prescribed clearance. As with Site 2, given that road alignments adjoin the non complying yard provisions, and no private properties are affected, it is considered that the non compliance is insignificant, and accepting that formation of the adjoining roadlines is impracticable, there is no threat of limitation to cut or fill batters, (see plan opposite).

The comments made under (ii) above in respect of domestic water supply, waste water disposal and stormwater from hardstanding areas apply equally to the two alternative platforms promoted for Parcel 3 with the proviso that the waste water drainage field must be contained within Lots 2 and 8, that is, should the Site 2 (Lot 2) platform position be selected,

then the septic tank and drainage field be sited entirely within Lot 2, or, the drainage field be sited entirely within Lot 8, fed by closed line from Lot 2. This then avoids the use of Albert Terrace as part of the drainage field.

Access to either of the alternative platform positions (Sites 2 or 3) would be via an extension of vehicular access from the end of proposed Right of Way "C" on an alignment passing the stables, and traversing the slope, the basic formation having recently been constructed for Farm Management purposes.

4.2.3. The Dwelling – Nominal House Design

While the precise dwelling design is not known at the present time, a design of a single story contemporary house is appended, which can be considered as representative of the style of dwelling anticipated.

Exterior finishing colours shall be selected from Council's recommended colour palette, but we note that for reasons which will be set out under our assessment of effects, this aspect is not as critical as can be the case in more prominent locations.

It can be reasonably expected that the dwellings, and landscaping would be in line with the normal objectives of owners to create and maintain an attractive asset.

4.2.4. Assessment of Effects – Land Use

We address this question under two headings, the first, dealing with the effects in an overall context, noting the philosophical hurdles in the Proposed Plan – Rural Zone provisions which are relevant to this application, the second, dealing with the site specific issues, supported by ground photographs which provide the evidence in regard to visual impact.

(i) General

We identify the following issues as those with which the land use application could potentially be in conflict, excepting the matter of yard clearances, which in the circumstances of this application, are of a more minor nature, commented upon earlier.

- Urban Sustainability
- Rural Amenity
- Cumulative Effect
- Sustainability
- Avoidance of Adverse Effects

The above broad issues tend to address potential negative issues, but to provide balance, it is worth noting the potentially positive issues viz:

- Rural Sustainability
- Economic sustainability of rural small holdings
- Providing reasonable choice for the rural residential market.

Given the ability of the sites to be self serviced, without impact on neighbouring properties, or Council's service infrastructure, and the avoidance of adverse effect on neighbouring

properties, it is the potential conflict with the expressed concepts of "urban sustainability" and the "urban fence" to which attention must be turned, the cumulative effect of non compliance with the Proposed Plan in these matters being the point at issue.

In terms of the "urban fence" concept, and Council's concern that it may come under pressure to extend the service infrastructure into the subject area, we submit that that is not at issue here, as the zoning of the property will remain rural rather than rural residential, which would carry with it the potential for attracting the infrastructural pressures which Council is keen to avoid.

In terms of urban sustainability, the concepts objectives are recognised, but, we submit, must be weighed up against the issue of rural sustainability, and prudent land use.

In common with other peri-urban rural land holdings, the issue of economic sustainability is arising, and where amalgamation with adjoining like properties is practicable, that technique can provide a solution to the economic issue.

However, when that is not possible, then we submit that a solution can lie in allowing a higher use, by permitting a parcel size (together with residential use rights) which is commensurate with what can be "farmed" by those wishing that lifestyle, usually involving subsidisation of the farming activity from a city derived salary.

If that can be achieved without adverse environmental effects, then we suggest a balance can be achieved between economic reality and Council's desire to maintain an obviously rural border to metropolitan Dunedin.

To maintain that border by disallowing the form of land use promoted in this application is to require the landowner to provide for an amenity for the perceived public good, at private expense.

The foregoing comment, obviously of a more general nature, is, we believe applicable to the land use proposal contained in this application.

