

16 October 2018

Otago Business Park Ltd
C/- Alison Devlin
PO Box 170
Dunedin 9054

Dear Alison

**RESOURCE CONSENT APPLICATION: S127 VARIATION:
SUB-2009-102/5/D & LUC-2013-407/A
VARYING
SUB-2018-102/5/C & LUC-2013-407
100 HEATHFIELD DRIVE
(FORMERLY 62 GLADSTONE ROAD NORTH)
MOSGIEL**

Your application for the variation of resource consents SUB-2009-102/5/C by changing the layout of the subdivision and to provide for one additional lot, and LUC-2013-407 to recognise the additional lot as part of the subdivision, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner under delegated authority on 15 October 2018.

I advise that the Council has **granted** the request for a change of conditions to the consents. The full text of the decision commences on the attached certificate.

BACKGROUND TO APPLICATION

Resource consent, SUB-2009-102, for the subdivision of 62 Gladstone Road North, and land use consent, LUC-2009-441, for the reduction of minimum yard spaces and increased site coverages for the new residential lots, was issued on 11 November 2010. The subdivision was to create 118 sites over three stages, identified as Stages 1A, 1B and 2.

The consents were processed on a notified basis, and the decisions were appealed. The Consent Order ENV-2010-CHC-267 was issued on 26 April 2011 for the subdivision, and changed a number of conditions but not the nature of the consented activity in any way.

Land use consent LUC-2009-441 was issued at the same time for:

- The reduction of site coverage on the Residential 6 or mixed-zoned residential lots of SUB-2009-102 (or any subsequent variation of this consent) smaller than 1000m² to 30% or 230m², whichever is the greater; and
- The reduction of yard spaces on the above lots in accordance with the yards as listed in Table One of the application, except for the yards adjacent to the external boundaries of the development which shall be fully complying yards;

"Table One of the application" showed reduced yards for the lots of Stages 1A and 1B, and three lots of Stage 2. The Stage 2 lots were Lots 88, 100 and 102, which were the mixed zoned sites having less than 1000m² in area.

The consent order was varied on 24 April 2013 on a non-notified basis by SUB-2009-102/A, Changes made were as follows:

- Making Stages 1A and 1B one stage, with Stage 2 becoming Stage 3;
- Substituting the plan with a revised plan which shows alternative lot numbering;
- Introduction of a leg-in for new Lot 32;
- Cancellation of requirement to have 600 litres of stormwater retention storage available on each lot at the start of rainfall events;
- Cancellation of requirement to identify buildable areas on Lots 10, 11 and 13 as defined by geotechnical matters;
- Variation of the formation and hard surfacing requirements for Right of Way D;
- Cancellation of requirement to install a right-turn bay at the intersection of Gladstone Road North and Irwin Logan Drive; and
- Cancellation of requirement to protect oak trees during construction period of subdivision.

The consent was varied a second time on 4 November 2013 with the issue of SUB-2009-102/5/C. The variation made the following changes to the subdivision:

- Converting Stage 3 into Stages 3 and 4;
- Including five additional residential lots;
- Linking the through road from Irwin Logan Drive to Woodland Avenue;
- Creating a loop road;
- Removing the cul-de-sac head from the northeast boundary and imposing a Local Purpose Reserve (Road), unformed, in its place; and
- Changing the status of the Drainage Reserves from reserve to stormwater management area;

Land use consent LUC-2013-407 was issued at the same time for the reduction of yard spaces and placement of non-compliant vehicle crossings on lots of Stages 3 and 4 of the subdivision. The previous consent of LUC-2009-441 did not reduce the yards of these stages and a new consent was required.

Stage 3 was completed on 11 August 2015 with the deposit of DP 476752.

CURRENT APPLICATION

The applicant now seeks to vary the layout of Stage 4 to better reflect the topography of the site following earthworks. The proposed changes to the layout involve the relocation of the proposed shared access to a position further south. Consequently, the dimensions and positions of the residential lots in this location will be adjusted as necessary to ensure that all lots have a building area and access. One additional lot will be created.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

Section 127(3) of the Act states that "Sections 88 to 121 apply, with all necessary modifications as if –

- a) *the application were an application for a resource consent for a discretionary activity; and*
- b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

Affected Persons

Section 127(4) of the Act states that *"For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*

- a) made a submission on the original application; and*
- b) may be affected by the change or cancellation."*

The original application was notified and 34 submissions were received on the application. The application was notified on the basis that Stages 1A and 1B would breach the density provisions of the District Plan. The proposed lots of Stage 4 are all complying lots except for the mixed zoned lots which already have land use consent. The addition of one further lot will not represent a significant change to the overall density of development of the subdivision. Accordingly, no persons are considered to be affected by the proposed variation.

As stated in section 127(3)(a) of the Resource Management Act 1991, the application is a **discretionary activity**.

Proposed Second Generation Dunedin City District Plan ("Proposed Plan")

The Proposed Plan was notified on 26 September 2015. The original consent pre-dates the Proposed Plan notification by a number of years, and as such, there has been no assessment under the Proposed Plan provisions. The relevant rule provisions do not have legal effect at this time, and many change as a result of the outcome of decisions on submissions. The proposed zoning and new rules, however, would allow a greater density of development than the current operative District Plan. Likewise, the proposed setbacks from boundaries for development are less onerous under the Proposed Plan rules (and more in line with the reduced yards authorised by LUC-2009-441). As such, the proposed variation is not expected to have any effects which are not anticipated by the Proposed Plan.

PLANNING ASSESSMENT

The survey plan for Stage 4 of the subdivision has not yet been certified under section 223 or 224(c) of the Resource Management Act 1991. Accordingly, the Council is able to consider the application under section 127(1)(a) of the Resource Management Act 1991.

ASSESSMENT OF EFFECTS ON ENVIRONMENT

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the subject site is last stage in a new subdivision on the outskirts of Mosgiel.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))

The proposed variation will create one additional lot. At present, proposed Lot 123 is a large lot of 1.4ha which includes a building site at the south-eastern corner. The revised layout seeks to place this building site on its own lot (Lot 124) of 3870m². The rest of the land of the original Lot 123 will be held in a new Lot 121 with the building area of the former Lot 118. All the proposed lots will therefore be over minimum lot size (with adjustments as appropriate for the zoning or mixed-zoning), and each will have a suitable building area within the lot. The houses will be in much the same place as the original layout, but the boundaries around these building sites will change with the revised layout.

