

Notice of appeal to Environment Court against decision on proposed policy statement or plan or change or variation

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

I, CARL DAVID RUNDGREN, appeal against a decision (*or* part of a decision) of the DUNEDIN CITY COUNCIL on the 2GP ZONING OF 45 HONEYSTONE ST., HELENSBURGH, DUNEDIN. (see Map1)

I made a submission and a resubmission on the 2GP PLAN. The reason for the resubmission was as follows:

Due to advice of a Council officer at the original information forum on the proposed 2GP, I was advised to apply for a Rural Residential 2 submission (see Appendix 1) in order to acquire subdivision rights. This was clearly incorrect information as a Rural Residential 2 zoning only permits one dwelling per property which I already have. Once this was brought to my attention, I made a resubmission applying for the correct zoning of Rural Residential 1 (see Appendices 1 & 2).

I am not* a trade competitor for the purposes of [section 308D](#) of the Resource Management Act 1991.

I received notice of the decision on 7th NOVEMBER 2018.

The decision was made by the DUNEDIN CITY COUNCIL

The decision (*or* part of the decision) that I am appealing is:

THE ZONING OF 45 HONEYSTONE ST. AND 32 HONEYSTONE ST. AS RURAL/RURAL HILL SLOPES INSTEAD OF RURAL RESIDENTIAL 1 AS PER MY SUBMISSION.

The reasons for the appeal are as follows:

- (1) THE DCC APPEAR TO HAVE IGNORED THE LARGELY POSITIVE RECOMMENDATIONS OF THEIR OWN PLANNER. (see attached Urban Land Supply Part 2 42A report, Section 5.1.10 pp 87-89) AND THE FAVOURABLE RECEPTION OF MY PRESENTATION TO THE HEARINGS PANEL (see attached Rural Residential Zones Decision Report, Section 3.8.6.4, pp 85-87, points 569-583)
- (2) NEITHER 45 HONEYSTONE ST. NOR 32 HONEYSTONE ST. ARE OF A SIZE TO BE PUT TO PRODUCTIVE RURAL USE. ACCORDINGLY THEY SHOULD NOT BE ZONED RURAL (see 2GP Key Goals Rural Residential 1)
- (3) The 2GP plan in its current form proposes Rural Residential 2 zone up to the boundary of 45 Honeystone Street, which together with 32 Honeystone St. is proposed to remain zoned as Rural. This appears to be purely arbitrary and illogical as much of the new zoning of Rural Residential 2 belonged to the original Bain property which contained 45 Honeystone Street and 32 Honeystone St. It thus seems an oversight that 45 Honeystone Street and 32 Honeystone Street have not been zoned as Rural Residential 1.
- (4) The small size of the property and the topography further restricts its productive rural use.
- (5) The current zoning of the site does not promote the sustainable management of resources.

Further reasons for the appeal:

1. 45 Honeystone Street is surrounded on both the eastern and southern boundaries by General Residential 1 properties and Rural Residential 2 properties on the north-eastern boundary (see Map 1).
2. Approximately 5 years ago, a geologist surveyed the property and found no evidence of high-class soils, thus confirming that the land cannot be put into productive rural use.
3. The area is no longer in a Landscape Conservation Area according to the 2GP.
4. The property is not visible from other parts of the city and hence it does not reduce the amenity value according to a prominent Dunedin landscape architect consultant.
5. Zoning of Rural Residential 1 for 45 Honeystone Street and 32 Honeystone St. would make a much more practical transition between General Residential 1 and Rural Hill slopes zoning.
6. No constraints of either sewage(any additional dwellings would be on septic tanks as is my existing dwelling) or power exist (the power line could easily be extended from the existing line to my dwelling to any future dwellings created by the rezoning). Hence there are no extra loadings on council resources.
7. Several dwellings already exist on Rudd Rd. in the Landscape Conservation Area and the Rural Hill zone.
8. The current zoning of Rural /Rural Hill is totally illogical and inconsistent with the zoning of surrounding properties.
9. Dunedin is growing in population and this zoning does not allow for the future expansion of the city and its population.

Due to points 1-9 stated above, I strongly recommend that the Rural Residential 1 zone be applied to both 45 Honeystone Street and 32 Honeystone St.in the 2GP. This makes a more integrated approach to the surrounding landscape and is better aligned with the goals of the revised district plan.

Neither property is in a Landscape Conservation Area and the lack of high-class soils make both properties more suitable for Rural Residential 1 zoning.