(ii) Site Specific

(Refer also the appended ground photographs for increased format size)

With reference to all three parcels, we note that:

- Nil adverse effects arise from the proposed inclusion of residential activity, on neighbouring properties in respect of noise, glare, odour and waste water discharge.
- Nil adverse effects arise from a need to extend the city's service infrastructure as only power and telephone services will be installed, paid for by the applicants.
- In terms of retention of rural visual amenity, the proposed building platforms for Parcels 2 and 3 (Parcel 1 – dwelling existing) largely obscured from observation by the topography and vegetation, the potential viewing positions restricted to the following locations:



Site 1 - North - Lot 7



Site 1 - East - Lot 7



Site 1 - South - Lot 7



Site 1 - West - Lot 7



Site 3 - North - Lot 8



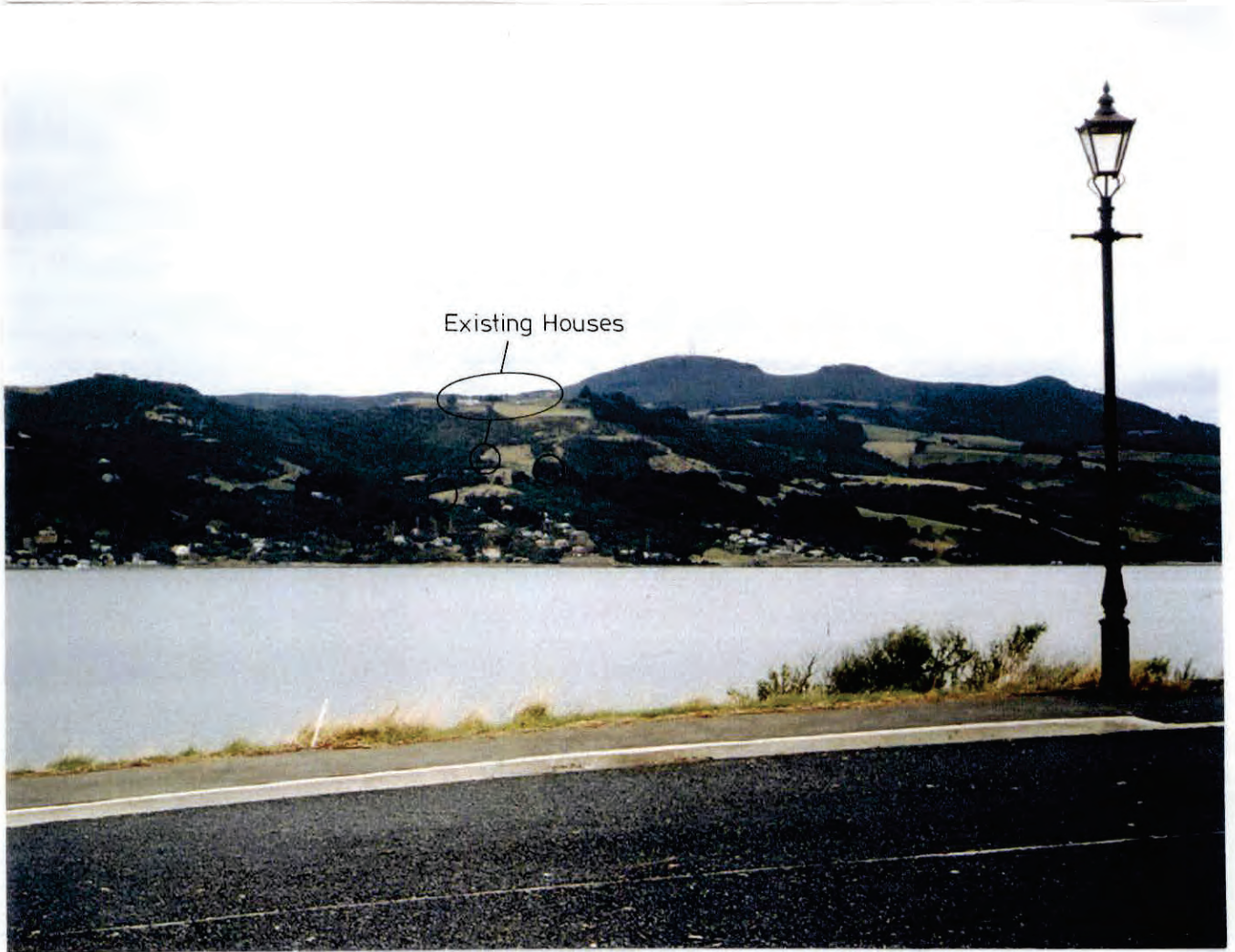
Site 3 - East - Lot 8



Site 3 - South - Lot 8



Site 3 - West - Lot 8



Existing Houses

- (i) Company Bay area, Otago Peninsula – intermittent view with ground and vegetation backdrop

Refer to ground photos – Site 1 “South” Site 3 “South” and view across harbour from Company Bay.