The additional building site will be in the location of the former Lot 113 which will become proposed Lots 113 and 114. The building platform of Lot 114 will be small in relation to the lot size and confined to the southern half of the proposed site. Nevertheless, it will cover an area of approximately 500m² which is considered adequate to build a dwelling upon.

2. Transportation (18.6.1(c))

The proposed variation will alter the rights of way into the new lots. Additional clarification of the dominant and servient tenements was sought from the applicant, and was submitted to Council in two emails dated 25 September 2018 and 15 October 2018. Council's Graduate Planner – Transport has reviewed the proposal and comments:

- *Right of Way A over Lot 91 will serve Lots 90, 92 and 93 (four units). The full length of Right of Way A must be a minimum 4.5m formed width where it serves more than 3 residential lots, but reduce to a minimum formed width of 3.0m where it serves up to 3 residential lots, be hard surfaced and adequately drained for its duration.*
- *Right of Way B over Lot 104, will serve Lot 105. The full length of Right of Way B must be a minimum 3.0m formed width, hard surfaced and adequately drained for its duration.*
- *Right of Way C over Lot 108 will serve Lot 109. The full length of Right of Way C must be a minimum 3.0m formed width, hard surfaced and adequately drained for its duration.*
- *The full length of Right of Way D must be a minimum 5.0m formed width where serving 7 or more residential units, can reduce to a minimum formed width of 4.5m where it serves between 4 and 6 units, and 3.0m where it serves up to 3 units.*
- *Right of Way E over Lot 124 will serve Lots 122 and 123 (three units). The full length of Right of Way E must be a minimum 3.0m formed width, hard surfaced and adequately drained for its duration.*
- *Right of Way F over Lot 123 will serve Lot 122 (two units). The full length of Right of Way F must be a minimum 3.0m formed width, hard surfaced and adequately drained for its duration.*

The Graduate Planner – Transport notes that Rights of Way D, E and F are undulating. All vehicle accesses must be designed to minimise longitudinal gradients, and the maximum change in gradient without transition for all vehicular access must be no greater than 1 in 8 for summit grade changes, or 1 in 6.7 for sag grade changes. It is advised that a formal agreement should be drawn up between the owners and users of all private accesses in order to clarify their maintenance responsibilities. It is also advised that in the event of future development on the site, Transport will assess provisions for access, parking and manoeuvring at the time of resource consent or building consent application. All other Transport related conditions attached to SUB-2009-102/5/C must remain.

3. Hazards (18.6.1(t))

The subject site is a steeply undulating site which was subject to a geotechnical report prepared by Geolink Land Investigations at the time of the original notified consent application. This report is accompanied by a plan showing four land classifications across the site. Class D covered land which is 'Sever limitations to urban development' and covered slope instability and drainage areas. The building sites for the new lots were therefore designed to avoid Class D land, and consent notices were imposed on the relevant lots.

The applicant has proposed removing conditions 12(ee) to 12(jj) completely on the basis that the building platforms will address these issues. These conditions relate to the limitations of development potential for the new lots, and in my opinion should be retained. Condition 12(y) defines building platforms taking into account the reduced

yard spacing on the lots, and does not correctly define the actual building platforms of those lots with geotechnical limitations. Rather than requiring a plan showing the building platforms for each lot, the consent has been structured to recognise the reduced yards first, and then to eliminate unsuitable building areas from specific lots. The outcome of this should be plans showing suitable building platforms.

Condition 9(hh) of the original decision addressed the limitations imposed by the drainage routes through the new lots, and was imposed on Lots 77, 78, 106 to 110, 112 and 113 SUB-2009-102. However, through the changes in layouts and lot numbers, the staging of the subdivision, and the issuing of variations to the decision, the lot numbering for this particular condition has become confused. The relevant condition of SUB-2009-102/5/D applies to 'Lots 68, 69, 103, 104, 109, 111, 114, 115 and 117', but reference to the relevant plan suggests that these are not the lots subject of the drainage limitations on building. This variation therefore needs to revise the lot numbers to better reflect those impacted upon by the drainage routes. These will be Lots 105, 106, 112, 113, 114, 118, 120, 121 and 122. Condition 12(gg) will be changed accordingly.

A similar situation has arisen with condition 12(ii) not referring to the actual lots affected by Class C land. 'Lots 93, 94 and 95' needs to be changed to refer to 'Lots 95 and 96'.

The revised proposal has been considered by Council's Consulting Engineer, Stantec, who advises that the revised layout continues to retain two 'no build area' zones on the steeper slopes in the south-eastern corner, so there is no change to the potential slope stability hazards there. However, the blue dashed line present on the earlier plan (which indicates the low-lying natural overland flow path for stormwater) is no longer present on the revised layout. It appears that the proposed 'buildable areas' for Lots 105, 106, 118, 120 and 121 do not respect this previously marked boundary. The Consulting Engineer comments:

'Also - we may not have noted it previously, but it is clear that this blue-dash-marked overland flow path in the earlier figure also runs straight through proposed Lot 96, discharging into the boundary at 29A/31 Woodland Ave to the west. This may be a non-issue, as a drainage reserve is shown for Lot 206, north of Lot 95 (a sediment control pond is presently placed here).

'The topography slopes consistently, so this may not be a significant concern, but if the applicant is seeking leave to build in this proximity to the flow path, then we recommend that they get some professional advice on the minimum floor levels required in proximity to the stormwater flow path for each of these potentially affected lots.'

In light of these comments by Stantec, it is appropriate that conditions 12(hh) and 12(jj) are varied so as to not only recognise the drainage route through the applicable lots (as noted above), but the building platforms of these lots must avoid the drainage area as well. Furthermore, in regards to Lots 95 and 96, the drainage area is shown as following the edge of Lot 96 and is unlikely to have significant issues for the development of Lot 96. I note that the question of appropriate floor levels is already addressed by conditions 12(y) and 12(z).

4. Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The proposed variation will produce one additional lot. The proposal has been assessed by Council's Policy Analyst – Three Waters who advises that there are no issues with the servicing of the additional lot. The engineering plans and Stormwater Management Plan will need to be updated to reflect the additional lot.

