

Roxanne Davies

From: Murray Harris <murray@landandforestconsultants.co.nz>
Sent: Thursday, 4 March 2021 04:32 p.m.
To: District Plan Submissions
Subject: Submission on Variation 2-Additional Housing Capacity-FROM Murray and Gloria Harris, Dunedin
Attachments: Variation 2-Submission Housing Capacity-M Harris-March 021.docx
Categories: To Do

Afternoon DCC Planners

Please find attached a submission from myself and my wife (Murray and Gloria Harris) re the Variation 2-Additional Housing Capacity.

Submission is due in today written out based on the Form 5 format.

Kind Regards in anticipation

Murray. J. and Gloria. M. Harris

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Variation 2-Additional Housing Capacity-Submission

Variation 2 to the Second Generation Dunedin City District Plan (2GP)

First Name Murray and Gloria

Last Name Harris

Organisation Private ratepayer and residence

Contact person as above

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Trade Competition

We could not gain an advantage in trade competition through this submission...No

Background

As background information the CV and experience of Murray Harris is briefly highlighted.

I am an Environmental Consultant specialising in environmental farm planning with particular emphasis on soil management, land use capability mapping and farm forestry. I have had considerable experience in farm mapping down to smaller scale property maps.

Furthermore, I am the Chairman of Dunedin Rural Development (DRD) and have been involved in the submission (**Submitter No 853**) to the DCC 2GP plan Appeal process with specific focus on the issue of protection and management of High Class soil land.

The specific aspects of Variation 2 that our submission relates to:

Firstly, the DCC informed us by way of hard copy mail on 3rd February regarding the 2GP Variation 2 re our neighbours land adjoining to 161 Wakari Road which is in relation to the rezoning from Rural to large Lot Residential 1.

The specific areas of interest that we wish to comment on in this submission relate to..

A..Honeystone St, Helensburgh (GF10) being more or less 9ha of land and

B..Polwarth Road and Wakari Road, Helensburgh (GF11) being more or less 22ha and in particular the land identified as 195 Wakari Road and land NE of there.

Section 32 Analysis Report

Clarification of the High Class soils (HCS) and Land Use Capability (LUC) system

The original Soil Maps completed in Dunedin City in 1978 were at a scale of 1:31,680. The productive soils in this early survey were generally identified and noted.

The National NZ Land Resource Inventory worksheet was completed for Dunedin City about 1976 at a scale of 1:63,360 (later updated to 1:50,000 scale map). Due to the scale of

mapping the arable areas in the vicinity of Wakari Road were classed as 5c3 and 4e2 and steeper land being 6e5. In actual fact if a more detailed mapping scale was used it would have identified larger parcels and pockets of LUC 3 land ie High Class soils (Refer to notes below).

High Class soils (HCS) in Dunedin City Soil Evaluation Assessment

(Part of Otago Regional Council GrowOtago Soils Project-about 1995/96 year)

Based on existing soil maps and data and at a 50,000 scale basis various soils types were identified as HCS. In the local area under discussion (in relation to GF10 and GF11) the HCS were identified broadly as Porteous silt loam and Cargill Silt loam (where some sites were formerly called Liberton silt loam).

The area remaining of HCS in the GF10 area is approximately 4.5ha left and is estimated that within the GF11 area it could be as much as 17ha or more. Combined together of these two areas a total of approximately 21.5ha or more of HCS exists for productive uses being more than a small block of reasonable land.

However, under the Sec 32 Analysis it states in Sec 785..p156 (GF10) that “there will be a loss of rural outlook for neighbouring properties, but minor effects on a broader scale” and further under Sec 786 “approximately half the site is mapped as having high class soils, but the site does not contain any LUC Class 1-3 land. The loss of primary productivity potential is relatively low”.

Furthermore, in the 2GP overlay planning maps the indicative area of HCS is clearly delineated.

Also, under Sec 32 Analysis it states in Sec 795..p157 (GF11) “that there are some mapped high class soils in the area, but no LUC Class 1-3 (highly productive) land. Most of the area is already developed to a rural residential scale, limiting the potential for primary production”.

This is very confusing and incorrect on comments made in Sec 785, 786 and 795. Note there is LUC 3 land in this locality and is currently managed as primary pastoral production land.

In general where the GrowOtago soils have been remapped in Dunedin City as either:

- Cargill mod deep silty clay loam undulating (4-7 degrees) and inc Silt loam phases (**LUC3**)
- Cargill mod deep silty clay loam rolling phase (8-15 degrees) and silt loam phases (**LUC 3**)
- Porteous deep silt loam -rolling phase (ie majority slope 8-15 deg)--Lower slope (**LUC 3**)

It is important to understand that the HCS in the area on either side of Wakari road will be more commonly LUC3 land (slopes less than normally 12-15 degrees max) when mapped at a better scale eg 1:5,000 to 10,000 rather than the original mapping at 1:50,000.

What does the DCC mean that the ‘productivity potential is relatively low’? Very vague and not clear understanding. Where are the facts backing up this statement.? This needs further clarification as the inherent potential value of the soils still exist.

Our Submission seeks the following decisions

1..Accept change with amendments to GF10.

The change to Large lot Residential 1 in the vicinity of Honeystone Street.

We support in general terms that the minimum land area is set at 2000sq m. Ideally a larger minimum size in the order of 2500-3000m² would be more practical when considering the landscape and local terrain.

However, we consider that recognition still be required on the importance of noting the inherent production value(s) of the HCS even within the GF10 and GF11 land.

2..Reject the change to GF11

2.1 In particular No 195 Wakari Road the minimum lot size to 400m² is of concern.

We believe that the proposed lot size is inconsistent with the surrounding landscape and furthermore a significant area of High Class soils exist on either side of Wakari Road down to Polwarth road.

Note that we are not against the need and demand for more intensive residential land within the DCC land.

We recommend that the minimum subdivision size be at least 2500m²-3000m² and greater in the proposed area denoted as GF11 in the Variation 2 Plan documents.

2.2 Furthermore, contrary to Sec 790 part (d) & also Sec 803 part (c) of the Sec 32 Analysis. It is recommended that the importance of the High Class soils area should still be retained in the background planning maps.

This is important to highlight the significance of the areas of HCS if future intensive food growers want to encourage local horticultural niche food businesses. There is considerable scope for development of local small horticulture enterprises.

3...Other Issues for Discussion and Consideration

3.1 Traffic flows and traffic volumes.

Over the past 2 years or so the increased traffic flows have been visually noted along Wakari road in particular off Taieri Road down towards Ross Creek area. The road is used by many traffic users from the Taieri Plains via Three Mile road as a diversion from travelling through the main centre of Dunedin City especially if one is driving north of Dunedin.

An area of concern will be the access way into the private Right Of Way to the end of the Cul-de-sac house nos 191,189, 187, 185, 179, 177, 171, 169, 163, 161, 165, 167, 173, and 175. Most residential houses in this private road have all at least 2 vehicles each.

It is vital that careful traffic studies be carried out in the Wakari Road area to monitor traffic volumes, flows and safety aspects. A comprehensive Traffic management plan will be required.

3.2 Suggested to enhance the landscape features and Biodiversity of the area with any subdivision. In particular the 20m wide buffer strip that was registered as an encumbrance as part of the legalisation of the **Bain Reserve** be maintained as a green belt and further enhanced and not to be altered and upgraded as an access road.

3.3 Drainage from 195 Wakari Road.

There is considerable runoff in storm events from the natural pasture from these adjoining paddocks. This runoff flows onto the Private Right of Way (ROW) especially opposite house numbers 191 to 181 Wakari Road and can cause flooding onto properties number 179, 177 and 171. This matter needs to be considered in any future development in the area.

Summary

Finally, it should be noted that most of the residents (15) that live along the Private Right of Way and regularly use this (ROW) have lived at the same residence, many of them well over 20-25yrs and more. That clearly highlights the semi- rural locality that all residents enjoy living in.!!

This matter must be taken into consideration by the DCC Planners and Councillors.

Many thanks for your considerations.

We do wish to speak at the hearing on our submission.

Murray and Gloria Harris

Signed.....

161 Wakari Road

Dated 4th March 2021