- (ii) Existing dwellings north of the proposed Lot 4.

Refer to ground photos Site 1 “North” Site 3 “North” and view from Company Bay.

Ground photographs taken from Sites 1 and 3 are provided, for each of the 4 cardinal points north, south east and west. Enlargements are appended for more detailed scrutiny. Ground photographs are not available for Site 2, the upper, alternative platform position for Parcel 3 (Lot 2) but the results can be inferred from the Site 3 photographs.

The location of the existing dwelling, and those proposed for Parcels 2 and 3 are not easily observed from Company Bay, but are identified by circles on the photograph below.

The proposed dwellings on Parcels 2 and 3 do not represent an upward encroachment of residential development, as both are sited downslope from both the existing dwelling on Parcel 1, and the four dwellings on the ridgeline above the subject property.

We submit that from the evidence recorded above, corruption of the visual rural amenity does not arise from the proposal.

The two dwellings proposed will together generate approximately 12 to 16 traffic movements per day (6 to 8 per household).

Tui Street, especially the upper formation, consisting of a concrete carriageway, has obvious constraints, but would be fully capable of accommodating that level of additional usage. There would seem to be no prospect of increased traffic volume in the future, following this development.

Allowance of the application would provide for a sustainable continuance of the minor “farming” activities on the property, as the uneconomic burden of the activity would spread to three owners, rather than the present one. Given that the visual disruption arising from the additional dwellings will be negligible, then the additional input arising from the additional owners can be expected to ensure that the rural environment is maintained, noxious growth controlled or eradicated, to the benefit of all, and a protection for the adjoining Stevenson Bush Scenic Reserve.

While acknowledging the matters of non-compliance that this land use proposal raises, we submit that by reference to the core objectives of Part II Resource Management Act, the proposal warrants approval.

It is promoted at the threshold test level, as meeting the criteria under Section 105(2A)(a) Resource Management Act – that Council be satisfied that the adverse effects on the environment will be minor.

While preparing the application, we have been mindful of the Variation to the Rural Zone at the opening stages of preparation.

The content, and final outcome of the Variation is imponderable, but it is clear that Council has considered that the existing Rural provisions should be revisited, with, perhaps, a greater emphasis on identifying the effects and comparison with criteria.

This application has to address the currently applicable regime without anticipating the possible changes.

5. CONSULTATION AND PROCESS

The applicants have previously sought, and obtained, Affected Persons consent from Mr Craig Robinson and Ms Sharon M Blackie, 26 Tui Street.

That consent related to the application as originally presented, now amended in terms of yards, and the Parcel 3 building platforms. No other consultation has been undertaken. Council will wish to assess the need, or otherwise, for either Affected Parties Consent, or public notification of the proposal.

We submit that given the negligible effects identified that consideration be given to setting aside the public notification process.

Should Council identify an affected party, their written consent would be requested.

6. CONCLUSION

We now request Council's consideration of the application, and would be happy to expand on any of the issues involved.

