

## **Submission on Variation 2 of Dunedin City Council 2GP**

Submission by Fletcher Glass

Relating to the property at 309 North Road and 43 Watts Road, NEV.

### **Submission:**

This submission seeks to reject the s32 report rejection of the land within 309 North Road and 43 Watts Road for rezoning to various residential zones.

Five areas within the subject site have been raised with Council. These areas are referred to as A, B, C, D and E. Refer attached diagram.

Areas A, B and C were suggested to DCC staff via email on 2/8/2019.

Areas D and E were suggested to DCC staff via email on 2/8/2019.

### General comments:

Landscape – Areas A, B, C and E (but not D) are not within a SNL overlay, therefore landscape matters are not relevant to those areas.

Waste water - A significant proportion of NEV is zoned GR1 (without an infrastructure constraint), and Variation 2 seeks to provide for increased density in the GR1 zone within NEV – the impact of additional development has been reviewed by Council/Council consultants (refer 232 report appendix 4), which concludes that in NEV the most likely development scenario under the Variation 2 rule changes is a lower network demand than the maximum possible development scenario modelled using the 2GP rules. These means Council is expecting some capacity to remain available in the network.

Benefits of the subject areas – the benefits include:

- Close to public transportation
- Close to schools
- No flooding overlays

### Area Specific Comments:

Area A – This is a relatively small area of approx. 3,000m<sup>2</sup>, with street frontage to Watts Road. The area is adjacent to and opposite to residential zoning, and is within the water services mapped area. Sewer would need to be extended about 100m.

Area B – This area is essentially the stepped rock face of the former quarry, which could be suitable for a stepped multi-unit development, such as apartment or an aged care facility. Any likely development is likely to be of sufficient size to allow for on-site wastewater detention system (which is consistent with the recommended site at 87 Selwyn St). The area is within the water services mapped area.

Area C – This area sits between the GR1 zone to the north-east and the GR2 zone to the south-west. The existing overhead powerlines are anticipated by the land owner to be placed underground.

Area D – This is the only areas within a landscape overlay. It is noted that the 2GP does anticipated some new residential zoning in the SNL overlays, as Policy 2.6.2.1.d.iv only seeks to “generally” avoid, rather than a more directive “avoid” policy position. Hence, rejecting this area solely due to the SNL, without proper consideration is inappropriate. Any change to a residential zoning will still require future dwellings to obtain a resource consent due to the SNL, which assist in terms of landscape matters. Having further considered this area, the submitter wishes to suggest an alternative zoning of LLR1. Such a zoning will result in onsite management of stormwater and waste water (which is consistent with the recommended site at 233 Signal Hill Rd). The area has road frontage and a buildable area largely clear of bush, and is within the water services area.

Area E – While this area is sloping, initial site reviews by the owners surveyor has not discounted the development potential of the area. The proposed GR2 zoning will allow for multi-unit development on the sloping area, which is anticipated to be sufficient large to allow for on-site wastewater detention system (which is consistent with the recommended site at 87 Selwyn St).

Finally, subject to the above, the submitter wishes to note he is in support of Variation 2 in principle and in particular GR1 zone rules relating to site size and development intensity.