I seek the following relief:

THAT 45 HONEYSTONE ST. AND 32 HONEYSTONE ST. BE ZONED AS RURAL RESIDENTIAL 1

I attach the following documents* to this notice:

- (a)a copy of my submission *and* further submission (with a copy of the submission opposed or supported by my further submission) Appendices 1 & 2.
- (b)a copy of the relevant decision (*or* part of the decision):
- (c)any other documents necessary for an adequate understanding of the appeal:
- (d)a list of names and addresses of persons to be served with a copy of this notice.

*These documents constitute part of this form and, as such, must be attached to both copies of the notice lodged with the Environment Court. The appellant does not need to attach a copy of a regional or district plan or policy statement. In addition, the appellant does not need to attach copies of the submission and decision to the copies of the notice served on other persons if the copy served lists these documents and states that copies may be obtained, on request, from the appellant.



Signature of appellant
(or person authorised to sign
on behalf of appellant)

17 DECEMBER 2018

Date

Address for service of appellant: 45 HONEYSTONE ST., HELENSBURGH, DUNEDIN
9010

Telephone: 021 114 1450

Fax/email: dolphindaver@gmail.com

Contact person: DAVE RUNDGREN

LIST OF ATTACHMENTS

Appendices 1-4

Map 1

Urban Land Supply Part 2 S42A Report

Rural Residential Zones Decision Report

APPENDIX 1

Submission for rezoning of 45 Honeystone Street property for the Second Generation District Plan to Rural Residential 2

Background

45 Honeystone Street formed the core of the original Bain farm, which was settled c. 1873. The original farm was far more extensive (c. 200 acres) than the current property, which has subsequently been reduced by various subdivisions by previous owners to its current unproductive size and shape of 6.2 ha (c. 15 acres).

2GP Zoning

The 2GP plan in its current draft form proposes Rural Residential 2 zone up to the boundary of 45 Honeystone Street, which is proposed to remain zoned as Rural. This appears to be purely arbitrary as much of the new zoning of Rural Residential 2 belonged to the original Bain property which contained 45 Honeystone Street. It thus seems an oversight that 45 Honeystone Street has not been zoned as Rural Residential 2.

Reasons to extend the proposed Rural Residential 2 zone to include 45 Honeystone Street

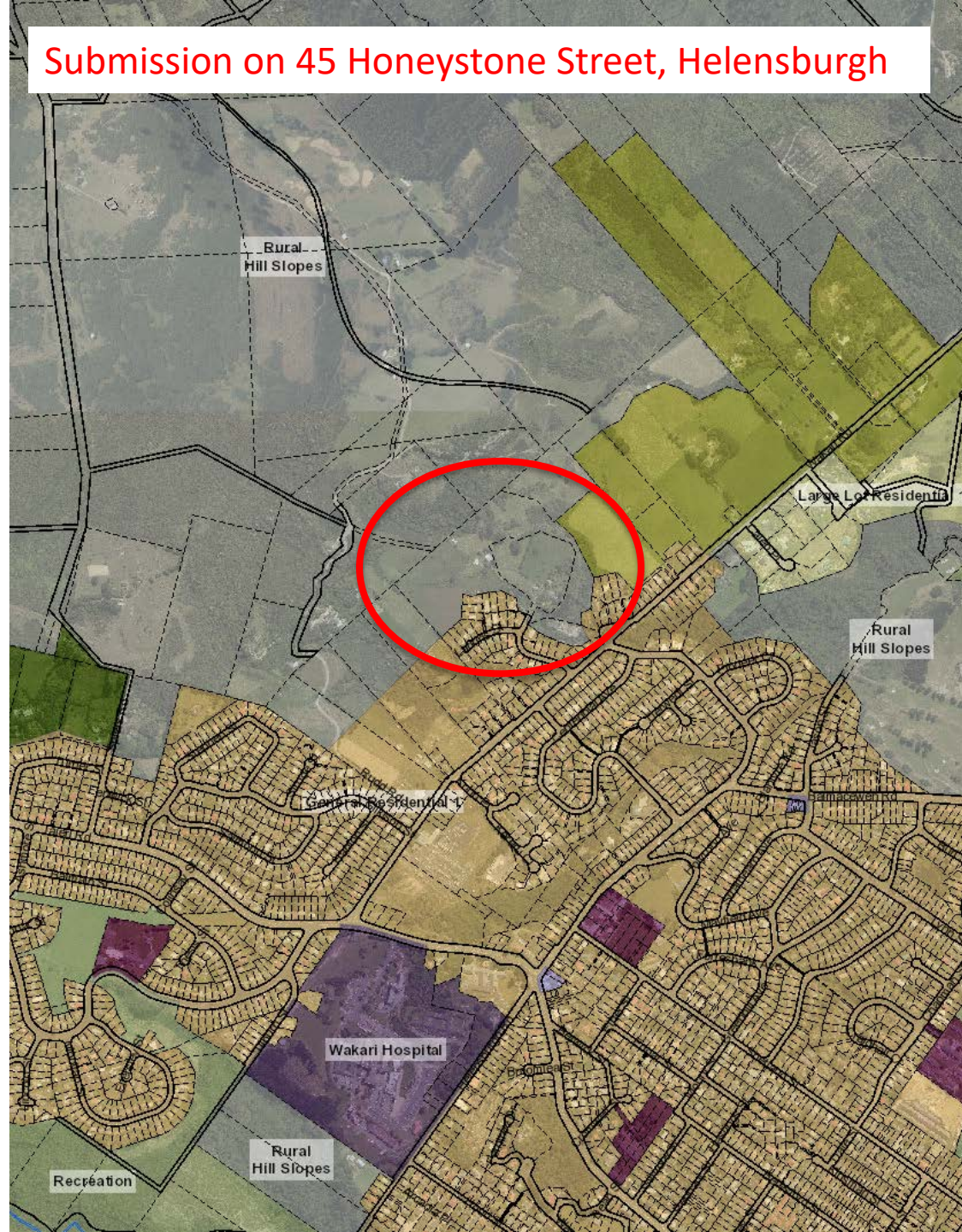
1. 45 Honeystone Street is no longer of a size to be put to productive rural use and has not been since 32 Honeystone Street was subdivided off the property approximately 40 years ago by previous owners. Accordingly 45 Honeystone Street should not be zoned rural (see 2GP Key Goals Rural Residential 2).
2. 45 Honeystone Street is surrounded on both the eastern and southern boundaries by General Residential 1 properties and Rural Residential 2 properties on the north-eastern boundary (see attached map).
3. Approximately 5 years ago, a geologist surveyed the property and found no evidence of high class soils, thus confirming that the land cannot be put into productive rural use.
4. The area is no longer in a Landscape Conservation Area according to the 2GP.
5. The property is not visible from other parts of the city and hence it does not reduce the amenity value according to a prominent Dunedin landscape architect consultant.
6. Zoning of Rural Residential 2 for 45 Honeystone Street would make a much more practical transition between General Residential 1 and Rural Hill slopes zoning.