Yours faithfully
PATERSON PITTS PARTNERS LTD



N B PITTS
Principal



SITE 1 - East Lot 7

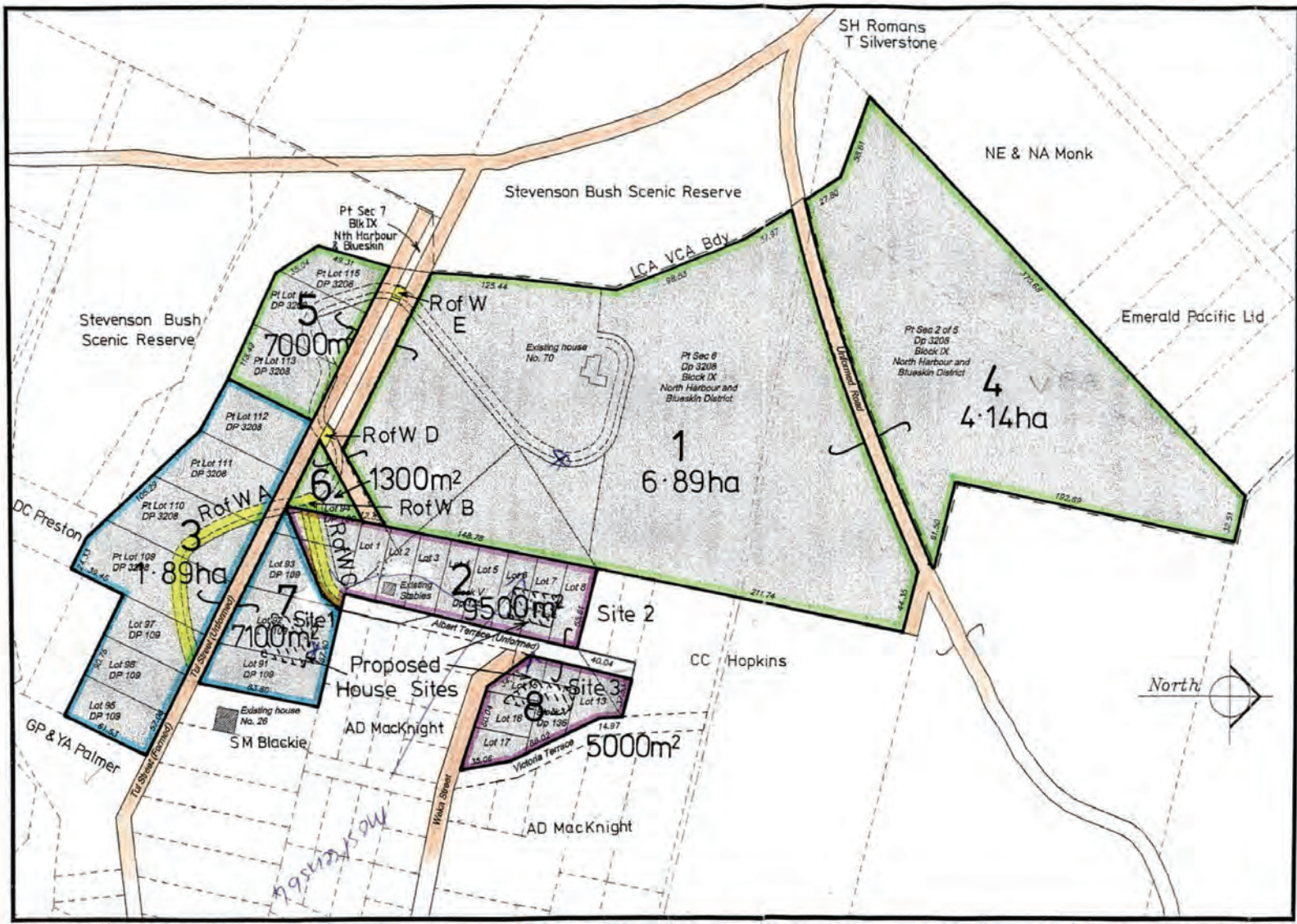


SITE 1 - South Lot 7



SITE 1 - West Lot 7

DOC
Notify



LEGEND

- Lot Boundaries
- - - Adjoining Lot Boundaries
- Legal Roads
- - - Non Legal Roads
- Existing Buildings
- - - Unformed Access Road
- Existing Fencing

Parcel 1

Lot 1	6.89ha
Lot 4	4.14ha
Lot 5	7000m ²
Lot 6	1300m ²
<hr/>	
	11.8ha

Parcel 2

Lot 3	1.89ha
Lot 7	7100m ²
<hr/>	
	2.6ha

Parcel 3

Lot 2	9500m ²
Lot 8	5000m ²
<hr/>	
	1.4ha

No.	Revisions	Date	Approved
1	Designed	N.Knowles	11/00
2	Drawn	E.R. Wilson	Nov'00
3	Checked		
4	Approved		
5	File		BOY

Client	N & M KNOWLES
Project	SUBDIVISION 70 TUI STREET ST LEONARDS DUNEDIN
Sheet Title	EXISTING TITLE

