

Roxanne Davies

From: Andrew Robinson <Andrew.Robinson@ppgroup.co.nz>
Sent: Thursday, 4 March 2021 05:08 p.m.
To: District Plan Submissions
Subject: RE: Bob and Rose Cunningham
Attachments: Bob and Rose Cunningham.pdf; 210 Signal Hill_Indscp figs_issue.pdf; 210 Signal Hill Road_landscape report_issue.pdf; Cunningham - Submission Attachment.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Roxy

Hi,
Please find attached, a replacement submission for Bob and Rose Cunningham, containing information just to hand.

Thanks, Andrew

From: Andrew Robinson
Sent: Wednesday, 3 March 2021 4:06 p.m.
To: districtplansubmissions@dcc.govt.nz
Subject: Bob and Rose Cunningham

Hi,
Please find attached, a submission on behalf of Bob and Rose Cunningham.

Thanks, Andrew

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

SUBMISSION FORM 5



SECOND
GENERATION
DISTRICT PLAN

CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

This is a submission on Variation 2 to the Second Generation Dunedin City District Plan (2GP). Your submission must be lodged with the Dunedin City Council by midnight on 4 March 2021. All parts of the form must be completed.

Privacy

Please note that submissions are public. Your name, organisation, contact details and submission will be included in papers that are available to the media and the public, including publication on the DCC website, and will be used for processes associated with Variation 2. This information may also be used for statistical and reporting purposes. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at dcc@dcc.govt.nz or 03 477 4000.

Make your submission

Online: www.dunedin.govt.nz/2GP-variation-2 | **Email:** districtplansubmissions@dcc.govt.nz

Post to: Submission on Variation 2, Dunedin City Council, PO Box 5045, Dunedin 9054

Deliver to: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

Submitter details (You must supply a postal and/or electronic address for service)

First name: Bob & Rose Cunningham

Last name:

Organisation (if applicable):

Contact person/agent (if different to submitter): Kurt Bowen, Paterson Pitts Group

Postal address for service: PO Box 5933

Suburb:

City/town: Dunedin

Postcode: 9058

Email address: kurt.bowen@ppgroup.co.nz

Trade competition

Please note: If you are a person who could gain an advantage in trade competition through your submission, your right to make a submission may be limited by clause 6(4), Schedule 1 of the Resource Management Act.

I could gain an advantage in trade competition through this submission: ☐ Yes ☒ No

If you answered yes, you could gain an advantage in trade competition through this submission, please select an answer:

- ☐ Yes ☐ No My submission relates to an effect that I am directly affected by and that:
- adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

Submission

Submissions on Variation 2 can only be made on the provisions or mapping which are proposed to change, or alternatives that are clearly within the scope of the 'purpose of the proposals', as stated in the Section 32 report. Submissions on other aspects of the 2GP are not allowed as part of this process.

You must indicate which parts of the variation your submission relates to. You can do this by either:

- making a submission on the Variation Change ID (in which case we will treat your submission as applying to all changes related to that change topic or alternatives within the scope of the purpose of that proposal); or
- on specific provisions that are being amended.

The specific aspects of Variation 2 that my submission relates to are:

Variation 2 change ID (please see accompanying Variation 2 – Summary of Changes document or find the list on www.dunedin.govt.nz/2GP-variation-2)

Refer attached document.

For example: D2

Provision name and number, or address and map layer name (where submitting on a specific proposed amendment):

Refer attached document.

For example: Rule 15.5.2 Density or zoning of 123 street name.

My submission seeks the following decision from the Council: (Please give precise details, such as what you would like us to retain or remove, or suggest amended wording.)

- ☐ Accept the change
- ☐ Accept the change with amendments outlined below
- ☐ Reject the change
- ☐ If the change is not rejected, amend as outlined below

Refer attached document.

Reasons for my views (you may attach supporting documents):

If you wish to make multiple submissions, you can use the submission table on page 3 or attach additional pages.

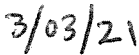
Refer attached document.

Hearings

Do you wish to speak in support of your submission at a hearing: ☒ Yes ☐ No

If others make a similar submission, would you consider presenting a joint case at a hearing: ☒ Yes ☐ No

Signature: 

Date: 

**Variation 2 change ID
or provision name and
number or address and
map layer name**

- a. Accept the change
- b. Accept the change with amendments outlined
- c. Reject the change
- d. If the change is not rejected, amend as outlined

Variation 2 change ID:

Relating to the property at 210 Signal Hill Road: Rejected site No.161.