5. Bulk and Location (8.13.3)

The proposed changes to the consent decision as marked up in the application document includes alterations to conditions 12(bb) to 12(dd) in respect of the site coverage to apply to these lots. The applicant has suggested that the conditions should apply to all the residential lots, whereas the consent conditions as written only apply to Lots 89, 90, 104 and 108. These are the lots with mixed Residential 1 and Residential 6 zoning, making the application of the relevant performance criteria of the District Plan uncertain. The purpose of conditions 12(aa) and (bb) are to clarify the performance criteria to use, and as such, the conditions are still relevant in the form they are written. The consent notice might become redundant when the Proposed Plan becomes operative, but in the meantime, the consent notice is needed and it does not apply to all the lots.

NOTIFICATION ASSESSMENT

A separate assessment of the application has been carried out in accordance with Sections 95A and 95B of the Resource Management Act 1991. It has been determined that public notification and limited notification is not required, and hence the application can be processed on a non-notified basis. That is primarily because:

- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.
- No special circumstances exist in relation to the application that warrant the application being publicly notified.
- The activity will not have adverse effects on any person that is minor or more than minor.
- No special circumstances exist in relation to the application that warrant the application being limited notified to any other persons.

DECISION

SUB-2009-102/5/D

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the **discretionary** activity of varying SUB-2009-102/5/C by changing the layout and adding one lot to Stage 4, and accordingly SUB-2009-102/5/C is amended to read as shown on the attached certificate.*

LUC-2013-407/A

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the **discretionary** activity of varying LUC-2013-407 by referring to the plan of SUB-2009-102/5/D for Stage 4, and accordingly LUC-2013-407 is amended to read as shown on the attached certificate.*

LAPSING OF CONSENT

The subdivision consent shall lapse on 17 February 2021 being a period of ten years from the date the original consent order unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

REASONS FOR DECISION

It is considered appropriate to amend the consent decision for the following reasons:

1. The additional lot does not result in a breach of the density for Stage 4 or the Heathfield development as a whole. While the original consent was issued with controls on the number of lots across the upper slopes of the development (as a trade-off for having more lots than permitted on the lower slopes), these provisions were relaxed by five lots at the time of SUB-2009-102/5/C. That application was considered by the Committee on a non-notified basis, and the additional lots were considered acceptable. This proposal seeks to create just one additional lot in a 38 residential lot stage.
2. The revised layout will still provide all new residential lots with legal and physical access, and a viable building site. The revised layout is not expected to have any negative implications for the new lots or the wider area.
3. The variation will not result in a fundamentally different activity or one having materially different adverse effects.
4. The variation raises no new issues in terms of the objectives and policies of the Dunedin City District Plan and the Proposed Plan or any other relevant planning documents.
5. There is no invalidity, incomplete coverage or uncertainty within either the operative Dunedin City District Plan or the Proposed Plan. As a result, there is no need for an assessment in terms of Part 2 of the Resource Management Act 1991.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin

Attn: Senior Planner – Enquiries Plaza, Ground Floor

RIGHTS OF APPEAL

Pursuant to Section 120(1A) of the Resource Management Act 1991, no right of appeal to the Environment Court against the whole or any part of this decision exists for the following:

- (a) *A boundary activity, unless the boundary activity is a non-complying activity;*
- (b) *A subdivision, unless the subdivision is a non-complying activity;*
- (c) *A residential activity, unless the residential activity is a non-complying activity.*

(Refer Section 87AAB of the Act for definition of "boundary activity", and refer to Section 95A(6) for definition of "residential activity".)

For all other applications, in accordance with Section 120 of the Resource Management Act 1991, you may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received.

The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
Christchurch Mail Centre
Christchurch 8013

Any appeal must be served on the Dunedin City Council.

Failure to follow the procedures prescribed in Sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Yours faithfully



Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions

Consent Number: SUB-2009-102/5/D (being a variation of SUB-2009-102/5/E)

SUB-2009-102/5/D

That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the **discretionary** activity of varying SUB-2009-102/5/C by changing the layout and adding one lot to Stage 4.

The Amended Decision now reads:

Location of Activity: 62 Gladstone Road North, Mosgiel

Legal Description: Lot 300 SUB-2009-102/A currently part of Lots 2 DP 428974 (CFR 513631)

Lapse Dates: ~~SUB-2009-102 – Stages 1A and 1B: 17 February 2016;~~
SUB-2009-102 - Stages 3 and 4: 17 February 2021;
unless the consents have been given effect to before this date.

LUC-2009-441 shall have no lapse period, but is specific to the lots of SUB-2009-102 (or any subsequent variation of this subdivision), or any subsequent lots created by boundary adjustments between the lots of SUB-2009-102.

Subdivision SUB-2009-102 (as varied by ENV-2010-CHC-267, SUB-2009-102/A & SUB-2009-102/5/C)

That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the three-stage subdivision (Stages 1A, 1B [Stage 1 and 2] and 2 [Stage 3 and 4]) of the land at 62 Gladstone Road North, Mosgiel, being the land legally described as Lot 2 of Subdivision Consent SUB-2009-66 and Lot 1 DP 23656, currently held in CFRs OT13C/1098, OT15D/100, and OT15D/99, into 123 residential lots, road, and stormwater management areas, subject to the conditions imposed under sections 108 and 220 of the Act, as follows:

Stage 1 and 2: Lots 1 to 46 (Residential) plus balance area (Lot 300), Lot 200 (Road), and Lot 201 (drainage reserve), being a subdivision of Lot 2 SUB-2009-66 and Lot 1 DP 32656.

[Completed]

Stage 3: Lots 47 - 85 (Residential), Lot 202 (Road), and Lot 203 (Reserve for Road), and Lot 301 (Balance Area) being a subdivision of Lot 300.

[Completed]

Stage 4: Lots 86 - ~~123~~ 124 (Residential), Lot 204 (Road), and Lots 205 and 206 (stormwater management areas) being a subdivision of Lot 301 (balance land of Stage 4).