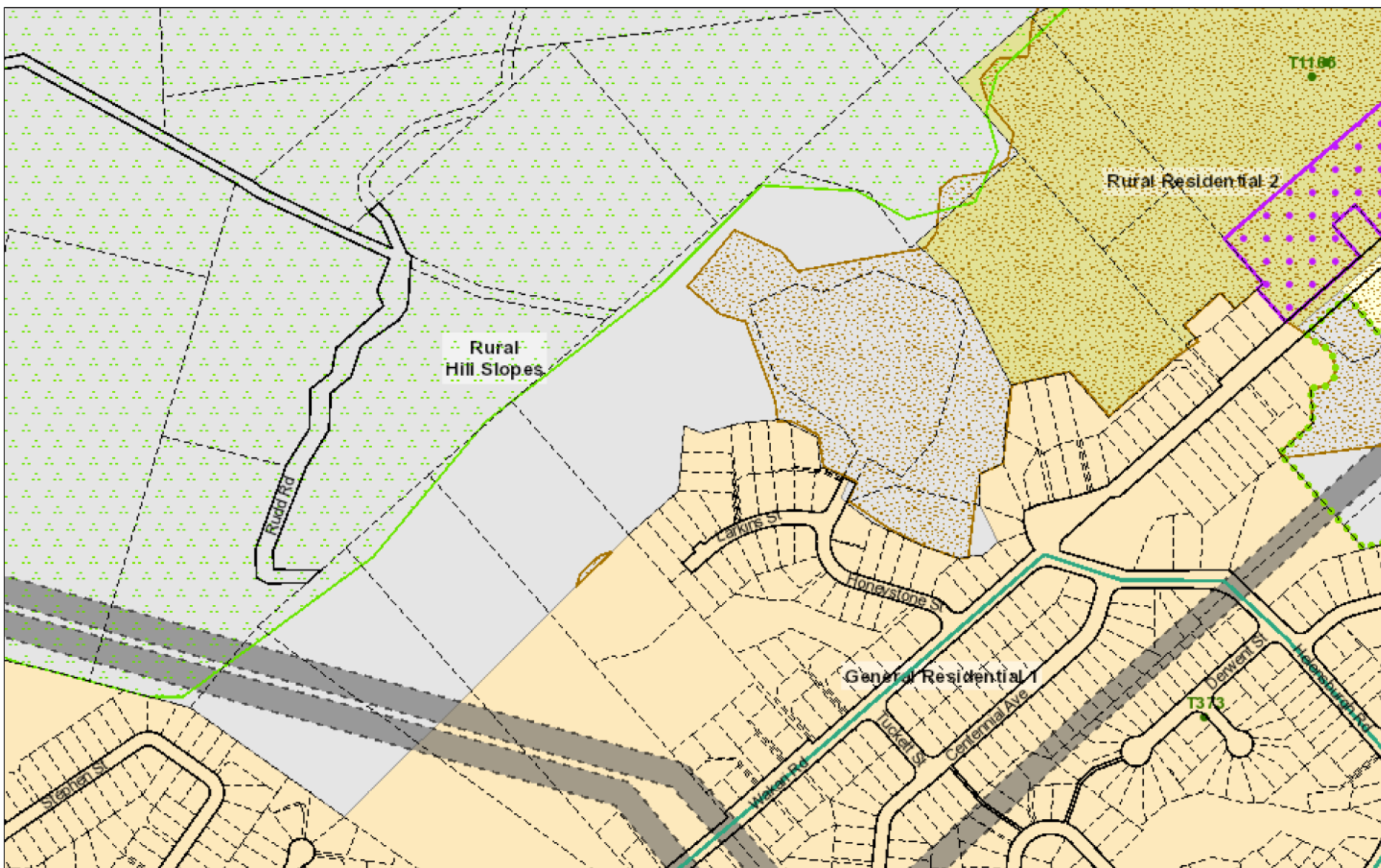
Due to points 1-6 stated above, I strongly recommend that the Rural Residential 2 zone be extended to include 45 Honeystone Street in the final version of the 2GP. This makes a more integrated approach to the surrounding landscape and is better aligned with the goals of the revised district plan.