Job No.	189	Sheet No.	2	Revision	
		of	plans		

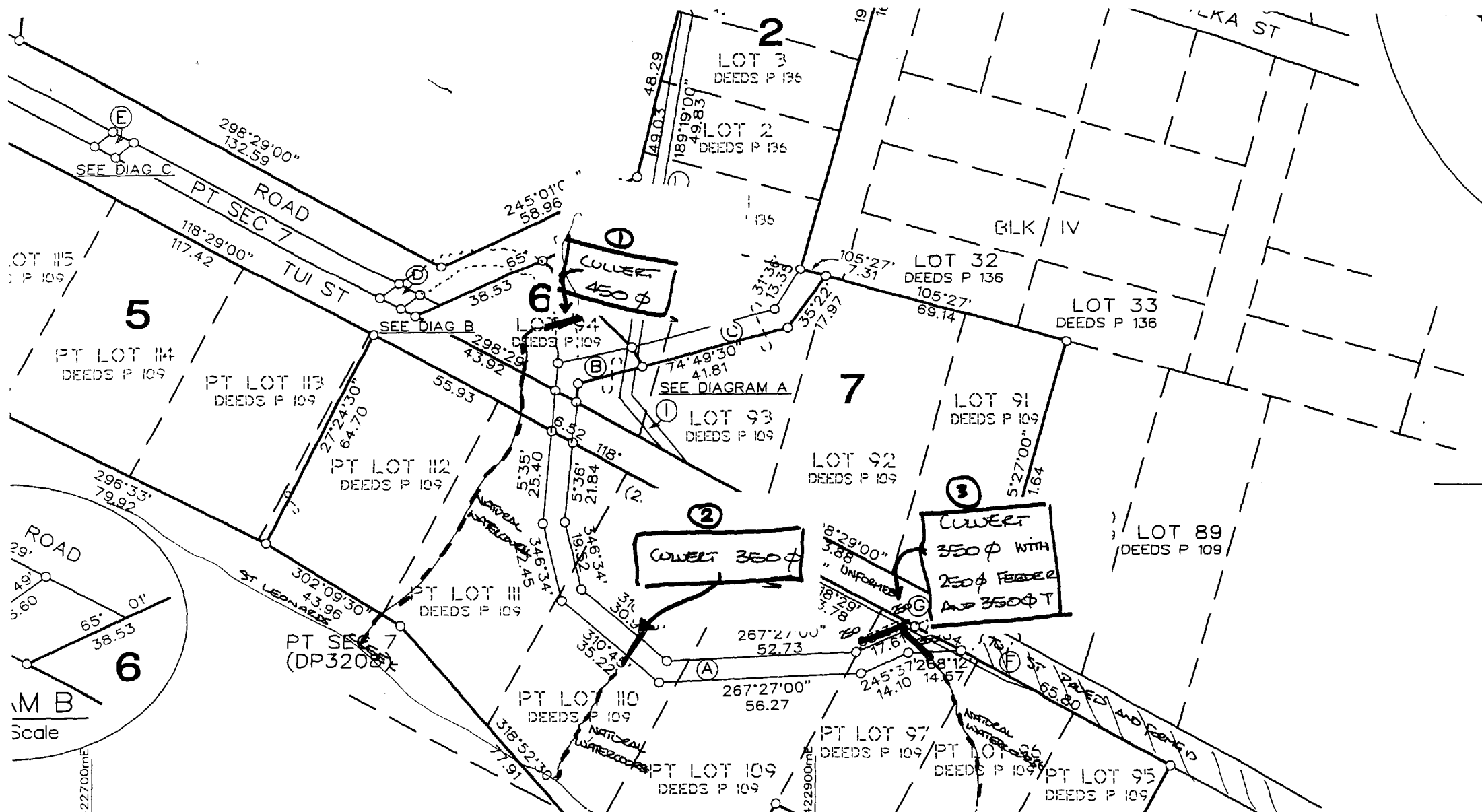
Duffill Watts & King Ltd
CONSULTING ENGINEERS

PATERSON PITTS PARTNERS LTD
SURVEYING CONSULTANTS
DUNEDIN CROMWELL WANAKA QUEENSTOWN

Lots 1-8 being Proposed
Subdivision of CT11B/1205

Scale 1:3000
Areas & Dimensions
subject to final survey

**2002 DIAGRAM SHOWING LOCATION
OF CULVERTS**



OTAGO
 NTH HARBOUR & BLUESKIN SD
 44

DIAGRAM SHEET

TERRITORIAL AUTHORITY DUNEDIN CITY
 Surveyed by TL SURVEY SERVICES LTD
 Scale 1 : 1000 Date JUNE-SEPT 02

LOCATION OF 3 CULVERTS. LOCATION TO SCALE TO TUI ST.