10. That the proposal is undertaken in general accordance with:
- the details submitted with resource consent application SUB-2009-102, received at Council on 29 October 2009;
 - the additional information received at Council on 10 March 2010, 13 May 2010, and 13 October 2010;
 - the Geolink Land Investigations Ltd plan titled 'Willowridge Developments Ltd, Gladstone Road North,' dated April 2005, submitted with the application for SUB-2008-109; and
 - The revised plan prepared by Paterson Pitts Group entitled, 'Proposed Subdivision of Lot 1 DP 23656 & Lot 2 DP 428974,' and details submitted with the variation SUB-2009-102/A received at Council on 4 April 2013; and
 - The revised plan for Stages 3 and 4 titled, 'Proposed Subdivision Heathfield – Stages 3 and 4,' and the details of the variation SUB-2009-102/5/C received at Council on 3 October 2013; and
 - The revised plan for Stage 4 prepared by Paterson Pitts Group, entitled, "Proposed Subdivision Heathfield – Stages 3 and 4), received at Council on 25 September 2018, and the details of the variation SUB-2009-102/5/D received at Council on 18 September 2018;

except where modified by the following conditions of consent:

11. Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:
- ~~a) This certification shall occur after, or coincidentally with, the section 223 certification of Stage 3.~~
 - b) If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the survey plan.
 - c) That Lot 204 shall be shown on the survey plan as Road to Vest.
 - d) That Lots 205 and 206 shall be shown on the survey plan as Stormwater Management Areas to vest with Council.
 - e) That Rights of Way J, K, L and M shall be duly granted or reserved as follows, and shown on the survey plan in a Memorandum of Easements:
 - Right of Way A over Lot 91 in favour of Lots 90, 92 and 93;
 - Right of Way B over Lot 104 in favour of Lot 105;
 - Right of Way C over Lot 108 in favour of Lot 109;
 - Right of Way D over Lot 124 in favour of Lots 113 to 116 and 121 to 123;
 - Right of Way E over Lot 124 in favour of Lots 122 and 123; and
 - Right of Way F over Lot 123 in favour of Lots 122.

The rights of way shall have a minimum legal width of 6.0m except where they serve three or fewer residential units they shall have a minimum legal width of 3.5m.

- f) That easements in gross shall be reserved in favour of the Dunedin City Council over any foul sewer or stormwater line to be held in public ownership. The easements in gross will be at least 3.0m wide (being 1.5m

to each side of the centre of the pipeline, or 1.5m to the outer side of each pipe where more than one pipe is to share an easement, whichever is the greater measurement).

12. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*

- ~~a) *This certification shall occur after, or coincidentally with, the section 224(c) certification of Stage 3.*~~
- b) *The subdividing owner of the land shall provide a letter to the Council advising who their representative shall be for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects of the works covered under NZS4404:2004 "Code of Practice for Urban Land Subdivision" in relation to this development.*
- c) *That prior to the commencement of any works on the land being subdivided, the consent holder shall provide detailed copies of specifications, calculations, and design plans for water reticulation to the Dunedin City Council's Water and Waste Services Business Unit for approval. This information must include details on the water mains, fire hydrants and water service connections. The consent holder shall consult with the Water and Waste Services Business Unit during to the preparation of the information provided to ensure the details are acceptable to Council.*
- d) *That prior to the commencement of any works on the land being subdivided, the consent holder shall provide detailed copies of specifications, calculations, and design plans for foul sewage and stormwater drainage to the Dunedin City Council's Water and Waste Services Business Unit for approval.*
- e) *An 'Application for Water Supply – New Service,' shall be submitted to the Water Network Engineering Officer for approval to establish water connections to the new residential lots.*
- f) *Upon approval by the Water Network Engineering Officer, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*
- g) *An Erosion and Sediment Control Management Plan (ESCMP) shall be prepared and submitted to the Water and Waste Services Business Unit for approval prior to any earthworks commencing.*
- h) *The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:*
 - (i) A locality map;*
 - (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
 - (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*

- (iv) *A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) *The inspections and maintenance of erosion and sediment control measures;*
- (vi) *Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer person.

- i) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- j) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- k) *The subdivider shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- l) *Design details, including planting plans, for the Stormwater Lots (Lots 205 and 206) shall be submitted to Water and Waste Services Business Unit for approval.*
- m) *The Stormwater Lots (Lots 205 and 206) shall be constructed, and the planting undertaken, in accordance with the approved details of condition 12(l) above.*
- n) *The developer shall enter into a bond for the maintenance of the Stormwater Lots (Lots 205 and 206). The bond shall be approved by Council's Resource Consents Manager, and shall contain the following terms:*
 - *Security in the form of cash or a bank guarantee for \$10,000 (including GST).*
 - *The Developer shall maintain the Stormwater Lots (Lots 205 and 206) for a period of three years commencing from the vesting of reserve with Council.*
 - *Maintenance of the Stormwater Lots (Lots 205 and 206) shall include:*
 - *The maintenance of native vegetation as per the approved planting plan of condition 9(l) above, and shall provide for the replacement of any plants which fail to grow;*
 - *The spraying and removal of weeds in all garden and non-mowable areas;*
 - *The cutting of grass to a residential reserve standard at a frequency not less than:*
 - a) *Two cuts per month between 1 September and 30 April;*
 - and*
 - b) *One cut per month between 1 May and 31 August.*
 - *Pre-storm inspection and cleaning of trash screens and booms;*
 - *Maintenance to keep the area free of litter and vegetation debris;*
 - *Reactive maintenance and storm response;*

- *The de-silting and turf repair of the reserve following a heavy rainfall event. Any de-silting or turf repair shall be completed within 21 days of the event; and*
 - *The de-silting of the reserve when required, irrespective of heavy rainfall events, in order to ensure that the reserve provides optimum performance levels.*
- *At the end of three years, the bond shall be released when the Council is satisfied the maintenance works have been completed to the satisfaction of the Resource Consents Manager.*
- o) *Detailed engineering and landscaping plans for the whole of Lot 204 (Road) shall be submitted to, and approved by, the Transportation Operations Manager prior to any works commencing on-site.*
- p) *Detailed engineering plans for the upgrade of Woodland Avenue shall be submitted to and approved by the Transportation Operations Manager prior to any physical works commencing for Stage 4. The upgrade shall extend from the edge of the existing sealed section of Woodland Avenue to the new road (Lot 204), and shall include:*
- *A 6m wide vehicle carriageway;*
 - *'Broken yellow' no parking lines on each side of the road; and*
 - *A 2.0m wide footpath adjacent to the northern edge of the road to connect to the southern end of the existing footpath on Woodland Avenue.*
- q) *The road infrastructure (Woodside Avenue and road to vest) shall be constructed in accordance with the approved plans.*
- r) *Upon completion of construction of the road infrastructure, the pavement shall be tested to demonstrate that it meets the pavement acceptance requirements of the Dunedin City Council Code of Subdivision and Development.*
- s) *Any damage to existing legal road within the Gladstone Business Park development or Woodland Avenue resulting from the subdivision construction works (not the subsequent residential development) shall be remedied at the developer's expense. The existing legal roads shall be kept clear of debris at all times.*
- t) *That any tree planting to be undertaken in road reserve shall be determined in consultation with Transportation Operations and the Parks Officer – Trees. Species and location of trees shall be approved by the Transportation Operations manager prior to planting commencing.*
- u) *Rights of Way ~~K and M~~ B, C, and F shall be formed to a minimum width of 3.0m, be hard surfaced for their entire length and be adequately drained.*
- v) *Rights of Way ~~L~~ D and E shall be formed to a minimum width of 5.0m where serving seven or more residential units but can ~~It can~~ reduce to a width of 4.5m where serving between four and six residential units, and 3.0m if serving three or fewer units. The right of way shall be hard surfaced for its entire length and be adequately drained.*
- w) *Right of Way ~~J~~ A shall be formed to a minimum width of 4.5m, but can reduce to a minimum formed width of 3.0m once the number of residential lots served is three or fewer. The right of way shall be hard surfaced for its entire length and be adequately drained.*