APPENDIX 2

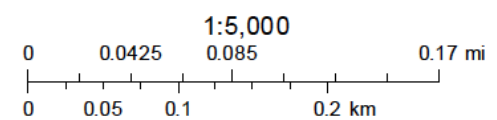
1. DCC perceived as being conservative and anti-development
2. 2GP a great opportunity to shed “anti development image and facilitate ecologically balanced development
3. Present government’s election manifesto professed to simplify the RMA. The 2GP is an opportunity for the DCC to align itself and lead the way with a more coherent national housing policy
4. Dunedin is in decline (Cadbury’s etc.). DCC needs to get more pro-active in encouraging people to stay (c.120 000 students every year)
5. A big plus for Dunedin is the relatively cheap land and property (versus Auckland and Central Otago). Make use of this asset by facilitating and encouraging property development by means of the 2GP and Council policy
6. The lack of housing is currently very topical both locally and nationally, and there is talk of curbing immigration, rather than addressing the core problem, which is the lack of a coherent housing policy which encourages and facilitates building and property development.
7. The Mayor talks about the lack of housing and the poor quality of existing housing. The solution? Make it easier for people to build new houses.
8. A “learned” academic recently suggested that South Dunedin will have to be evacuated in the near future due to climate change and sea level rise. A bold approach to the 2GP can solve this.
9. Many young people want to build a house on land slightly larger than a 500m² residential lot. Recent research is showing that it is cheaper to build a new 4 bedroom house than buy one. Encourage this development and improve the quality of Dunedin’s housing stock.
10. Historically Bain farm over 100Ha. Now down to 6Ha. This is progression in the development of the city. We need to look ahead and not stand still, or Dunedin will be left further behind and continue to decline.
11. No pressure on Council for unsustainable expansion of infrastructure such as roading etc.
12. Submission supported by my immediate neighbour who is surrounded by my property

Submission on 45 Honeystone Street, Helensburgh





December 13, 2015

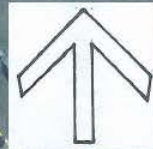






Development
Area
c. 20 000 m2

LARKINS STREET



Bush revegetation
area around Rimu

Indicative building
platforms 30 x 15m

Waterway enhancement
plantings

R.O.W Access Drive

Stage 1 subdivision

Boundary plantings
for screening

Proposed Eco-lifestyle development

Justification to rezone 45 Honeystone Street to Rural Residential 1

- Too small for productive rural use
- Lack of high class soils
- Surrounded by General Residential 1 properties and Rural Residential 2 properties
- Not in a Landscape Conservation Area
- Not visible from other parts of the city
- Rural Residential 1 would be a more logical transition with bordering properties

