



**SECOND  
GENERATION  
DISTRICT PLAN**

**Variation 2 – Additional Housing Capacity**

**Section 32 Report**

**Appendices**

**February 2021**

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# **SECOND GENERATION DISTRICT PLAN**

## **Variation 2 – Additional Housing Capacity**

### **Section 32 Report**

## **Appendix 4**

**Sites assessed for rezoning but not included in  
final proposal**

**February 2021**

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## 1 SITES ASSESSED FOR REZONING TABLE

1. The following table lists sites that were assessed for rezoning but are not being proposed for rezoning in Variation 2. These sites were rejected as they do not meet (or there is insufficient information to be confident that they would be likely to meet) relevant policy assessment criteria. Having identified that a site was unsuitable for any reason, no further assessment was undertaken. Therefore, the list of reasons for rejection included in Appendix 4 is not necessarily complete, as a full assessment against all policy criteria may not have been undertaken.
2. Review of the zoning of sites in Appendix 4 is within the scope of Variation 2 and submissions may be made on them.

| Location                                 | Map number | Current Zone   | Requested Zone | Size (ha) | Reasons for rejection   |
|--|------------|----------------|----------------|-----------|---|
| 103, 105, 107 Hall Road, Sawyers Bay     | 1          | RR1            | T & S          | 1.35      | The development of this site will exacerbate downstream wastewater overflows.   |
| 105 St Leonards Drive                    |            | RR1            | LLR1           | 2         | The site has 3 Waters constraints, including the absence of stormwater infrastructure nearby, the potential to exacerbate downstream wastewater overflows, and water supply constraints during cruise ship season. given these issues, rezoning is not justified given the low yield proposed.  |
| 119 Riccarton Road West                  |            | Rural          | GR1            | 1.79      | The rezoning of this site is currently not being considered as there are better areas closer to Mosgiel centre and it is disconnected from existing or potential new residential land.  |
| 147 St Leonards Drive                    | 2          | RR1            | LLR1           | 34.46     | Much of the site is subject to a Significant Natural Landscape overlay, and is therefore considered not suitable for residential development, due to the significance of the landscape values and their protection under the 2GP policy framework. The rezoning of the remainder of the site (small areas) is considered inappropriate due to the distance from existing residential zones. |
| 15 Robin Lane, St Leonards               |            | RR1            | T&S            | 0.53      | The development of this site will exacerbate downstream wastewater overflows. There are also stormwater issues and water supply constraints during cruise ship season. The site is subject to an appeal by The Preservation Coalition Trust to rezone to rural and apply a Significant Natural Landscape overlay.   |
| 16 Forbury Road (St Bernadette's School) |            | Major facility | GR2            | 0.92      | Intensification of the site has the potential to exacerbate the stormwater and wastewater issues in South Dunedin.  |

| Location   | Map number | Current Zone | Requested Zone | Size (ha) | Reasons for rejection  |
|--|------------|--------------|----------------|-----------|--|
| 170 Riccarton Road West  |            | Rural        | LLR            | 8.35      | The site is considered unsuitable due to its disconnection from existing residential areas.  |
| 177 Tomahawk Road  |            | Rural        | GR1            | 7.84      | Stormwater discharge from the site is complex and would likely require discharge into Tomahawk Lagoon. This raises significant water quality issues and acceptability to iwi and would likely mean that discharge consent is challenging to obtain.  |
| 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd  |            | RR1          | GR1            | 14.11     | The site is fairly isolated and fails to support the compact form/city policies. The area is also been considered as part of recent resource consent appeal process.   |
| 210 & 236 Signal Hill Rd   | 3          | Rural        | LLR2           | 9.98      | These sites are subject to SNL overlays, and are considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework.   |
| 23 Sretlaw Place / 118 Brockville Road   |            | Rural        | GR1            | 4.45      | The original request to rezone the site was received from a potential (unsuccessful) purchaser, so was not progressed. 23 Sretlaw Place was subject to a second rezoning request from the new purchaser, but request was received too late in the Variation 2 process to assess.   |
| 234/290 Malvern Street, Leith Valley   |            | RR2          | GR1            | 16.48     | Access into the site is constrained by the UBMA. Two access points would be required. There are also downstream wastewater issues  |
| 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) | 4          | Rural        | GR1            | 5.47      | No wastewater network capacity, and no certainty that 50 houses can be provided. High biodiversity values over part of site.   |
| 256 Blueskin Road  |            | RR2          | LLR2           | 14.29     | The site has a steep slope and is subject to a Significant Natural Landscape, therefore considered not suitable for residential development, due to the significance of the landscape values and their protection under the 2GP policy framework. It is also too far removed from the existing urban form to meet compact city objectives. |
| 295-297 Highcliff Road and 347/353/445 Highcliff Road (in part)                                    | 5          | RR2          | GR1            | 7.37      | Most of this site has a high geotechnical hazard risk.   |