Provision name and number, or address and map layer name:

All provisions that relate to and affect Rejected site No.161 at 231 Signal Hill and the evaluated reasons for rejecting this land from contributing to the City's additional residential capacity.

My submission seeks the following decision from the Council:

We seek to overturn the proposal to reject a possible rezoning of the land at 210 Signal Hill Road. We believe that this land is suitable for residential development and that it can usefully add to Dunedin's residential capacity.

We seek the consideration of a possible rezoning of the land at 231 Signal Hill Road into either a Large Lot Residential zone format (either LLR1 or LLR2) or a Rural-Residential 1 zone format.

The majority of the land at 210 Signal Hill Road is currently zoned *Rural Hill Slopes*, with almost all of this rural land also included in the *Flagstaff-Mt Cargill Significant Natural Landscape*.

An application was made by the submitter in 2018 for the land to be rezoned as part of the 2GP process. The decision to decline that request was not appealed. The submitter now considers that there is far greater need for residential capacity at the present time than existed back in 2018 (as evidenced by the NPS-UD 2020 and Council's own residential capacity assessments). Accordingly, it is the submitters desire for Council to reconsider residential rezoning at this location.

We propose that a Structure Plan is implemented to identify and control any important development features. A draft Structure Plan will be supplied to Council with the pre-hearing evidence. Critically, the Structure Plan will need to the manner in which residential activities are able to be undertaken in a manner that is compatible with the values of the Significant Natural Landscape.

An indicative plan, prepared by Mr Hugh Forsyth of Site Environmental Consultants, is attached. This plan depicts a number of building platform locations that Mr Forsyth considers suitable from a landscape perspective. The plan also indicates various areas of native bush that will be protected and managed, along with other site improvements. While this plan has not yet been refined to a Structure Plan level, it does provide a useful starting point for development design. It is further anticipated that the Structure Plan will establish appropriate controls to ensure that the building features, such as height, materials and colours, will not occur in conflict with the landscape values.

Council's reasoning for deciding to reject this site from being rezoned in Variation 2 notes that development of the site is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework. The submitter does not consider this reasoning to be insurmountable. The application of a well-designed Structure Plan may be an entirely appropriate method in which to achieve both the principal objective of Variation 2 and the protection of landscape values.

Reasons for my views:

We believe that the residential capacity interests of the City can be well served by the changes described above. Further supporting information will be supplied to Council prior to the Variation 2 hearings, although we would also welcome the opportunity to engage with Council planners to discuss this submission ahead of the hearings should this be considered potentially fruitful.



Residential area

2. Building platform - 25m x 10m

Existing farm track

New access road

Existing broadleaf forest protected
kanuka forest & gorse area: managed + infill native planting (ASBD)

Clear zone: 4m elevation below building platform

Pig Sty building and yards removed

Infill native planting

Wilding pine trees removed

Established kanuka forest (To be covenanted) 9.7ha approx.