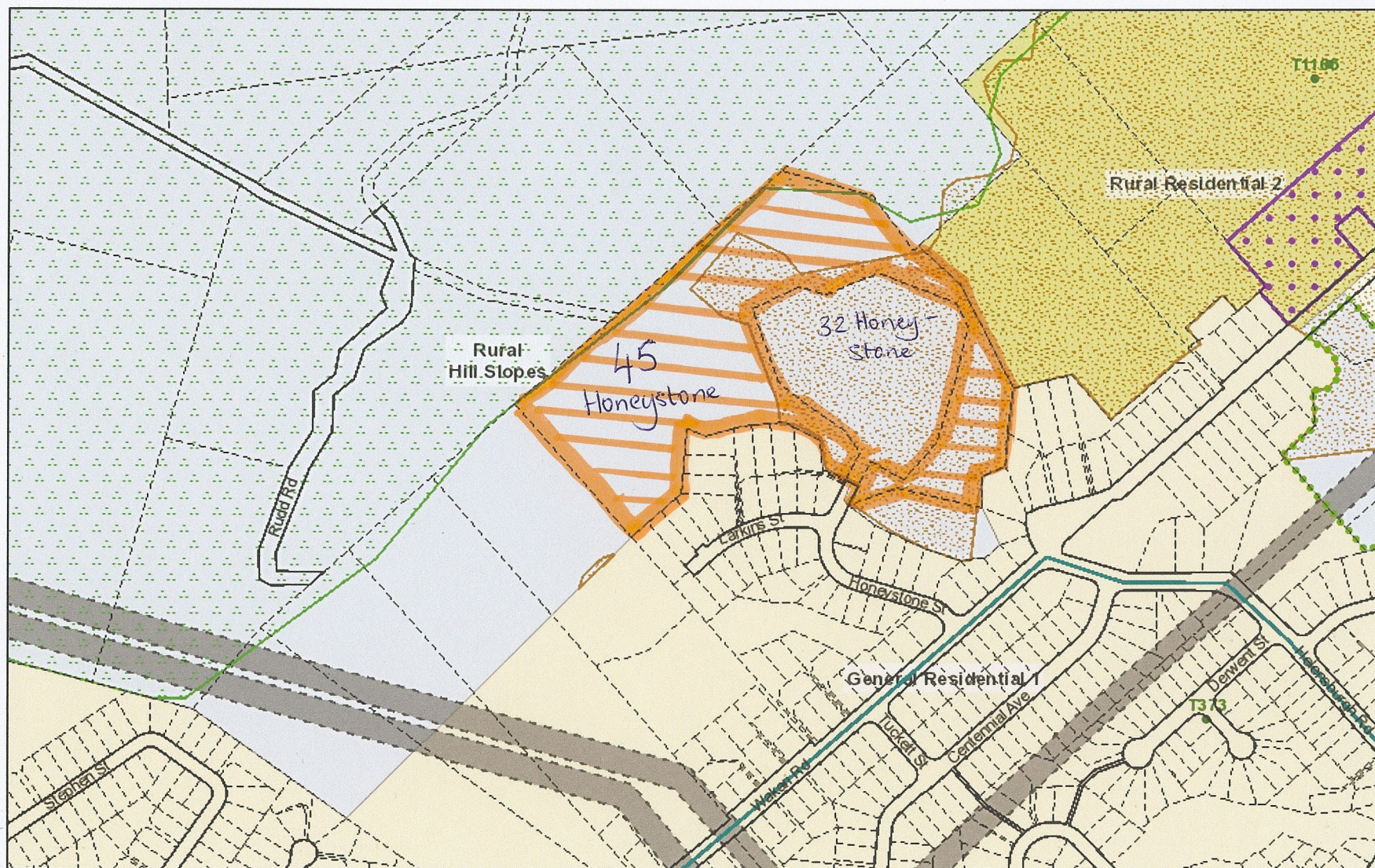
Conclusion:

Rezoning 45 Honeystone Street to **Rural Residential 1** makes a more **integrated** approach to the surrounding landscape and is better aligned with the goals of the revised district plan.

APPENDIX 4.

PERSONS TO BE SERVED WITH COPY OF APPEAL

1. Dunedin City Council
2. Tim Mephram, 27 Honeystone St., Helensburgh, Dunedin 9010
3. Susan Creagh Yule 32 Honeystone St. , Dunedin
4. Ross Matheson 31 Honeystone St., Dunedin
5. Brian Dow P.O.Box 5581, Moray Place, Dunedin 9058
6. Kurt Chisholm 18 Larkins St., Helensburgh , Dunedin



December 13, 2015



45 HONEYSTONE STREET, HELENSBURGH