| Location  | Map number | Current Zone | Requested Zone | Size (ha) | Reasons for rejection  |
|---|------------|--------------|----------------|-----------|--|
| 300 - 304 Leith Valley Road                           |            | Rural        | GR1            | 31.25     | The site is subject to a Significant Natural Landscape and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework. It is also distant from existing residential zoning and so fails to support the compact form/city policies.  |
| Part 43 Watts Road                                    | 6          | RR2          | GR1            | 2.93      | A large part of 43 Watts Road has been identified as a Significant Natural Landscape and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework. Development would exacerbate downstream wastewater overflows.  |
| 31, 45 McGlashan Street and 89 Cemetery Road, Mosgiel | 7          | Industrial   | GR1            | 3.18      | The rezoning of the identified area from Industrial to GR1 would create potentially significant stormwater management and flooding issues.   |
| 3-5 Brick Hill Road & 18 Noyna Road, Sawyers Bay      |            | Rural/ RR1   | GR1(T&S)       | 6.07      | The development of this site will exacerbate downstream wastewater overflows.  |
| 489 East Taieri-Allanton Road, Allanton               | 8          | Rural        | T&S/LLR1/LLR2  | 44.67     | Parts of the site are very steep. There is existing capacity in Allanton and rezoning would not support the compact form/city policies.  |
| 50 - 60 Brinsdon Road                                 |            | RR1          | GR1            | 4.88      | The site has been developed as a Rural Residential area. It is also detached from existing residential area and relatively distant from services, therefore fails to support the compact form/city policies.   |
| 53 - 100 Scroggs Hill Road                            | 9          | RR1          | T&S            | 25.1      | This area was identified too late to undertake a full assessment of the site or discuss any potential rezoning with landowners.  |
| 54 Fairview Terrace, Sawyers Bay                      |            | RR2          | T&S            | 1.81      | The adjoining site (50 Fairview Terrace) was considered for rezoning at the 2GP hearing, and evidence was given that the upper slopes provided valuable visual amenity. For same reason, the upper parts of this site are not appropriate. The lower part is already developed. In addition, additional development is Sawyers Bay will exacerbate downstream wastewater overflows |
| 54 Huntly Road / 85 Formby Street, Outram             |            | Rural        | GR1            | 6         | High class soil and flooding issues (Haz 2 flood). Outram township does not have a shortage of residential capacity and there is no immediate need for rezoning.   |

| Location                                     | Map number | Current Zone      | Requested Zone | Size (ha) | Reasons for rejection   |
|--|------------|-------------------|----------------|-----------|---|
| 57 Koremata Street, Green Island             |            | Rural             | GR1            | 1.41      | Connection to infrastructure networks would be expensive and the site is steep.   |
| 6 Cromwell Street, Wakari (St Mary's School) |            | Major facility    | GR2            | 1.35      | Intensification of the site has the potential to exacerbate the existing wastewater issues in Kaikorai Valley and South Dunedin.  |
| 750 Highcliff Road                           |            | Rural             | GR1            | 10.3      | This site is subject to SNL and ONL overlays and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework.   |
| 761 Aramoana Road                            |            | Rural             | T&S            | 7.36      | The majority of the site is subject to a Significant Natural Landscape and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework. The site is also very steep, un-serviced for 3 Waters and relatively distant from services. |
| 77 & 121 Chain Hills Road, Mosgiel           | 10         | Rural             | GR1            | 39.4      | The site has features (a central gully, areas of south facing slopes, and steep in parts) making development more complex and less efficient.   |
| 774 Allanton - Waiholo Rd                    |            | Rural             | T&S/LLR1/LLR2  | 55.19     | Areas of the site are identified as being at high risk of flooding (Hazard 1). There is existing capacity in Allanton. Rezoning would not support the compact form/city policies.   |
| 85 Sidey Street, Corstorphine                |            | GR1               | GR2            | 0.67      | Intensification of the site has the potential to exacerbate the stormwater and wastewater issues in South Dunedin.  |
| 90 Blackhead Road and surrounds              | 11         | Rural Residential | GR1            | 2.2       | Development of this area would require significant 3 Waters infrastructure upgrades, and these are not programmed or funded for the short to medium term.   |
| 91 & 103 Formby Street, Outram               | 12         | Rural             | GR1            | 4.39      | The site has high class soils and Hazard 2 (flood) overlays. Outram township does not have a shortage of residential capacity and there is no immediate need for rezoning.  |
| Allen Road (Green Island)                    | 13         | Rural             | GR1            | 15.26     | Too steep, with multiple small valleys.   |
| Freeman Cl. & Lambert St., Abbotsford        | 14         | Rural             | GR1            | 70.28     | Significant natural hazard risks identified.  |
| 252 Scroggs Hill Road (in part)              | 15         | Rural             | T&S/LLR1/LLR2  | 6.56      | The site is very steep. There is existing capacity in Allanton. It fails to support the compact form/city policies.   |
| Waldronville Golf Course                     | 16         | Rural             | GR1            | 9.74      | The landowner does not support rezoning.  |



| Location            | Map number | Current Zone | Requested Zone | Size (ha) | Reasons for rejection   |
|---------------------|------------|--------------|----------------|-----------|---|
| Part 309 North Road | 17         | Rural        | GR2            | 1.68      | Development would exacerbate downstream wastewater overflows. The site is also very steep, which would make it difficult to achieve a high density. |
| 41 Emerson Street   |            | Rural        | GR1            | 5.82      | The site is steep and not developable in parts, so would have a low yield.  |