Landscape Assessment - 210 Signal Hill, Dunedin

03 March 2021

- 1.0 Site overview
- 1.1 210 Signal Hill is located at the upper end of a band of residential development that is associated with the Opoho area and its extent along Signal Hill. Signal Hill Road continues a further 1.6km approx. to Centennial Memorial. The Memorial is located on a secondary summit, approx. 329m asl, of a larger ridge that culminates at Signall Hill, 393m asl, approx. 1.34km to the north/east of the subject site farm house.
- 1.2 The land title is rectangular in shape and includes 22.7368 ha. Two subridges descend through the site from a local promontory, the house site of 236 Signal Hill Road, approx. 280m asl and 0.347m to the east of the present site residence. The site falls either side of the south/west ridgeline with approx. 9.57ha (42%) lying on the south of the main farm area. This land falls into a small gully and then rises up to meet Signal Hill Road, which loops around the site boundaries.
- 1.3 Extensive kanuaka forest regeneration has established in this area, with an estimated canopy height of up to 7m. Some broadleaf forest is also established towards the lower gully area, as well as isolated clusters of large wilding pine trees.
- 1.4 The north/west portion of the site contains the remnants of the farm, which was originally titled in 1857, with the deed signed by Governor Grey. This straddles the top of the south/west ridge, the location of previous pig farm buildings, and the north/west ridgeline, which contains the site access and present residence and two outbuildings. The valley inbetween has a steady grade of approx. 20% until its lower 25% of land area, where the grade increases to approx. 28% and is covered by re-established kanuak and areas of broadleaf vegetation on the lower site boundaries. Gorse is extending up the midslopes and to approx. the same elevation as the residence.
- 1.5 Bob and Rose Cunninghame have lived on the site for 36 years and have managed most of the south/west part of the site for conservation purposes, after initial clearing operations. One of their daughters, Francesca, is a trained ornithologist and has recorded 36 species of birds habitating the site or flying overhead. They wish to pass on the property to their children and continue to develop its elements of naturalness and to provide income to achieve sustainability for this purpose. This is the objective of developing further residential sites.
- 1.6 The site falls partially in a General Residential 1 overlay, lower northern road side boundary, with the remainder being Hill Slopes Rural under the 2GP. An overlay of Significant Natural Landscape applies to the site.
- 1.7 Surrounding neighbours are those in the residential areas along Signal Hill Road. Due to fall of the land and the extent of tall vegetation the site is largely secluded from physical or visual contact with adjacent land owners.
- 1.8 The site is located between 158m and 260m asl elevation and is visible to properties on the lower north/west and northern slopes of North East Valley. The site is only visible from the Gardens Grounds within the lower valley area, at a distance of approx. 2km. Abbeyhill Street utility line marks the approx. eastern extent of the direct viewshed. Views further to the east are mostly focused on Signal Hill itself.

- 1.9 The majority of the strategic views, that can be reached from public view points, range between 134m asl, Fortune Street, to 216m asl at Abbeyhill Street. The viewpoints included with this report reflect this comparative elevation and provide views directly to the north/west farm valley. These viewing distances range between 1.8km to 2.3km and include a wide panoramic view of the northern slope of the Signal Hill ridge.
- 1.10 The land to the south/west of the site is characterised by pine blocks and scrub areas, with housing rising up to the lower areas of vegetation. The pine planting is the dominant landcover element for views further to the south/west, e.g. Prospect Park. Views from opposite the site or further up the Valley also include extensive pine areas as the main back drop but with an increasing presence of the upper pasture area of the ridge as it rises to Signal Hill.
- 1.11 The main site impact within this panorama is provided by the open pasture area. This is a small focal point in these views, which also include the residence and the remnant pig farming building on the upper south/west ridge. A benched farm track rises to these buildings. Views further to the west increasingly include the farm house, only partly visible due to planting surrounding, and the small field areas to the north of the residence.
- 2.0 Proposal
- 2.1 The proposal seeks to establish three residential sites along the upper south/west ridge, the current location of the previous pig farm buildings, two lots on the lower mid valley slopes on the edge and slightly within the present gorse line, and two lots above and below the existing residence. This would total eight lots, including the existing residence.
- 2.2 Access to the upper lots, lots 5- 7 (ref '210303_Signal Hill_Landscape figs_issue'), will be provided by upgrading the present benched farm track. The underlying ground is basalt and geotech issues are unlikely to cause stability problems. The upper ridge falls gradually from immediately north of the pig farm buildings to a small hollow where the lowest and south/west lot is proposed.
- 2.3 Access to the two lower valley slope lots will require a new access lane of approximately 90m that will follow a similar contour to the existing residence. Access to the two lots proposed above and below the existing residence will be from the existing driveway and upgraded farm track.
- 2.4 The house sites indicated are 10m x 25m and reflect a slightly smaller footprint than the present residence. A long and thin profile is appropriate to the topography and has a high potential for successful integration into the site, subject to conditions.
- 2.5 Final and detailed conditions will be provided at consent stage. In outline these will include the following provisions:
- All dwellings and ancillary buildings are to be incorporated in the designated building platform;
 - Maximum roof to floor height is to be 5.5m above natural ground;
 - Excavation to a level requiring a 3m metre retaining wall behind the structure is permitted;
 - Retaining walls are restricted to 2m either side of the residential structure and are to be painted to a LRV of 30% or lower and utilizing brown-grey colours;
 - All external walls are to be at a LRV of 35% or lower, utilizing dark brown to grey colour range;
 - Stainless steel fitting, mirror glass, and external satellite dishes are not permitted;

- All roof materials are to at a LRV of 5% less than the main external walls;
 - Only native species from an approved planting list are to be planted around the house perimeter;
 - Where topography permits private gardens for amenity and vegetables are permitted within 10m of the main dwelling;
 - All dwelling are required to maintain a 40,000 litre water tank for fire fighting purposes, locate behind the dwelling or screen with planting from wider public view.
- 2.6 Mitigation is proposed in the form of:
- Covenanted of approx. 9.7ha of established kanuka/broad leaf vegetation that descends south/east from the south/west ridge;
 - Placing the existing kanuka/gorse and broadleaf forest area, in the lower valley slopes, into ongoing protection through a proposed overlay of Area of Significant Biodiversity Value of 6.3 ha approx on the lower farm valley area; and
 - Negotiating with Council to further develop existing tracks to a level suitable for public access in the south/west covenanted area for a loop track back to Signal Hill.
- 2.7 The upper three lots on the south/west ridge and the two lots above and below the existing residence will form Stage One and to be undertaken before Stage Two land is released.
- 2.8 Stage Two will include the two lots in the lower valley slopes and will be precluded by further site planting and the establishment of the access way following consent and prior to construction.
- 3.0 Potential landscape and visual effects
- 3.1 Landscape effects
- The proposal marks the end of this site for active farming. This is a transition that has occurred on the wider Signal Hill slopes, albeit mostly into pine and noxious scrub land. The proposal provides for this further transition with the loss of small and unproductive area of farm land and its replacement, in most part, with a natural environment with ecological, recreational, and visual amenity value for those on the site and in the wider community.
- 3.2 Prominent rural residential development is established adjacent and above the site. Its relatively small area and relationship to existing suburban development is considered to reduce the potential assessment of adverse landscape effects that might apply to this type of development.
- 3.3 No native vegetation is being removed and a potential increase of 16ha of protected native vegetation. Due to past land use and planning decisions this is a scarce resource in the local area.
- 3.4 Visual effects
- The present farm valley is the focal point of this site. Depending of viewpoint this area is seen in combination with a more extensive area on the horizon line above, and more from the south/west. Several structures exist on site and sit within the slopes without being dominant. In comparison to surrounding and high rural residential development the structures are modest in size and within an existing landscape structure of ridges and vegetation.
- 3.5 The proposal will involve minimal excavation and land disturbance, mostly for establishing the two lower valley platforms and access track. These are proposed for stage two, and a minimum of five years from consent.

- 3.6 The three upper south/west ridge lots are set back from the edge of a gradual rolling plateau and hollow land form that descends from just above the pig sheds to the proposed lower south/west lot. The conditions that apply will preclude any prominent structures as the height and platform specification indicates a low pavillion form of design.
- 3.7 From assessment of the present off site viewpoint images it is considered that there will be a noticeable change within this limited part of the wider north/west slopes fo the main Signal Hill ridge but not to a significant level. Most of this effect is considered to be short term to 5 years, and while construction is completed.
- 3.8 The two lower valley lots will the most prominent and effect an outside change in appreciation of the land use of this current site. The perspective will be one of a transition from 'rural' to 'rural residential', with more of a character of 'bush residential'. The low profile of the buildings will help to integrate them into the landscape, although they will remain quite visible until the kanuka vegetation grows up below them.
- 3.9 The site plan indicates a 4m change in level below finished floor level and the edge of the cleared area below the houses. This is to allow for a potential 7m canopy height and some remaining vei w shafts for the future residents. From outside only the upper portions of the front elevation of these houses will be visible, drawing on the strong evidence of existing site regeneration.
- 4.0 Conclusion
- 4.1 The proposal seeks to locate an additional seven lots on approximately 29.6% of the site/6.73ha, which comprises the remaining open space and an area of general residential land that abuts Signal Hill Road. Site assessment indicates that there is sufficient space to locate these strucutres with a considerable physical and visual separation between the three essential groupings. The elevation of the site and previous farm use pattern will assist.
- 4.2 The off site visual effects will be perceived by elevated residential properites on the north/west side of North East Valley. These views will be at a distance of 1.7km+ and will include a wide vista of opportunities, with Signal Hill being the main focal point.
- 4.3 The short term landscape effects are considered to be **low** on the scale of effects applied by the Institute of New Zealand Landscape Architects seven-point scale, being 'negligible/ very low/ low/moderate/ high/ very high/ extreme'. Long term adverse landscape effects are assessed as being **very low**. Short term visual effects are considered to be **moderate/high**. Long term visual effects are assessed as **low/moderate**.
- 4.4 This landscape assessment supports the proposed development, subject to the conditions indicated and detailed discussion with Council biodiversity staff at consent negotiation details.

Hugh Forsyth
Registered Landscape Architect

Variation 2 change ID:

Relating to the property at 210 Signal Hill Road: Rejected site No.161.

Provision name and number, or address and map layer name:

All provisions that relate to and affect Rejected site No.161 at 231 Signal Hill and the evaluated reasons for rejecting this land from contributing to the City's additional residential capacity.

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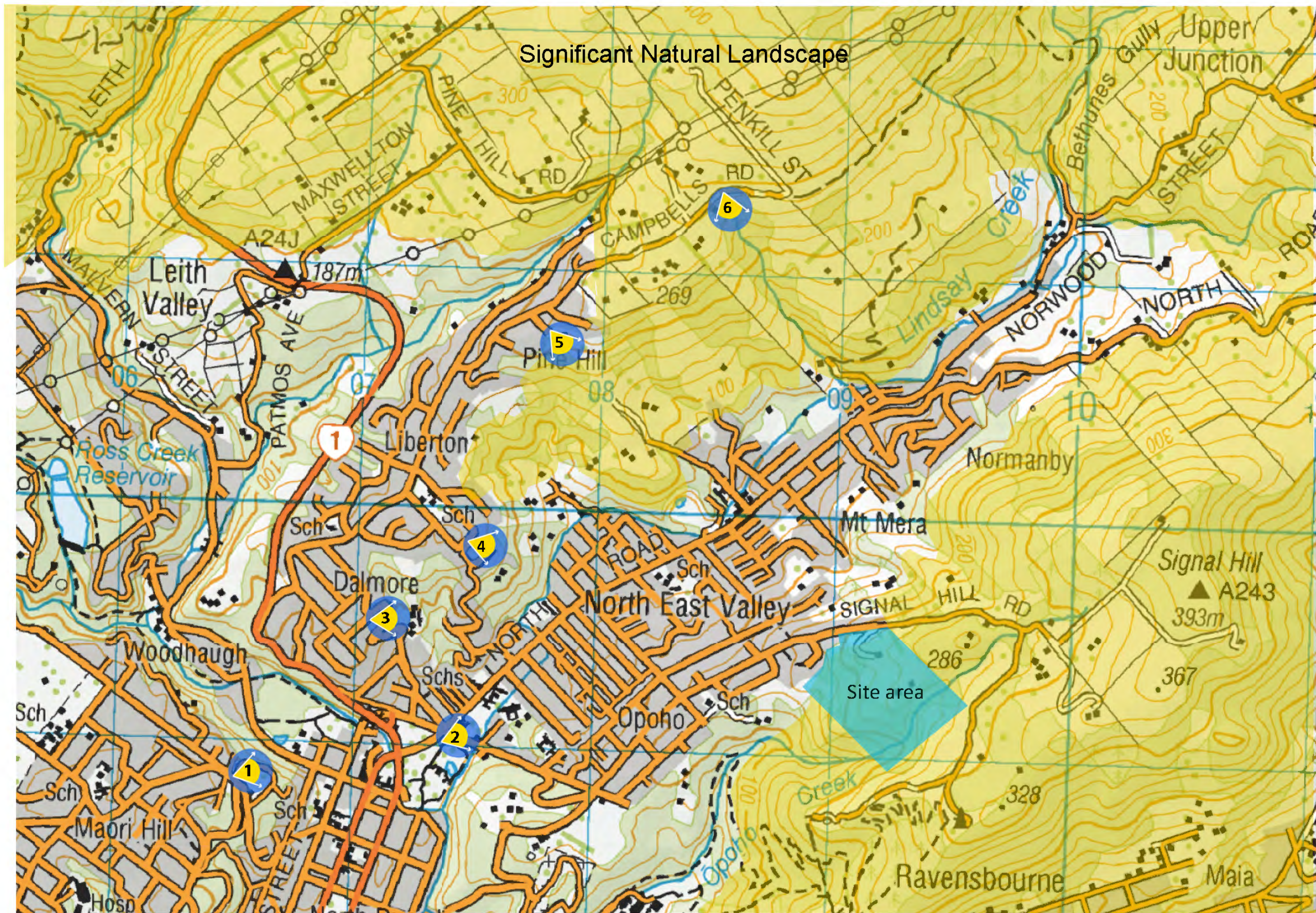
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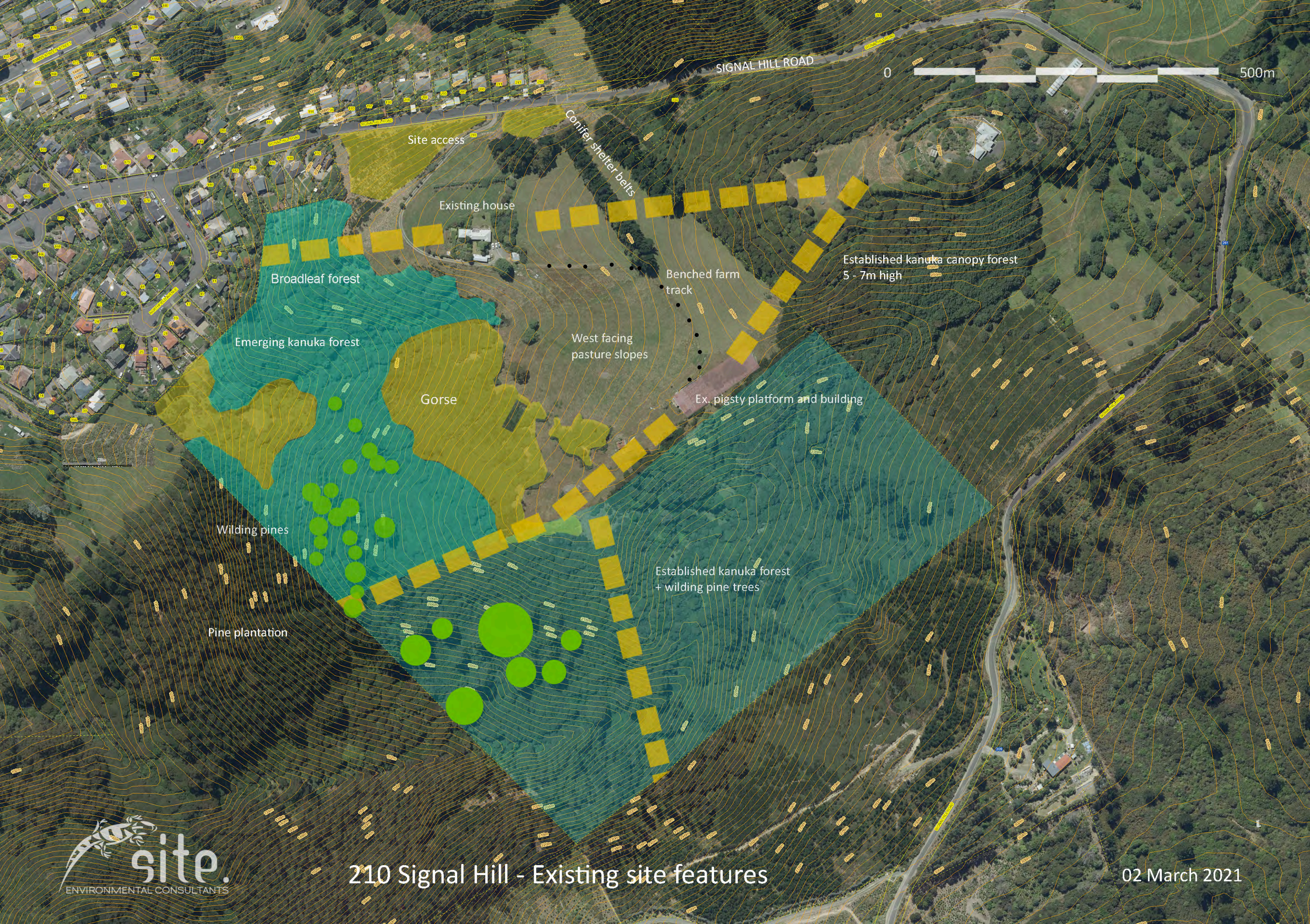
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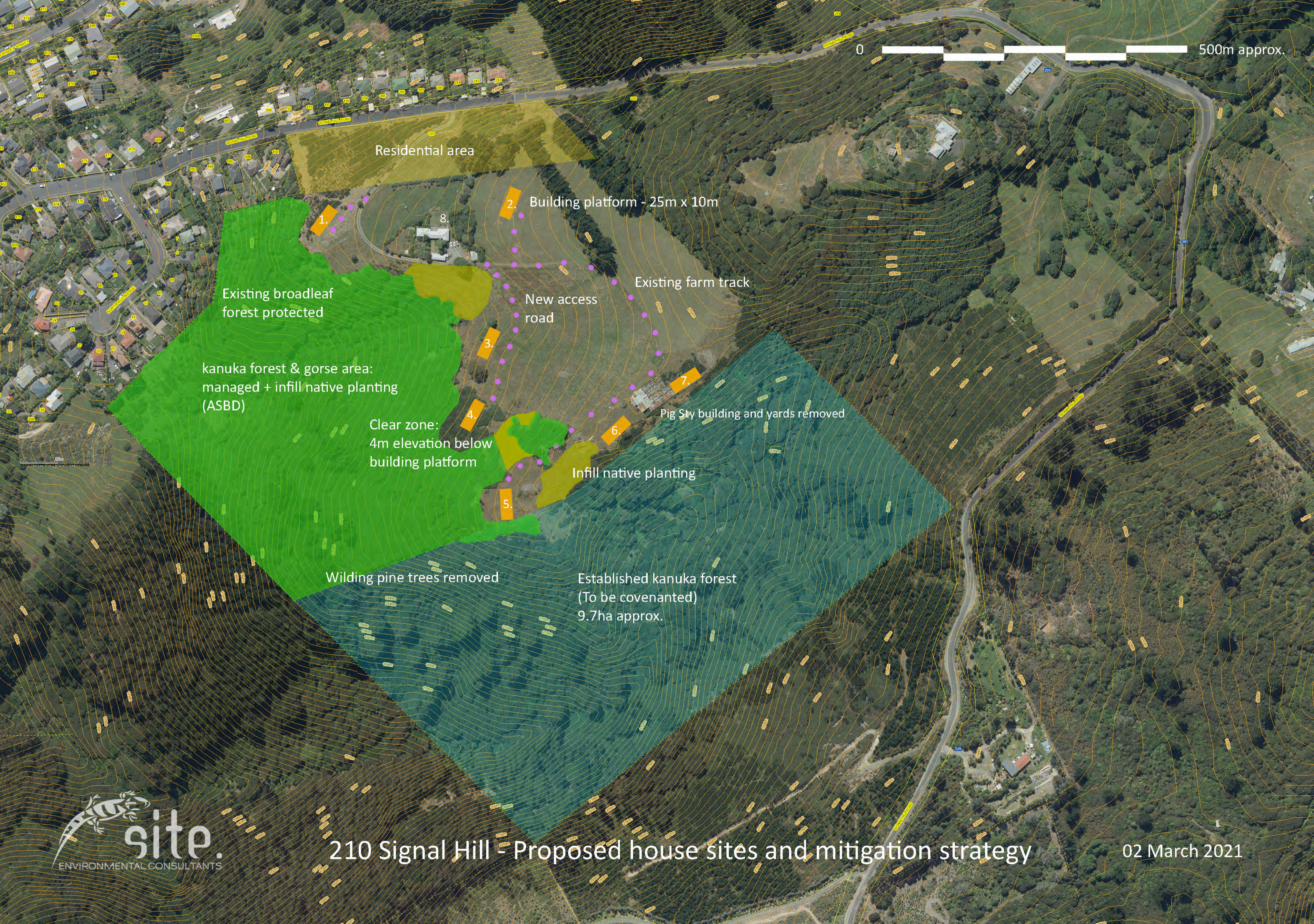
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Reasons for my views:

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0 500m approx.

Residential area

1.

2. Building platform - 25m x 10m

8.

Existing broadleaf forest protected

kanuka forest & gorse area: managed + infill native planting (ASBD)

New access road

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3.

Clear zone: 4m elevation below building platform

4.

Infill native planting

6.

Pig Sty building and yards removed

7.

5.

Wilding pine trees removed

Established kanuka forest (To be covenanted) 9.7ha approx.



2.59 km to farm house - 50mm focal length/full frame camera - 17.17hr



2km to farm house - 50mm focal length/full frame camera - 17.25



2.13 km to farm house - 50mm focal length/full frame camera - 17.30hr



1.86 km to farm house - 50mm focal length/full frame camera - 17.40hr



1.73 km to farm house - 50mm focal length/full frame camera - 17.36hr



1.96 km to farm house - 50mm focal length/full frame camera - 17.44hr