- x) Any areas of certified and uncertified fill within the new lots shall be identified on a plan, and the plan and certificates submitted to Council for Council records.
- y) A plan shall be prepared showing the new lots and the calculated 1% AEP flood level for each lot. In addition, for each new residential lot, a diagram shall be prepared showing the buildable area on-site and the reduced yards in accordance with Table One of the application for LUC-2009-407. The exceptions are those yards adjacent to land outside the subdivision which shall comply with the District Plan requirements for the respective Residential 6 zone. The yards shall be dimensioned for clarity. The buildable areas of Lots 105, 106, 118, 120 and 121 must be clear of the drainage area referred to in condition 12(qq) below. This plan shall be attached to the consent notice of condition 12(z) below.
- z) A consent notice shall be prepared for registration on the new titles for Lots 86 to ~~123~~ 124 for the following on-going conditions:
- (i) 'Any dwelling constructed on this site is to have a floor level at least 300mm above the 1% AEP level as identified for this lot on the attached plan.'
 - (ii) 'Any residential dwelling to be constructed on this site shall have installed a stormwater retention tank of not less than 600 litres in capacity to attenuate stormwater from roof discharges. The tank shall not discharge to the wider stormwater drainage system at a rate greater than 0.25 litres per second.'
 - (iii) 'Development on this site shall be restricted to a single residential unit and accessory buildings. There shall be no multiple unit development on this site because of a density calculation agreement between the developer and Council in respect to the overall development of the subdivision which created this site.'
 - (iv) 'There shall be no subdivision of this site where the subdivision is for the purposes of creating an additional residential site, or will otherwise result in an overall increase in residential density for the wider area. This is because of a density calculation agreement between the developer and Council in respect to the overall development of the subdivision which created this site.'
 - (v) 'Any dwelling or accessory building constructed on this lot shall be sited within the buildable area as shown on the attached diagram, or resource consent will be required. The yards shown on this diagram shall override the yards specified in the District Plan for this zone.'
- aa) A consent notice shall be prepared for registration on the titles of Lots 100, 101, 109 to 113, and 121 to 123 114, and 122 to 124 for the following on-going condition.
- (i) 'There shall be no vehicle access to this site directly from Woodland Avenue.'
- bb) For Lots 89, 90, 104 and 108, a diagram shall be prepared showing the buildable area on-site and the reduced yards in accordance with Table One of the application for LUC-2013-407. The yards shall be dimensioned for

clarity. The respective diagram shall be attached to the consent notices of conditions 12(cc) and 12(dd) below.

cc) A consent notice shall be prepared for registration on the title of Lot 89 for the following on-going condition:

(i) 'The site coverage (as defined by the District Plan) for development on this lot shall not exceed 30% of the site area, or 230m², whichever is the greater.'

dd) A consent notice shall be prepared for registration on the title of Lots 90, 104 and 108 for the following on-going condition.

(i) 'The site coverage (as defined by the District Plan) for development on this lot shall not exceed 40% of the site area, in accordance with the District Plan specification for site coverage in the Residential 1 zone.'

ee) That plans shall be prepared for Lots ~~121-123~~ 124 showing the portions of these lots having severe limitations on urban development. The areas shall be in accordance with Class D on the Geolink Land Investigations Ltd plan titled 'Willowridge Developments Ltd, Gladstone Road North,' dated April 2005, submitted with the application for SUB-2008-109. The Class D areas shall be labelled, 'Area of Slope Instability' or 'Drainage Area', as appropriate. The plans shall be attached to the respective titles for the consent notice of condition 12(ff) below.

ff) That a consent notice shall be prepared for registration on the titles of Lots ~~121-123~~ 124 for the following on-going conditions:

(i) 'No construction shall occur within the area of this site identified on the attached plan as a 'Drainage Area.'

(ii) 'No building shall be built within the area identified on the attached plan as 'Area of Slope Instability', unless a geotechnical report is provided to, and approved by, Council showing a stable building platform available within this area.'

gg) That plans are prepared for Lots ~~68, 69, 103, 104, 109, 111, 114, 115 and 117~~ 105, 106, 112, 113, 114, 118, 120, 121 and 122 showing the portions of these lots having severe limitations on urban development. The areas shall be in accordance with Class D on the Geolink Land Investigations Ltd plan titled 'Willowridge Developments Ltd, Gladstone Road North,' dated April 2005, submitted with the application for SUB-2008-109. The Class D areas shall be labelled, 'Drainage Area'. The plans shall be attached to the respective titles for the consent notice of condition 12(hh) below.

hh) That a consent notice shall be prepared for registration on the titles of Lots ~~68, 69, 103, 104, 109, 111, 114, 115 and 117~~ 105, 106, 112, 113, 114, 118, 120, 121 and 122 for the following on-going condition:

(i) 'No construction shall occur within the area of this site identified on the attached plan as a 'Drainage Area'.

ii) That plans be prepared for Lots ~~93, 94 and 95~~ and 96 showing the portions of these lots having moderate limitations on urban development. The areas of limitations shall be in accordance with the Class C area as shown on the Geolink Land Investigations Ltd plan titled 'Willowridge Developments Ltd,

Gladstone Road North,' dated April 2005, submitted with the application for SUB-2008-109. The Class C area shall be labelled, 'Areas requiring specific foundation design'. The plans shall be attached to the respective titles for the consent notice of condition 12(jj) below.

jj) That a consent notice shall be prepared for registration on the titles of Lots ~~93, 94 and 95 and 96~~ for the following on-going condition:

(i) 'Any building construction within the area of this site identified on the attached plan as, 'Area requiring specific foundation design,' shall require specific foundation design prepared by a suitably qualified person.'

kk) That electricity and telecommunications shall be supplied to the net area of each allotment. These shall be installed underground from any existing reticulation.

ll) All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise. Please Note: the lower noise limits on Sundays and Public Holidays may mean that no construction work can occur on these days.

mm) The subdivider shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this subdivision.