① 450 φ CONCRETE CULVERT
 ② 350 φ CONCRETE CULVERT
 ③ 350 φ CONCRETE CULVERT (250 φ FEEDERS)

**2003 PHOTOGRAPH SHOWING PART
OF THE SITE**



**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 74129¹ (site). There is a consent notice² 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.

¹ Copy of record of title is appended at Appendix 1a.

² 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



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

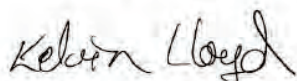
DUNEDIN OFFICE: 764 CUMBERLAND STREET, DUNEDIN 9016
Ph 03-477-2096, 03-477-2095

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, www.wildlands.co.nz

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Reviewed and approved for release by:



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.

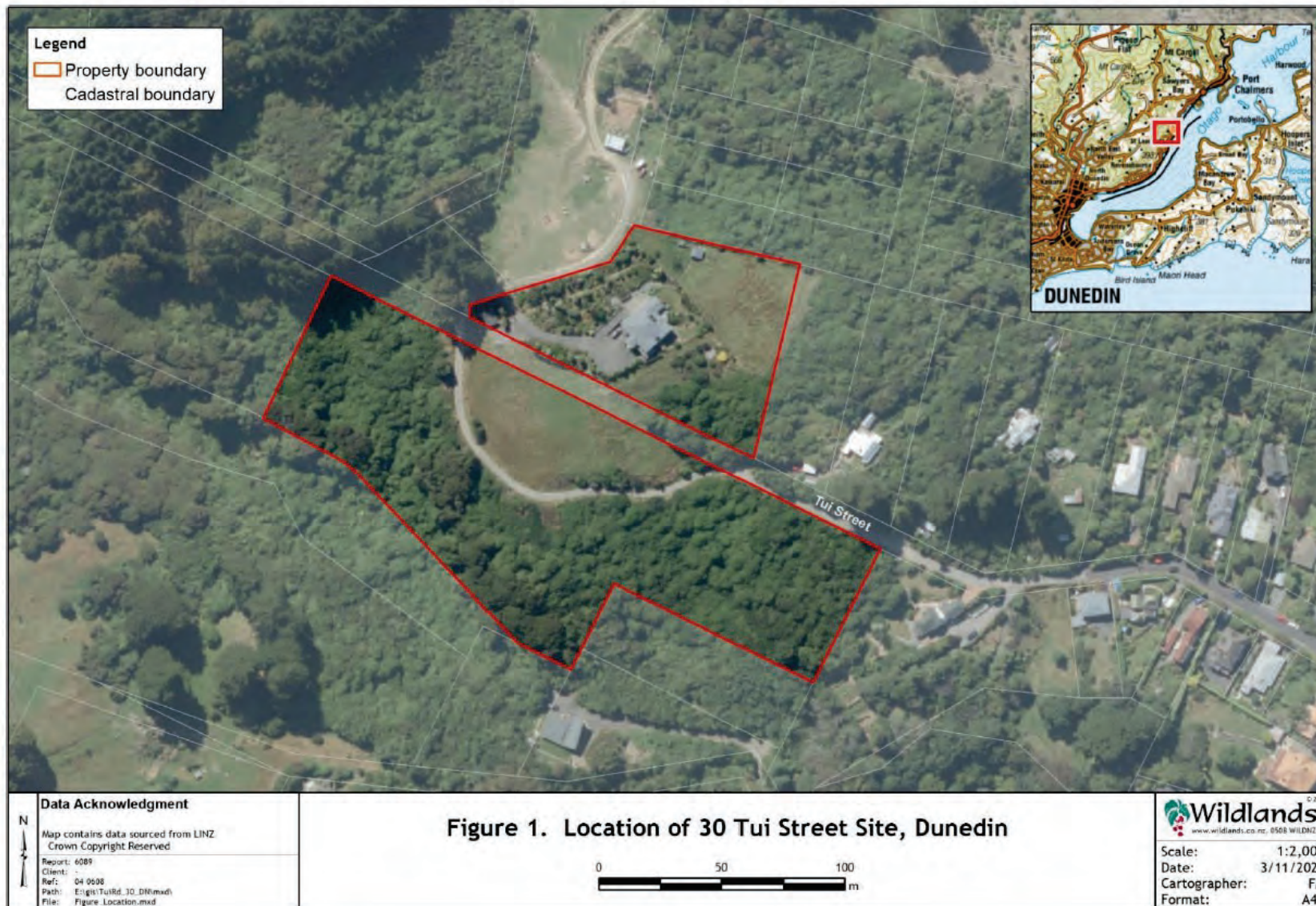
3. ECOLOGICAL CONTEXT

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

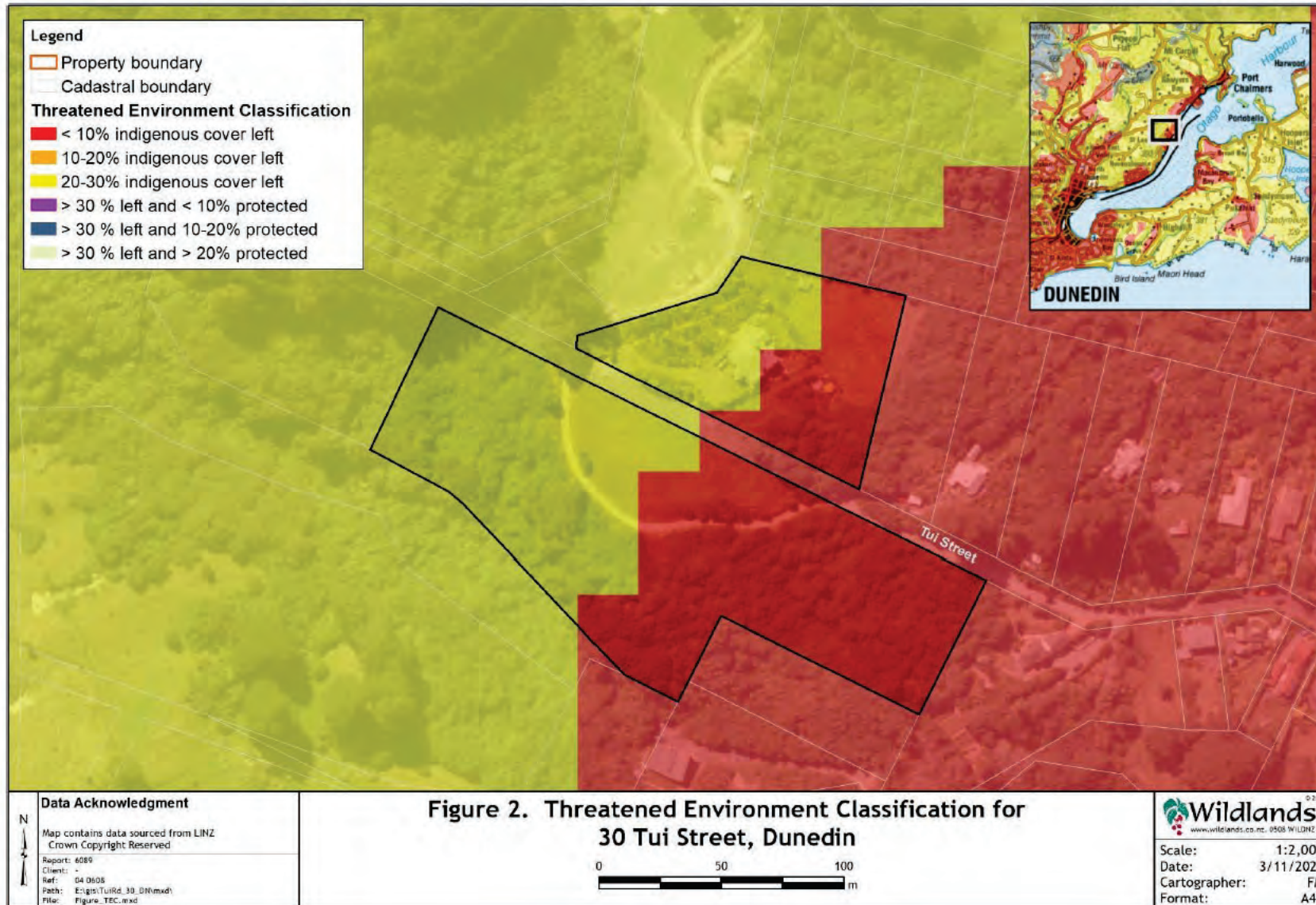
The Threatened Environment Classification characterises land into six categories taking into account the extent to which indigenous vegetation cover remains compared to its former extent, as well as the extent of legal protection of areas of indigenous vegetation (Cieraad *et al.* 2015). Half of the 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.



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 kānuka (*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 kānuka 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.

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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>Melicytus 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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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,

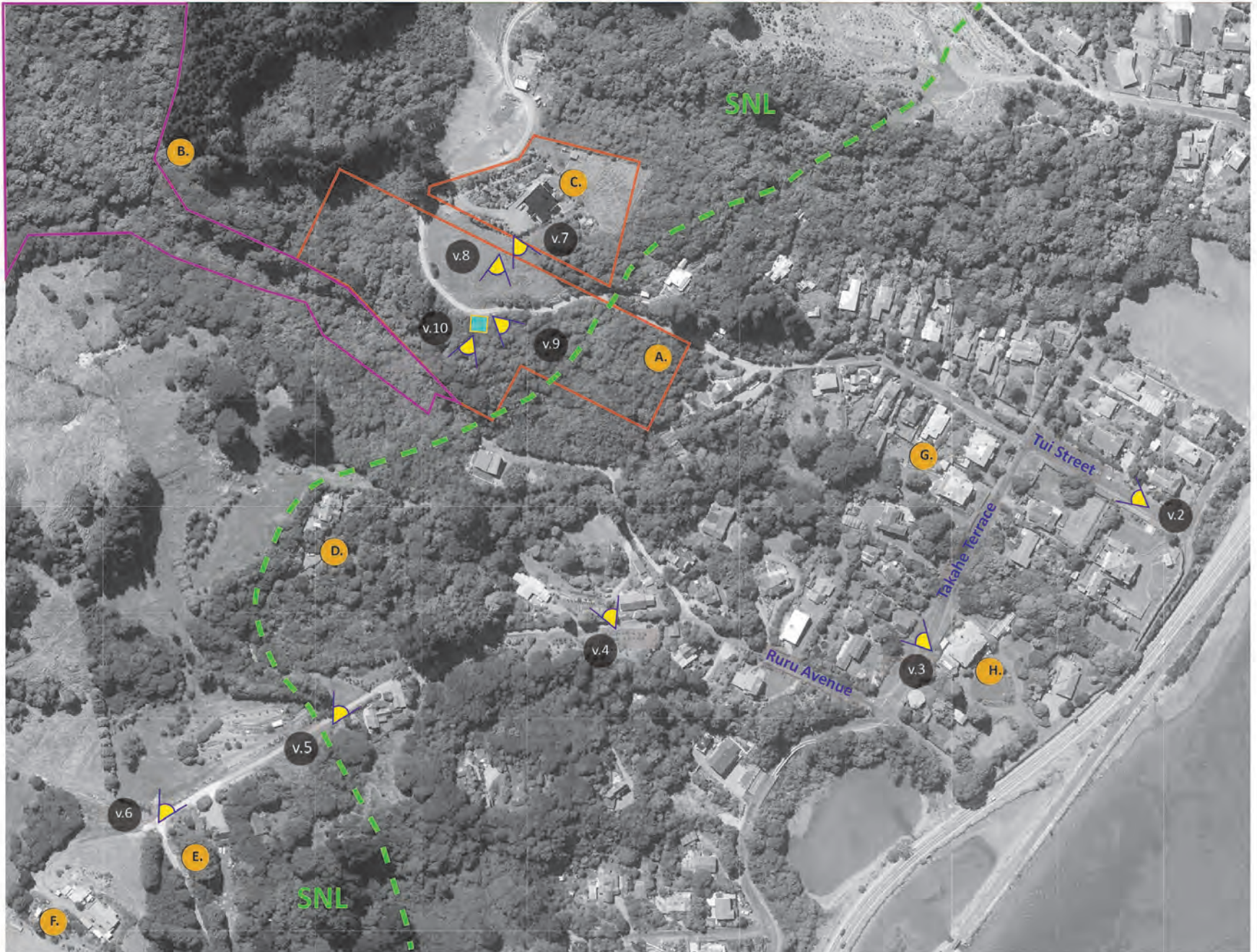
Matt Thomson.

Director: Monowai Ecological Ltd.

www.monowaiecological.nz

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