## 2 MAPS

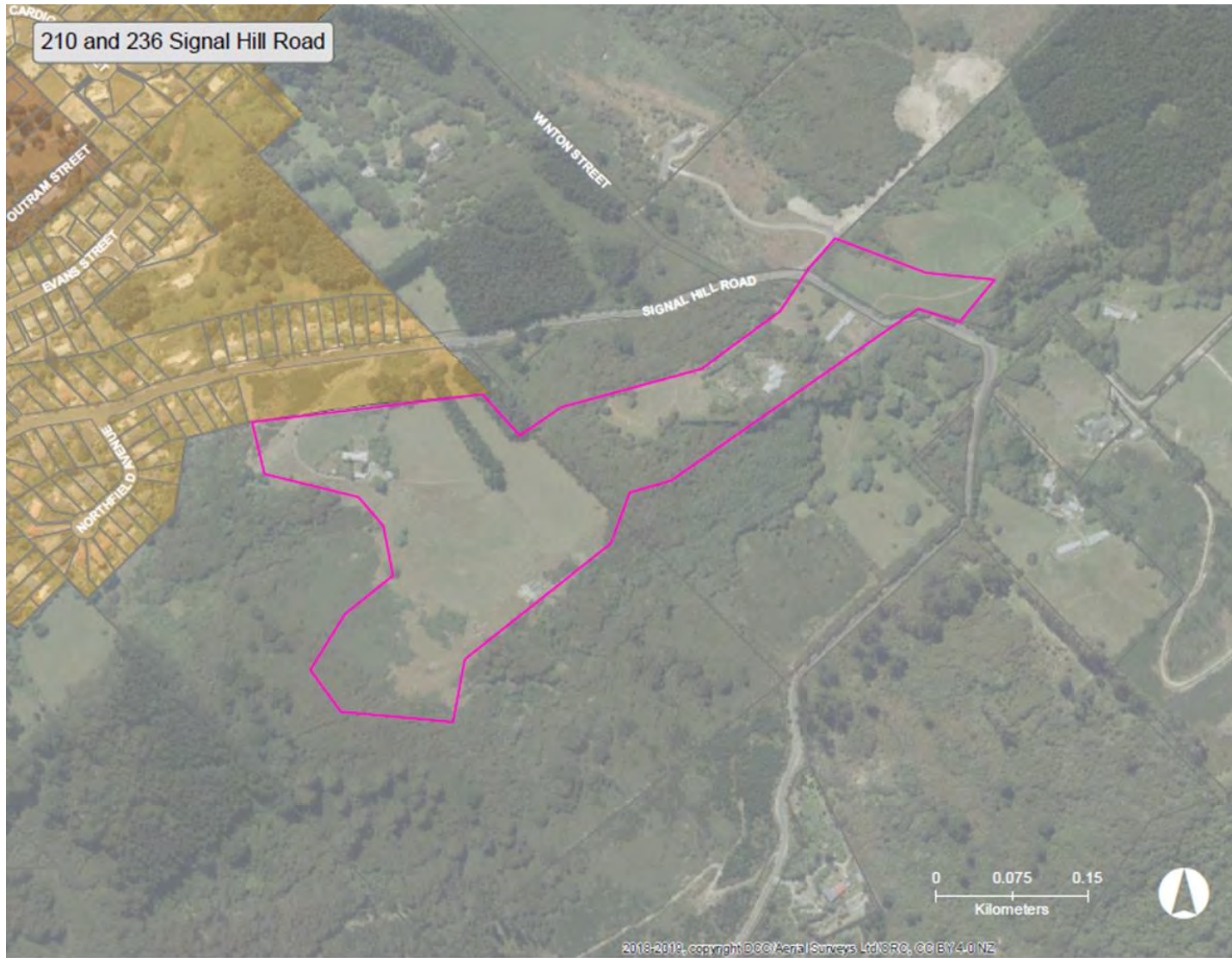
Map 1: 103, 105, 107 Hall Road, Sawyers Bay



Map 2: 147 St Leonards Drive

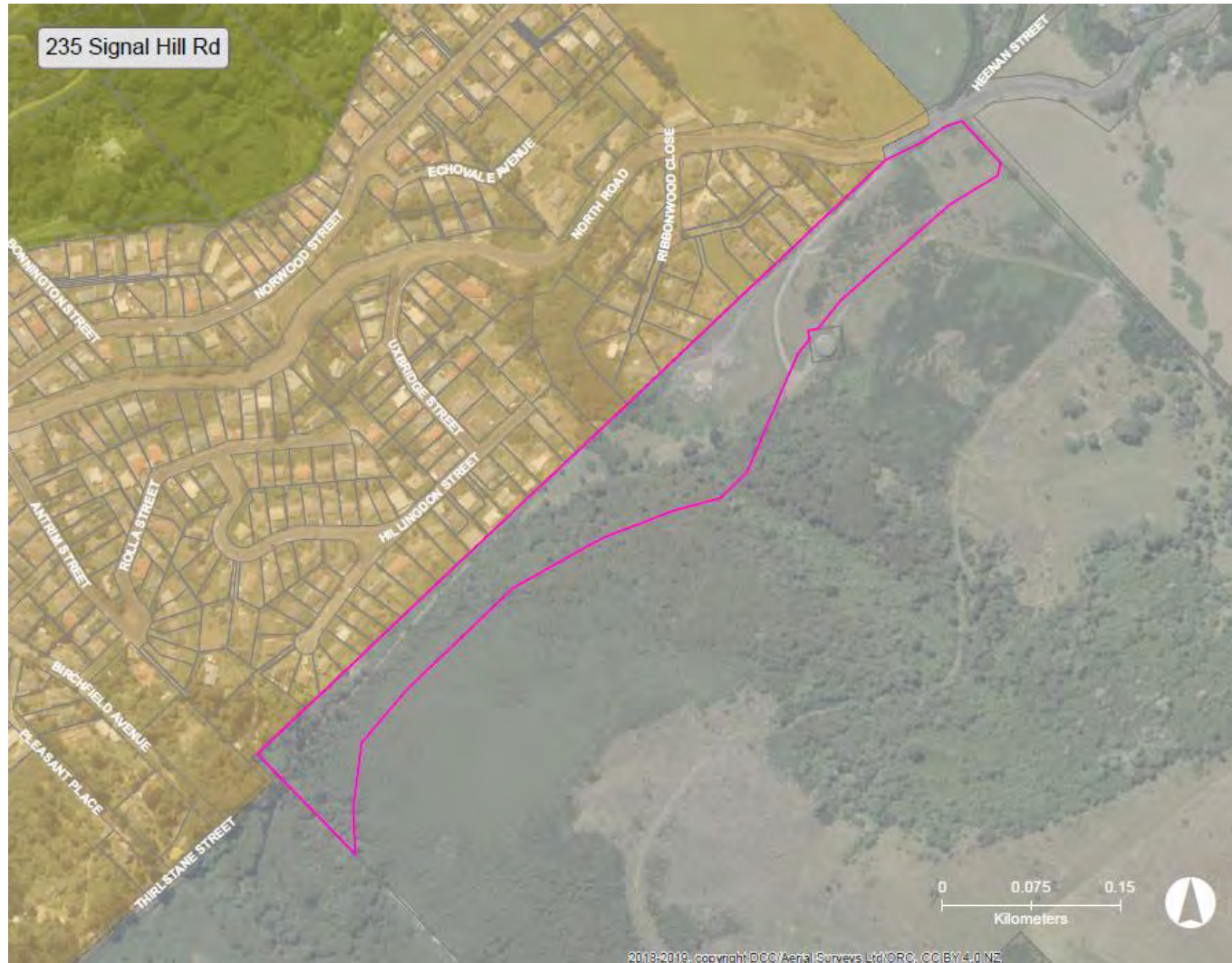


**Map 3: 210 & 236 Signal Hill Rd**

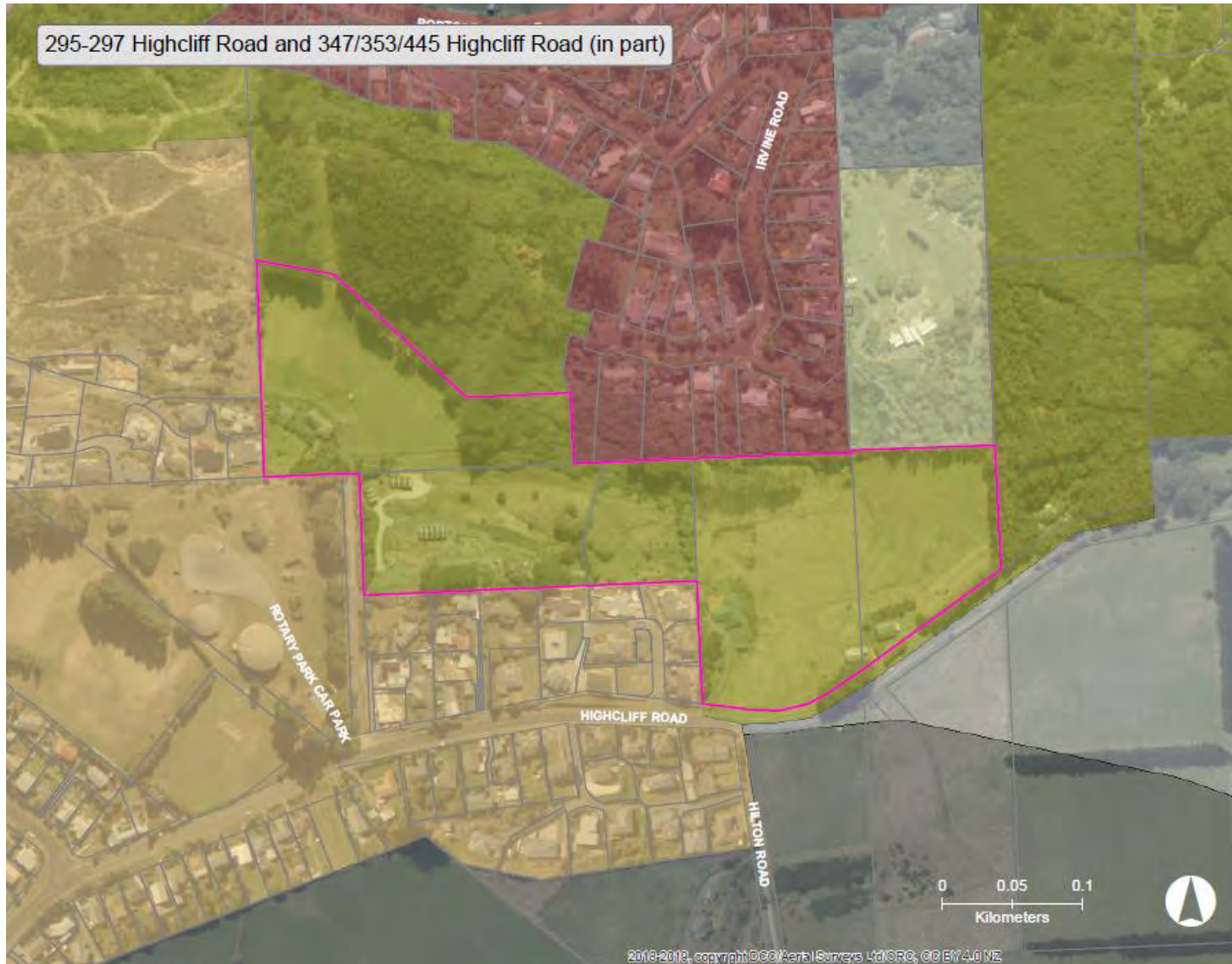


## Map 4: 235 Signal Hill Road

(the part of the site outside the significant natural landscape overlay only)



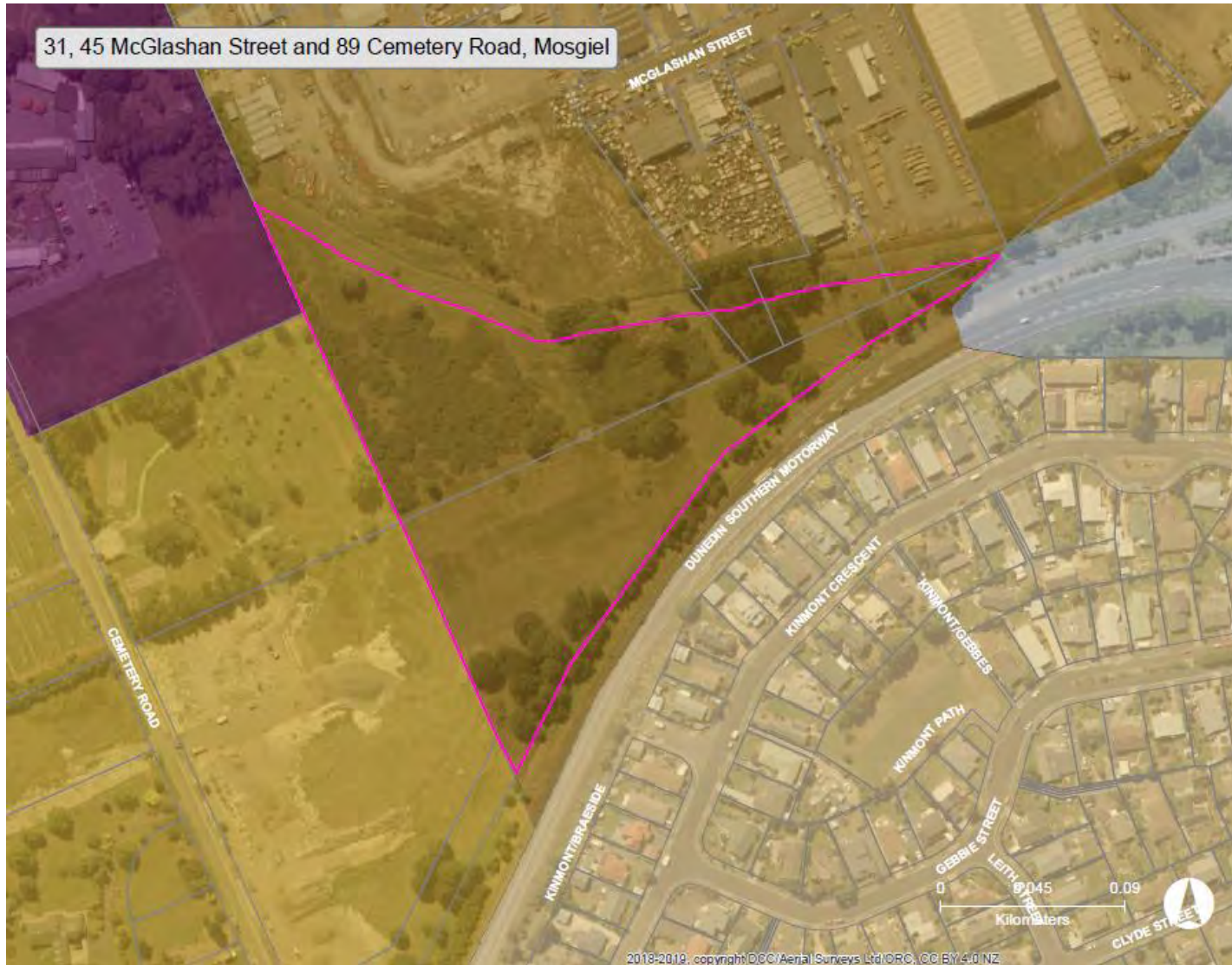
**Map 5: 295-297 Highcliff Road and 347/353/445 Highcliff Road (in part)**



**Map 6: 43 Watts Road**

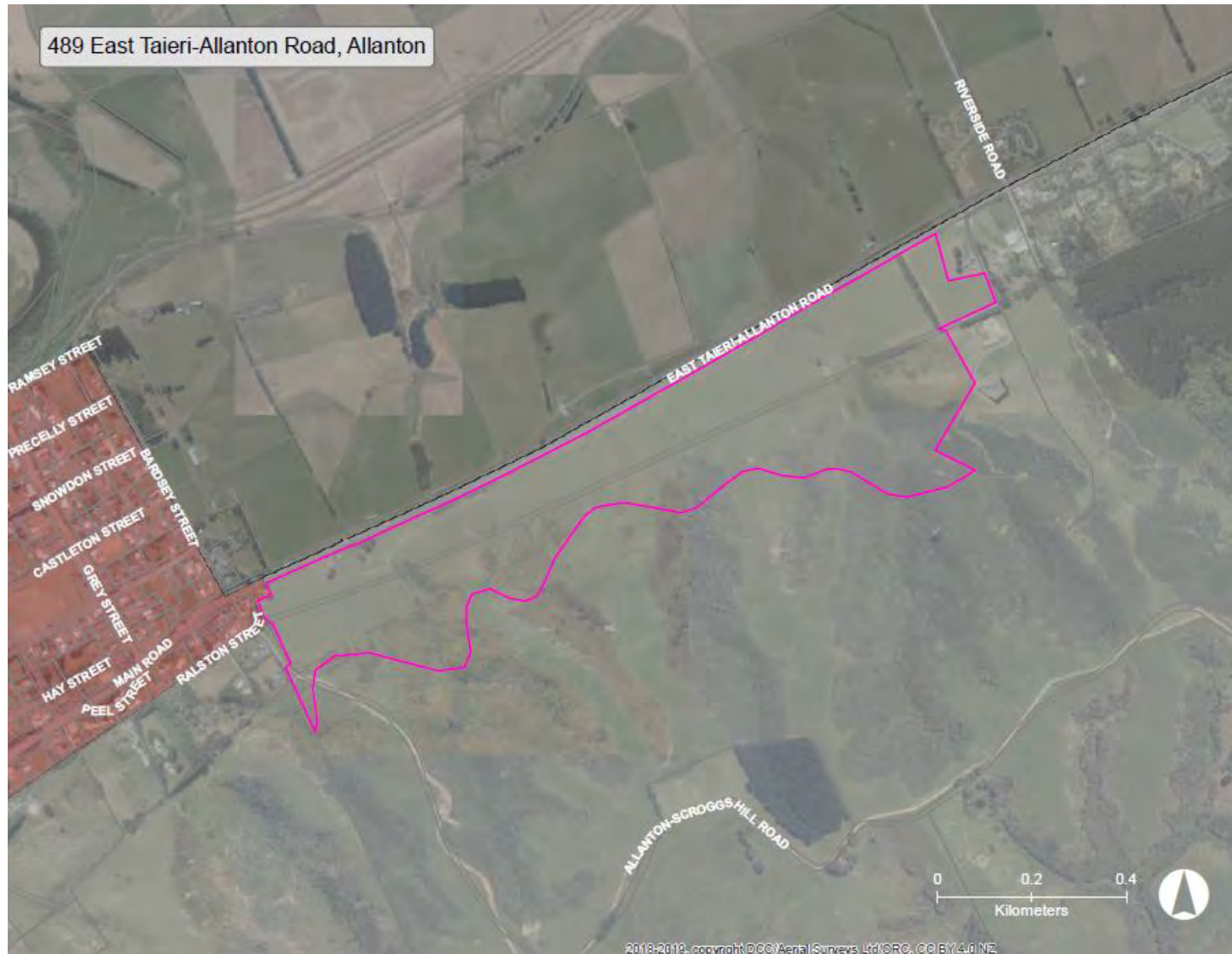


**Map 7: 31, 45 McGlashan Street and 89 Cemetery Road, Mosgiel**





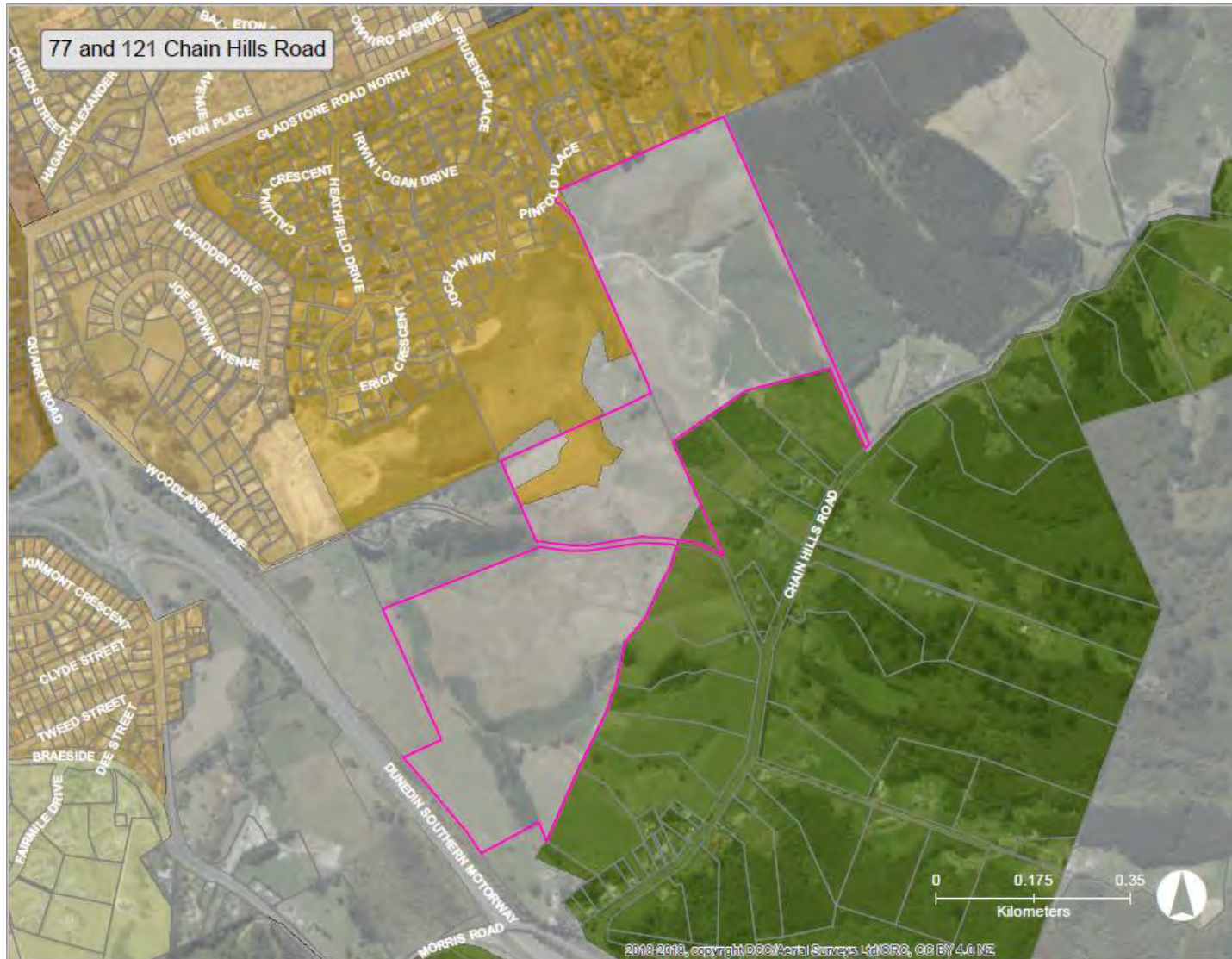
**Map 8: 489 East Taieri-Allanton Road, Allanton**



Map 9: 53 - 100 Scroggs Hill Road



Map 10: 77 & 121 Chain Hills Road, Mosgiel



**Map 11: 90 Blackhead Road and surrounds**



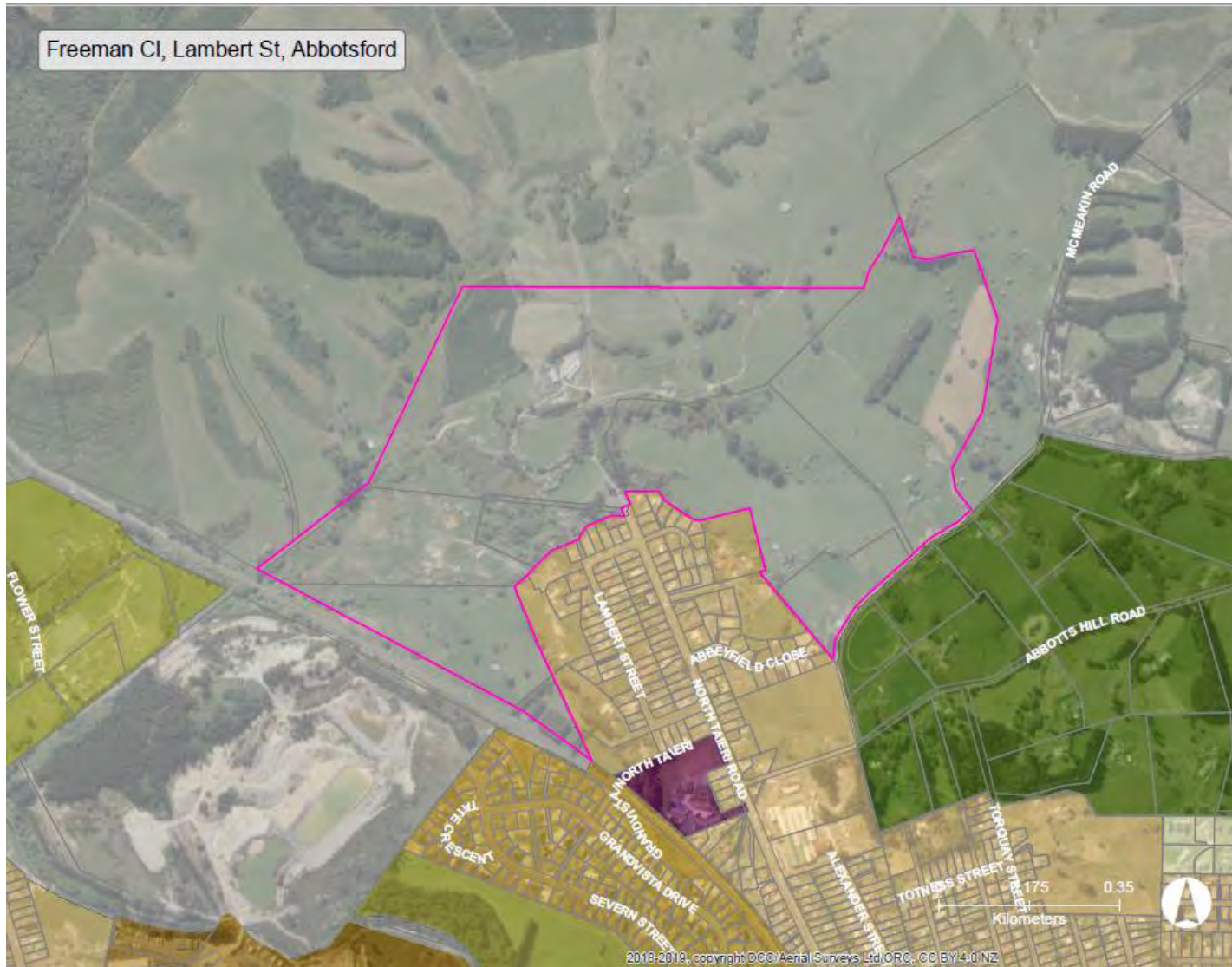
Map 12: 91 & 103 Formby Street, Outram



**Map 13: Allen Road (Green Island)**



Map 14: Freeman Cl. & Lambert St., Abbotsford

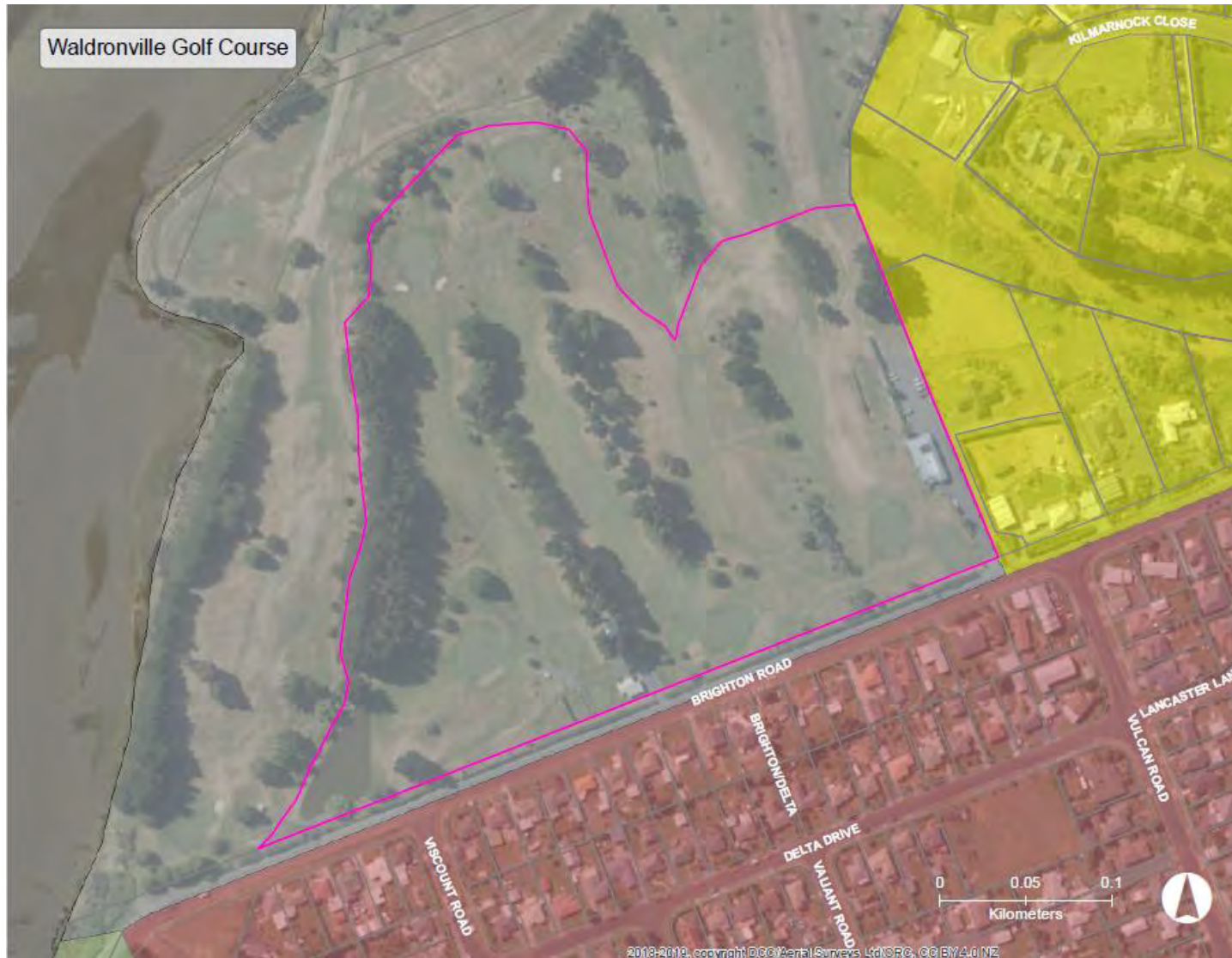


**Map 15: 252 Scroggs Hill Road (in part)**





Map 16: Waldronville Golf Course



Map 17: 309 North Road