Such "as-built" plans of:

(i) the water reticulation pipes laid within the subdivision shall include the locations of hydrants, valves, pipelines, service connections and manifold box installations and details of the pipeline materials and depth of cover over the pipelines. Written confirmation shall also be given that only approved materials have been used in the construction of the water reticulation in the subdivision.

(ii) the foul and stormwater system shall show laterals for each lot.

nn) The Subdivider shall ensure during all work on this stage the Local Purposed Utility Reserve – Stormwater (Lot 201) remains free from accumulated silt, other debris or turf damaged caused by stormwater.

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the application (subdivider) has completed and submitted an 'Application for Water Supply' form to the Council and following the applicants' (subdividers') acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 shall be complied with.
7. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
8. Future development on the lots will be required to provide on-site parking and manoeuvring space in accordance with the District Plan provisions.
9. It will be necessary to certify the road construction work as having been constructed in accordance with the approved plans and specifications upon completion of the road construction (and including the 12 month maintenance period).
10. It is recommended that a formal agreement be drawn up between the owners and the users of the rights of way to clarify their responsibilities for the maintenance of the access.
11. It is advised that all vehicle crossings will be over road reserve and are required to be built in accordance with the Dunedin City Council Vehicle Entrance Specification, obtainable from Transportation Operations.

12. During development, all practicable measures shall be employed in order to control and contain run-off from the site to prevent any sediment or contaminated stormwater being conveyed or discharging to the Council's stormwater system.
13. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
14. The District Plan specifies that any construction activity within the subdivision area (whether land subdivision or dwelling construction) shall be restricted to the period between 7am and 7pm, on all days except Sunday, when no construction activity is permitted.
15. Resource consent will be required for any earthworks associated with site construction or landscaping activities in accordance with the Rules of Section 17 of the District Plan.
16. There are a number of existing informal stormwater discharges to watercourses within Stage 2 from McFadden Drive, Woodland Avenue or Gladstone Road North properties. It is recommended that the consent holder address these informal discharges at the time of section 223 certification for Stage 2 by creating easements as applicable.
17. It will be necessary to certify the road construction work as having been constructed in accordance with the approved plans and specifications upon completion of the road construction (and including the 12 month maintenance period).
18. The discharge of stormwater into Otago Regional Council waterways from the ~~Local Purpose Utility Reserves~~ Stormwater (Lots 122, 123, and 124) Stormwater Lots will be subject to Otago Regional Council approval.
19. The Committee recommends that the consent holder consider incorporating a raised platform on Heathfield Drive to moderate traffic speed along this road.

~~Issued this 11th day of November 2010 at Dunedin.~~

~~Re-issued by Consent Order (EVN-2010-CHC-267) pursuant to section 127 this 26 April 2011.~~

~~Re-issued at Dunedin pursuant to section 127 of the Act this 24 April 2013.~~

~~Re-issued at Dunedin pursuant to section 127 of the Act this 4 November 2013~~

~~Re-issued at Dunedin pursuant to section 127 of the Act this 16 October 2018.~~

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions

Consent Number: LUC-2013-407/A (being a variation of LUC-2013-407).

LUC-2013-407/A

That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the **discretionary** activity of varying LUC-2013-407 by referring to the plan of SUB-2009-102/5/D for Stage 4.

Application Type: Land Use Consent

Application Number: LUC-2013-407 (as varied by LUC-2013-407/A)

Location of Activity: 62 Gladstone Road North, Mosgiel

Legal Description: Lot 300 SUB-2009-102/C

Lapse Date: LUC-2013-407 shall have no lapse period, but is specific to the lots of SUB-2009-102/5/C (or any subsequent variation of this subdivision), or any subsequent lots created by boundary adjustments between the lots of SUB-2009-102/5/C.

Land Use LUC-2013-407 (as varied by LUC-2013-407/A)

That pursuant to sections 34A and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the reduction of yards and the placement of non-compliant vehicle crossings on lots of Stages 3 and 4 of subdivision consent SUB-2009-102/5/C, at 62 Gladstone Road, Mosgiel, being the land legally described as Lot 2 DP 428974 (CFR 513631), as follows:

1. That the proposal shall be undertaken generally in accordance with survey plan prepared by Paterson Pitts Group titled, 'Proposed Subdivision of Heathfield – Stages 3 & 4,' and the Engineering plans titled, 'Road and Drainage Site Layout,' dated 7.10.13 and tabled at the hearing on 24 October 2013, and the details submitted with the application for LUC-2009-407 received at Council on 3 October 2013, in respect to Stage 3, and generally in accordance with the revised plan for Stage 4 prepared by Paterson Pitts Group, entitled, "Proposed Subdivision Heathfield – Stages 3 and 4), received at Council on 25 September 2018, and the details of the variation SUB-2009-102/5/D and LUC-2013-407/A received at Council on 18 September 2018 except where modified by the following:
2. The reduction in yards is specific to the lots created by the subdivision SUB-2009-102/5/C (or any subsequent variation of this consent), or any subsequent lots created by boundary adjustments between the lots of SUB-2009-102/5/C, and Lot 124 created by the revised proposal for SUB-2009-102/5/D. This consent does not apply to other development proposals for this land which may be promoted to replace SUB-2009-102/5/C (or any of its stages).
3. All other Residential 6 bulk and location requirements shall be complied with unless resource consent is obtained for a breach.

4. *The vehicle crossings to the new lots shall be in the positions shown on the Engineering Plan of 7.10.13 or any in other position which is fully complying with the District Plan provisions for distances from intersections. Should the property owner seek to utilise another position on the front boundary for access, resource consent will be required unless it is a fully compliant access position.*
5. *No more than one vehicle crossing shall be formed to each new lot unless the frontage length is over 18m (therefore complying with Rule 20.5.7(i) – Maximum number of vehicle crossings), and a second vehicle access can be formed in a compliant position.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
6. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
7. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

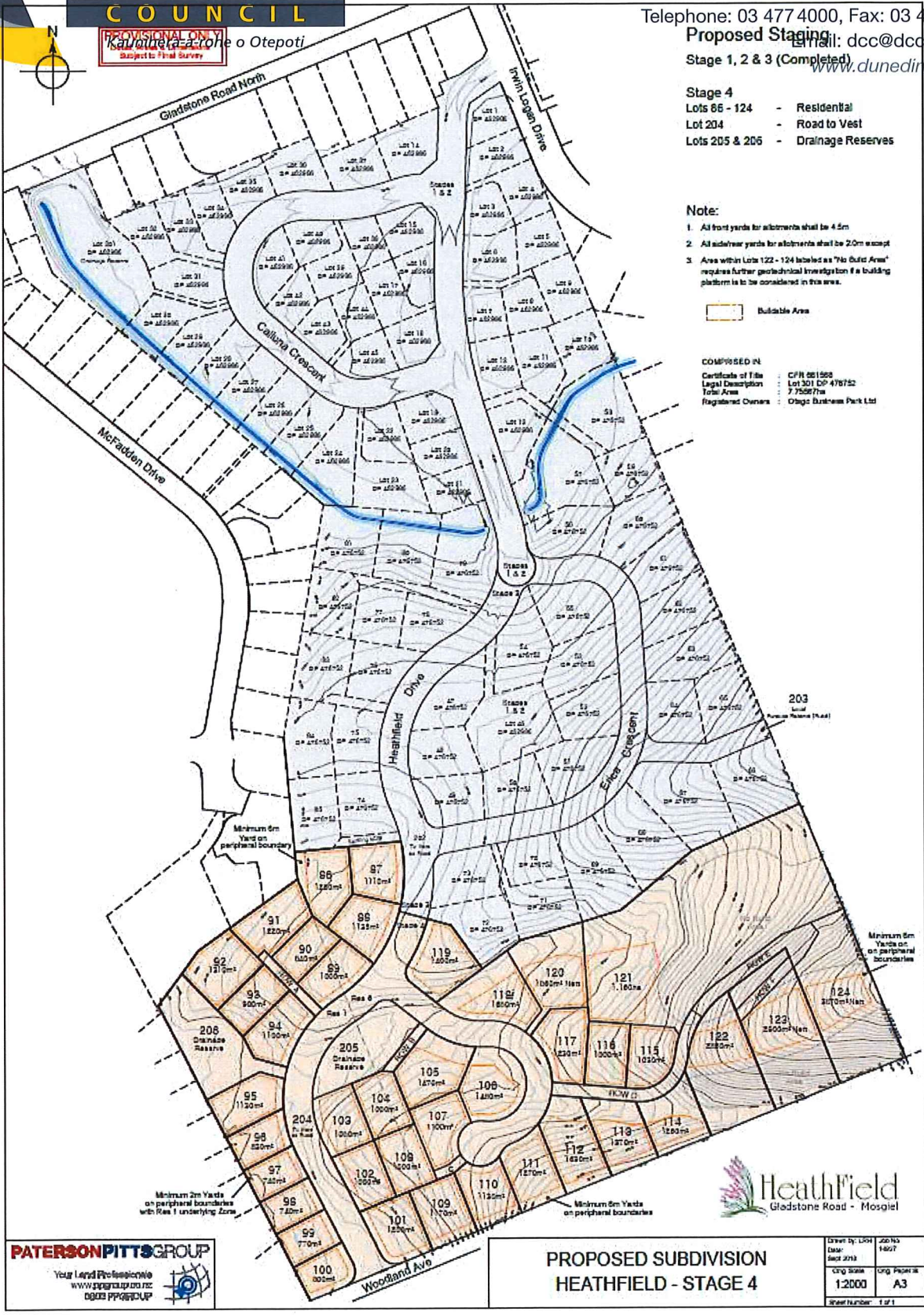
~~Issued at Dunedin this 4 November 2013.~~

Reissued at Dunedin pursuant to section 127 of the Act on 16 October 2018.

Yours faithfully



Lianne Darby
PLANNER



- Stage 4**
- Lots 86 - 124 - Residential
 - Lot 204 - Road to Vest
 - Lots 205 & 206 - Drainage Reserves

- Note:**
1. All front yards for allotments shall be 4.5m
 2. All side/rear yards for allotments shall be 2.0m except
 3. Area within Lots 122 - 124 labeled as "No Build Area" requires further professional investigation if a building platform is to be considered in this area.

Buildable Area

COMPRISED IN:

- Certificate of Title : C/PN 001566
- Legal Description : Lot 301 DP 478752
- Total Area : 7.75827ha
- Registered Owners : Otago Business Park Ltd

PATERSON PITTS GROUP
Your Land Professionals
www.paterSONPITTS.co.nz
DCC23 PPROJ004

**PROPOSED SUBDIVISION
HEATHFIELD - STAGE 4**

Drawn by: LSH	22/03/15
Scale: 1:2000	14/07
Orig. Scale: 1:2000	Orig. Paper: A3
Sheet Number: 1 of 1	



TABLE ONE: Proposed yard and site coverage restrictions specified by allotment

Sheet 1 of 3

STAGE	LOT NUMBER	LOT SIZE	FRONT YARD	SIDE YARDS	REAR YARD	SITE COVERAGE
1	1	780	4.5	2.0	6.0(E)	40%
1	2	830	4.5	2.0	6.0(E)	40%
1	3	780	4.5	2.0	2.0	40%
1	4	860	4.5	2.0	6.0(E)	40%
1	5	840	-	2.0	6.0(E)	40%
1	6	970	4.5	2.0	2.0	40%
1	7	790	4.5	2.0	2.0	40%
1	8	780	-	2.0	2.0	40%
1	9	960	-	2.0	6.0(E)	40%
1	10	1040	-	2.0	6.0(E)*	30%
1	11	1040	-	2.0	2.0	30%
1	12	910	4.5	2.0	2.0	40%
1	13	1080	4.5	2.0	2.0	30%
1	14	1140	4.5	2.0	2.0	30%
1	15	830	4.5	2.0	2.0	40%
1	16	700	4.5	2.0	2.0	40%
1	17	830	4.5	2.0	2.0	40%
1	18	840	4.5	2.0	2.0	40%
1	19	880	4.5	2.0	2.0	40%
1	20	780	4.5	2.0	2.0	40%
1	21	800	4.5	2.0*(S)	2.0	40%
2	22	910	4.5	2.0	2.0	40%
2	23	1260	4.5	2.0	2.0*(S)*	30%
2	24	1480	4.5	2.0	6.0*(W)*	30%
2	25	1130	4.5	2.0	6.0*(W)*	30%
2	26	1100	4.5	2.0	6.0*(W)*	30%
2	27	1100	4.5	2.0	6.0*(W)*	30%
2	28	1100	4.5	2.0	6.0*(W)*	30%
2	29	1020	4.5	2.0	6.0*(W)*	30%
2	30	1050	4.5	2.0	6.0*(W)*	30%
2	31	900	4.5	2.0	2.0	40%
2	32	870	4.5	2.0	2.0	40%
2	33	800	4.5	2.0	2.0	40%
2	34	930	4.5	2.0	2.0	40%
2	35	870	4.5	2.0	2.0	40%
2	36	1000	4.5	2.0	2.0	30%
2	37	950	4.5	2.0	2.0	40%
2	38	685	4.5	2.0	2.0	40%
2	39	750	4.5	2.0	2.0	40%
2	40	720	4.5	2.0	2.0	40%

NOTES: * Might actually be greater because of watercourse presence and need for ORC setback

** Larger setback due to watercourse

*** Yards delineated by "No Build" areas as shown on scheme plan

E - with respect to Eastern boundary; W - Western boundary; S - Southern boundary

TABLE ONE: Proposed yard and site coverage restrictions specified by allotment

Sheet 2 of 3

STAGE	LOT NUMBER	LOT SIZE	FRONT YARD	SIDE YARDS	REAR YARD	SITE COVERAGE
2	41	850	4.5	2.0	2.0	40%
2	42	680	4.5	2.0	2.0	40%
2	43	735	4.5	2.0	2.0	40%
2	44	710	4.5	2.0	2.0	40%
2	45	790	4.5	2.0	2.0	40%
3	47	1300	4.5	2.0	2.0	30%
3	48	1180	4.5	2.0	2.0	30%
3	49	1200	4.5	2.0	2.0	30%
3	50	1220	4.5	2.0	2.0	30%
3	51	1310	4.5	2.0	2.0	30%
3	52	1310	4.5	2.0	2.0	30%
3	53	1370	4.5	2.0	2.0	30%
3	54	1540	4.5	2.0	2.0	30%
3	55	1460	4.5	2.0	2.0	30%
3	56	1390	4.5	2.0	2.0	30%
3	57	2270	-	2.0**	2.0	30%
3	58	1840	-	2.0**	6.0(E)	30%
3	59	1120(net)	-	2.0	6.0(E)	30%
3	60	1480	4.5	2.0	6.0(E)	30%
3	61	1180	4.5	2.0	6.0(E)	30%
3	62	1390	4.5	2.0	6.0(E)	30%
3	63	1530	4.5	2.0	6.0(E)	30%
3	64	1510	4.5	2.0	6.0(E)	30%
3	65	1580	4.5	2.0	6.0(E)	30%
3	66	2040	4.5	2.0*	6.0(E)	30%
3	67	2320	4.5	2.0*	2.0*	30%
3	68	1940	4.5	2.0*	2.0*	30%
3	69	1960	4.5	2.0*	2.0*	30%
3	70	1010	4.5	2.0	2.0	30%
3	71	1260(net)	-	2.0	2.0	30%
3	72	1400	4.5	2.0	2.0	30%
3	73	1290	4.5	2.0	2.0	30%
3	74	1200	4.5	2.0	2.0	30%
3	75	1170	4.5	2.0	2.0	30%
3	76	1200	4.5	2.0	2.0	30%
3	77	1030	-	2.0	2.0	30%
3	78	1050	4.5	2.0	2.0	30%
3	79	2020	4.5	2.0**	2.0	30%
3	80	1570	-	2.0	2.0**	30%

NOTES: * Might actually be greater because of watercourse presence and need for ORC setback

** Larger setback due to watercourse

*** Yards delineated by "No Build" areas as shown on scheme plan

E - with respect to Eastern boundary; W - Western boundary; S - Southern boundary

TABLE ONE: Proposed yard and site coverage restrictions specified by allotment

Sheet 3 of 3

STAGE	LOT NUMBER	LOT SIZE	FRONT YARD	SIDE YARDS	REAR YARD	SITE COVERAGE
3	81	1510	-	2.0	2.0**	30%
3	82	1200(nett)	-	2.0	6.0(W)	30%
3	83	1300(nett)	-	2.0	6.0(W)	30%
3	84	1380	-	2.0	6.0(W)	30%
3	85	1290(nett)	-	2.0	6.0(W)	30%
4	86	1250	-	2.0	6.0(W)	30%
4	87	1110	4.5	2.0	2.0	30%
4	88	1140	4.5	2.0	2.0	30%
4	89	1000	4.5	2.0	2.0	30%
4	90	840	-	2.0	2.0	40%
4	104	990	-	2.0	2.0	40%
4	105	1430	4.5**	2.0	2.0	30%
4	106	1680	4.5**	2.0**	2.0**	30%
4	107	1250	4.5	2.0	2.0	30%
4	108	990(nett)	-	2.0	2.0	40%
4	109	1170(nett)	-	2.0	6.0(S)	30%
4	110	1120	4.5	2.0	6.0(S)	30%
4	111	1350	4.5	2.0	6.0(S)	30%
4	112	1300	4.5	2.0	6.0(S)	30%
4	113	2980	-	2.0**	6.0(S)	30%
4	114	1110	4.5	2.0**	2.0	30%
4	115	1840	4.5**	2.0**	2.0	30%
4	116	1400	4.5	2.0**	2.0	30%
4	117	1860	-	2.0**	2.0**	30%
4	118	2840	-	2.0**	2.0**	30%
4	119	1100	-	2.0	2.0**	30%
4	120	1090	-	2.0	2.0**	30%
4	121	2850	-	2.0'	2.0***	-
4	122	3220	-	2.0'	2.0***	-
4	123	1.4140ha	-	2.0'	6.0(E)	-

NOTES: * Might actually be greater because of watercourse presence and need for ORC setback

** Larger setback due to watercourse

*** Yards delineated by 'No Build' areas as shown on scheme plan

E - with respect to Eastern boundary; W - Western boundary; S - Southern boundary

Geolink Plan showing areas of land classification:

