



SECOND GENERATION DISTRICT PLAN

Variation 2

Additional Housing Capacity

Part 3 – Sites Proposed for Rezoning

(greenfield, residential transition overlay zones, requested sites)

Section 42A Report

15 July 2022

Primary Author

Name: Bede Morrissey.

Qualifications: DipGrad (Environmental Management), University of Otago; DipGrad (Geology), University of Otago; Bachelor of Arts, University of Canterbury.

Experience: I have been employed by the Dunedin City Council as a Policy Planner since October 2021 and have worked on appeals to the 2GP along with the Variation 2 greenfield rezoning hearing topic. Prior to this, I worked as a Permissions Advisor for 18 months at the Department of Conservation.

Report Sections: All.

Code of Conduct

I confirm that I have read, and agree to comply with, the Environment Court Code of Conduct for Expert Witnesses (Practice Note 2014).

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List of Abbreviations

2GP	Second Generation Dunedin City District Plan
Act	Resource Management Act 1991
AEP	Annual Exceedance Probability
DCC	Dunedin City Council
GF	Greenfield
GR1	General Residential 1 Zone
GR2	General Residential 2 Zone
ICMA	Infrastructure Constraint Mapped Area
NC	Non-complying
NDMA	New Development Mapped Area
NES	National Environmental Standard
NPS-UD	National Policy Statement on Urban Development 2020
NWRA	No DCC Reticulated Wastewater Mapped Area
ORC	Otago Regional Council
P	Permitted
Plan	Second Generation Dunedin City District Plan
pRPS	Proposed Otago Regional Policy Statement 2021
RD	Restricted Discretionary
RMA	Resource Management Act 1991
RTZ	Residential Transition Overlay Zone
SWMP	Stormwater Management Plan
WCMA	Wastewater Constraint Mapped Area

1 Introduction

1.1 Purpose of the Officer's Report

1. This report is prepared under the provisions of section 42A of the Resource Management Act 1991 (RMA) to:
 - assist the Hearing Panel in making their decisions on the submissions and further submissions on Variation 2; and
 - provide submitters with information about how their submissions have been evaluated and the recommendations being made by the officer, prior to the hearing.
2. The evaluations and recommendations presented in this report are based on the information available prior to the hearing, including information contained in submissions.
3. In evaluating the submissions and further submissions, the matters considered include:
 - whether a decision requested is something that should properly be included in a District Plan, considering the functions of Dunedin City Council (DCC) under section 31 of the RMA, and the contents of district plans outlined in section 75 of the RMA;
 - whether the decision requested falls within the purpose of the changes proposed in Variation 2 (i.e. whether it is within scope);
 - the matters to be considered when changing a district plan as outlined in section 74 and 75, including:
 - the matters outlined in section 32 of the RMA, including the objectives of the Plan
 - the provisions of Part 2 of the RMA
 - the need to give effect to any national policy statement or any (operative) regional policy statement
 - the need to have regard to the proposed Regional Policy Statement
 - the need to have regard to the Dunedin Long Term Plan and Infrastructure Strategy and Dunedin Spatial Plan;
 - any restrictions on rules as outlined in section 76; and
 - relevant case law.
4. In preparing this report I have relied on advice from:
 - Mr Logan Copland and Mr Trevor Watson, DCC Transport, regarding transportation effects;
 - Mr Jared Oliver, DCC 3 Waters, regarding effects on 3 Waters infrastructure;
 - Mr Bruce Saunders, DCC 3 Waters, regarding effects on 3 Waters infrastructure;
 - Mr Luke McKinlay, DCC Urban Design, regarding effects on landscape, rural character, and visual amenity;
 - Mr Nathan Stocker, DCC City Development, regarding housing capacity modelling and other data;
 - Mr John Brenkley, DCC Parks and Recreation Services, regarding provision of parks, public amenities and planting;
 - Stantec, regarding hazards and geotechnical advice;
 - Wildland Consultants Limited, regarding effects on biodiversity;
 - City Development Leadership Team for peer review of my report and recommendations.

5. The recommendations made have also been assessed in terms of the requirements for a further evaluation report set out in section 32AA of the RMA.

1.2 Scope of report

6. This s42a report is the fourth of four reports that will be presented to assist the Hearings Panel respond to submissions on Variation 2 changes. The focus of this report is on submissions made on the Variation 2 changes outlined in **Table 1** below, which primarily relate to greenfield zoning.
7. The first report dealt with the changes to Plan provisions (other than for 3 Waters infrastructure), the second report dealt with intensification rezoning, and the third report dealt with 3 Waters infrastructure.

Table 1: Variation 2 changes addressed in this Section 42A Report

CHANGE GROUP	CHANGE IDs AND TOPICS INCLUDED IN THIS CHANGE GROUP
1. Broad submissions relating to greenfield rezoning	<ul style="list-style-type: none"> • Submissions regarding structure plan mapped area vegetation clearance rules • General support for greenfield zoning aspects of Variation • General submissions on new GF zoning • Application of NDMAs and associated infrastructure controls • 3 Waters infrastructure availability • Public transport and roading network • High class soils • Other infrastructure • Provision of green space • Miscellaneous
2. Greenfield Rezoning	<ul style="list-style-type: none"> • GF01 - 155 Scroggs Hill Road, Brighton • GF02 and GF02a - 201, 207 & 211 Gladstone Road South, East Taieri • GF03 - 16 Hare Road, Ocean View • GF04 - 127a Main Road, Fairfield • GF05 and GF05a - 353 Main South Road, Sunnyvale, Fairfield • GF06 - Weir Street, Green Island • GF07 - 33 Emerson Street, Concord • GF08 - 19 Main South Road, Concord • GF09 - 41-49 Three Mile Hill Road, Halfway Bush • GF10 - Honeystone Street, Helensburgh • GF11 and GF11a - Polwarth Road and Wakari Road, Helensburgh • GF12 - 233 Signal Hill Road, Upper Junction • GF14 - 336 & 336A Portobello Road, The Cove • GF15 and GF17 - Area west of Highcliff Road, Portobello • GF16 - Area east of Highcliff Road, Portobello
3. Residential Transitional Overlay Zone removal	<ul style="list-style-type: none"> • RTZ 1, 30 Mercer Street, Kenmure • RTZ 2, 87 Selwyn Street, North East Valley • RTZ 3, 13 Wattie Fox Lane
4. Sites original rejected for rezoning	<ul style="list-style-type: none"> • RS052 – Part 235 Signal Hill Road • RS14 – Freeman Cl. & Lambert St., Abbotsford • RS109 – 119 Riccarton Road West • RS110 – 23 Sretlaw Place • RS151 – 147 St Leonards Drive • RS153 – 77, 121 Chain Hills Road, part 100 Irwin Logan Drive, 3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, 25-27 Pinfold Place 53 - 100 Scroggs Hill Road • RS204 – 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd • RS157 – 90 Blackhead Road and surrounds • RS160 – Part 155 Scroggs Hill Road

CHANGE GROUP	CHANGE IDs AND TOPICS INCLUDED IN THIS CHANGE GROUP
	<ul style="list-style-type: none"> • RS161 – 210 Signal Hill Rd • RS165 – 750 Highcliff Road • RS167 – 50 - 60 Brinsdon Road • RS168 – 300 - 304 Leith Valley Road • RS169 – 41 Emerson Street • RS170 – 103, 105, 107 Hall Road, Sawyers Bay • RS171 – 3 Brick Hill Road & 18 Noyna Road, Sawyers Bay • RS175 – 85 Formby Street, Outram • RS154 – 91 and 103 Formby Street, Outram • RS176 – 234/290 Malvern Street, Leith Valley • RS193 – 177 Tomahawk Road • RS195 – 774 Allanton - Waiholo Rd • RS200 – 489 East Taieri-Allanton Road, Allanton • RS205 – 761 Aramoana Road • RS206, RS206a, RS77 – 35 Watts Road, 37 Watts Road, 43 Watts Road, Part 309 North Road • RS212 – 170 Riccarton Road West • RS220 – 53 – 127 Scroggs Hill Road • Previously rejected sites that did not receive submissions or further submissions

2 Background

2.1 Planning Background

8. Planning background for Variation 2 was provided in sections 5 and 6 of the section 32 Report and covered relevant aspects of the:
 - National Policy Statement on Urban Development 2020 (NPS-UD);
 - Partially Operative Otago Regional Policy Statement (RPS);
 - Dunedin's Long Term Plan and Infrastructure Strategy;
 - Dunedin City Spatial Plan;
 - Dunedin City Second Generation District Plan (the Plan);
 - Section 32 statutory considerations.
9. This report adopts those sections.
10. The following sections set out additional and updated information relevant to the statutory context.

2.1.1 Further evaluation under Section 32AA of the RMA

11. Section 32AA of the RMA requires that a further evaluation is undertaken for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal (section 32 Report) was completed. A further evaluation must be undertaken in accordance with section 32(1) to (4) and be undertaken at a level of detail that corresponds to the scale and significance of the changes.
12. In assessing the changes sought through submissions, I have considered the matters set out in section 32 of the RMA. Where I have not recommended changes it is because I did not consider that the change would be a more appropriate way of achieving the objectives of the Plan.

2.1.2 Proposed Otago Regional Policy Statement 2021 (pRPS)

13. The Otago Regional Council notified its Proposed Otago Regional Policy Statement 2021 (pRPS 2021) on 26 June 2021, after the further submission process for Variation 2 had closed.
14. Section 74(2)(a)(i) of the RMA requires that a territorial authority has regard to any proposed regional policy statement when changing a district plan. I note that, for the Partially Operative Otago Regional Policy Statement 2019 (RPS 2019), under section 75(3)(c), the territorial authority must give effect to any regional policy statement. The RPS 2019 was discussed in the section 32 report. The table below sets out the relevant provisions of the pRPS.

Table 2: Relevant provisions of the Proposed Otago Regional Policy Statement 2021

UFD – Urban form and development	
Objective UFD-01 Form and function of urban areas	The form and functioning of Otago's urban areas: <ol style="list-style-type: none"> (1) Reflects the diverse and changing needs and preferences of Otago's people and communities, now and in the future, and (2) Maintains or enhances the significant values and features identified in this RPS, and the character and resources of each urban area.
Objective UFD-02 Development of urban areas	The development and change of Otago's urban areas: <ol style="list-style-type: none"> (1) Improves housing choice, quality, and affordability, (2) allows business and other non-residential activities to meet the needs of communities in appropriate locations, (3) respects and wherever possible enhances the area's history, setting, and natural and built environment, (4) delivers good urban design outcomes, and improves liveability, (5) improves connectivity within urban areas, particularly by active transport and public transport, (6) minimises conflict between incompatible activities, (7) manages the exposure of risk from natural hazards in accordance with the HAZ–NH – Natural hazards section of this RPS, (8) results in sustainable and efficient use of water, energy, land, and infrastructure, (9) achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure, (10) achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region's urban growth and change, and (11) is guided by the input and involvement of mana whenua.
Objective UFD-03 Strategic planning	Strategic planning is undertaken in advance of significant development, expansion or redevelopment of urban areas to ensure that <ol style="list-style-type: none"> (1) there is sufficient development capacity supported by integrated infrastructure provision for Otago's housing and business needs in the short, medium and long term, (2) development is located, designed and delivered in a way and at a rate that recognises and provides for locationally relevant regionally significant features and values identified by this RPS, and (3) the involvement of mana whenua is facilitated, and their values and aspirations are provided for.
Objective UFD-05 Urban development and climate change	The impacts of climate change are responded to in the development and change of Otago's urban areas so that: <ol style="list-style-type: none"> (1) the contributions of current communities and future generations to climate change impacts are reduced, (2) community resilience increases, (3) adaptation to the effects of climate change is facilitated, (4) energy use is minimised, and energy efficiency improves, and (5) establishment and use of small and community-scale distributed electricity generation is enabled.
Policy UFD-P2	Sufficient urban area housing and business development capacity in urban areas, including any required competitiveness margin, is provided in the short, medium and long term by:

UFD – Urban form and development	
Sufficiency of development capacity	<p>...</p> <p>(5) responding to any demonstrated insufficiency in housing or business development capacity by increasing development capacity or providing more development infrastructure as required, as soon as practicable, and</p> <p>(6) requiring Tier 2 urban environments to meet, at least, the relevant housing bottom lines in APP10.</p>
Policy UFD-P3 Urban intensification	<p>Within urban areas intensification is enabled where it:</p> <p>(1) contributes to establishing or maintaining the qualities of a well-functioning urban environment,</p> <p>(2) is well-served by existing or planned development infrastructure and additional infrastructure,</p> <p>...</p> <p>(6) manages adverse effects on values or resources identified by this RPS that require specific management or protection.</p>
Policy UFD-P4 Urban expansion	<p>Expansion of existing urban areas is facilitated where the expansion:</p> <p>...</p> <p>(3) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way,</p> <p>...</p> <p>(5) manages adverse effects on other values or resources identified by this RPS that require specific management or protection,</p> <p>...</p>

15. I consider that the proposed provisions, including any amendments recommended in this report, are consistent with the pRPS 2021, especially when considered in the context of the other changes that comprise Variation 2, and the upcoming development of Dunedin's Future Development Strategy in accordance with the NPS-UD.

2.2 Update on Housing Capacity Assessment

2.2.1 Housing Capacity Assessment 2021

16. In July 2021, after the close of the further submission period for Variation 2, Dunedin City Council released a Housing Capacity Assessment to comply with NPS-UD requirements. The results from the Housing Capacity Assessment 2021¹ are available online in full. Earlier interim results from the underlying modelling were used in the section 32 report for Variation 2 to assist with the evaluation of options in terms of how much additional housing capacity could be anticipated from certain changes.
17. The Housing Capacity Assessment report (available on the DCC website) outlines the methodology behind the results. Key differences from the earlier modelling used for the Variation 2 section 32 report include:
- Improvements to the reconciliation of growth projections by area, age, and household type. This resulted in increased demand figures;
 - Improvements to property data where properties are split into multiple components but owned together. This resulted in increased capacity figures;
 - Changes to how the model considers the impact of slope on development yields and feasibility. This resulted in a reduction in the short-term capacity but an increase in long-term capacity; and
 - Changes to how model constraints around city-wide development composition (brownfield/greenfield) and location are incorporated into results. This resulted in reduced capacity figures.
18. Overall, the Housing Capacity Assessment 2021 shows that the Variation 2 changes together are now projected to add about 50% less housing capacity in the short term and about 10% less housing capacity

¹ Housing Capacity Assessment Dunedin City July 2021, [Housing-capacity-assessment-for-Dunedin-City-2021.pdf](#)

in the medium term than was projected in the section 32 report. However, the changes are still projected to ensure an overall surplus of housing capacity is provided over the next 10 years.

2.2.2 Housing Capacity Assessment – 2022 Update

19. In addition to the updated Housing Capacity Assessment 2021 outlined above, a further update has been provided by DCC Research and Monitoring. This 2022 update should be read alongside the Dunedin City Housing Capacity Assessment July 2021. It is not a full assessment and is instead intended to provide an update based on recent changes to key inputs.
20. The 2022 changes in capacity modelling methodology and inputs incorporated in this update include:
 - Use of new property dataset (incorporating developments completed since the Housing Capacity Assessment 2021).
 - Updated property values (based on property sales data) and construction costs (based on building consent data).
 - Updated zoning to reflect appeals resolved since the Housing Capacity Assessment 2021.
 - Updated development density assumptions for sites zoned Central Business District, Inner City Residential, or General Residential 2 (based on data from recent developments).
21. Results of the updated 2022 modelling are presented in Table 3 below.

Table 3 - 2022 update on sufficiency of housing development capacity in Dunedin

Timeframe	2022-25	2022-32	2022-52
Capacity required	1,940	5,250	8,180
Development capacity based on provisions and zoning prior to Variation 2 decisions (surplus/deficit)	2,020 (+80)	3,780 (-1,470)	9,280 (+1,100)
Development capacity based on Variation 2 decisions on Hearings 1 - 3 (surplus/deficit)	2,290 (+350)	4,680 (-570)	12,040 (+3,860)
Development capacity based on Variation 2 decisions <i>plus</i> notified Variation 2 zoning (surplus/deficit)	3,220 (+1,280)	5,600 (+350)	12,860 (+4,680)

22. The following notes regarding the above capacity figures are noted:
 - Capacity required incorporates a 20% competitiveness margin over 2018-28 and 15% over 2028-2048, as required by the NPS-UD.
 - The above figures indicate that following decisions on Variation 2 Hearings 1 to 3 (i.e. additional medium density zoning and rule changes providing for intensification in some residential zones), there is projected to be sufficient residential capacity in the short and long term, but not in the medium term.
23. Despite a projected sufficiency of supply in the short and long term, the decisions on Variation 2 to date do not enable any additional greenfield zoning. Providing for greenfield development opportunities provides choice for Dunedin's residents, in terms of type, price and location of households. Sufficient projected capacity should not be a reason not to rezone any new greenfield land. However, in my view, there is not a pressing demand for additional development capacity that could be used to justify zoning greenfield land that is not well aligned with the objectives and policies of the 2GP.

3 Structure of the report

3.1 How Proposals and Submissions are Ordered

24. This report is structured to enable consideration of broad matters raised in submissions relating to rezoning land, followed by submissions that relate to specific rezoning sites. In general, sites notified by DCC (changes beginning GF and RTZ (“**notified sites**”)) are considered prior to those that are within scope but were not included in the notified variation (changes beginning with RS (“**requested sites**”)).

3.2 Tables of Original & Further Submissions

25. Tables showing the original submission points being considered for each topic or change ID, and the related further submission points, are provided at the start of each section in the following parts of the report.
26. Tables showing all submission points that are addressed by this report, including further submissions, are provided in two appendices:
- Appendix A: lists the original submissions relevant to this report in numerical order, with relevant further submissions listed under each original submission; and
 - Appendix B: lists the original and further submissions relevant to this report in alphabetical order by the submitter’s first name to enable submitters to see the full list of their submission points that are considered in this report.
27. References to submissions in the body of the report can be found by using the Ctrl F search function and searching for a submission number or name (searching by last name is best).

3.3 Drafting Mark-up Protocol

28. Recommended changes to Plan provisions are shown as set out in **Table 4** below.

Table 4: Drafting mark-up protocol for this report

Type of content	How the content is displayed
Operative 2GP content for which: <ul style="list-style-type: none">• changes were not notified; and• no changes are recommended in this report.	Plain or bold text with no underline or strikethrough.
Operative 2GP content for which: <ul style="list-style-type: none">• changes were not notified; but• deletion is recommended in this report.	Plain or bold text with single strikethrough.
Operative 2GP content for which: <ul style="list-style-type: none">• changes were not notified; but• proposed new content is recommended in this report.	<u>Plain or bold text with single underline.</u>

4 General matters regarding assessment of sites

4.1 Assessment against Policy 2.6.2.1

29. Each site proposed for residential rezoning has been assessed against Policy 2.6.2.1. This Policy identifies the criteria that sites must meet in order to be considered as appropriate for residential zoning. Policy 2.6.2.1 reads:

Identify areas for new residential zoning based on the following criteria:

- a. rezoning is necessary to ensure provision of at least sufficient housing capacity to meet expected demand over the short and medium term; and*
- b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement is considered feasible; and*
- c. the area is suitable for residential development by having all or a majority of the following characteristics:*
 - i. a topography that is not too steep;*
 - ii. being close to the main urban area or townships that have a shortage of capacity;*
 - iii. currently serviced, or likely to be easily serviced, by frequent public transport services;*
 - iv. close to centres; and*
 - v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres;*
- d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:*
 - i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);*
 - ii. land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land:*
 - 1. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and*
 - 2. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively (Objective 2.3.1).*

Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;
 - iii. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new residential zoning in ASBV and UBMA;*
 - iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL and SNL overlay zones;*

- v. *the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones;*
 - vi. *subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai (Objective 10.2.4);*
 - vii. *the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:*
 - 1. *important green and other open spaces, including green breaks between coastal settlements;*
 - 2. *trees that make a significant contribution to the visual landscape and history of neighbourhoods;*
 - 3. *built heritage, including nationally recognised built heritage;*
 - 4. *important visual landscapes and vistas;*
 - 5. *the amenity and aesthetic coherence of different environments; and*
 - 6. *the compact and accessible form of Dunedin (Objective 2.4.1);*
 - viii. *the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1);*
 - ix. *public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Objective 2.7.1);*
 - x. *the multi-modal land transport network, including connections between land air and sea transport networks, operates safely and efficiently (Objective 2.7.2); and*
 - xi. *Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4).*
30. Sites that are proposed for General Residential 2 zoning are also assessed against Policy 2.6.2.3. This includes additional criteria in addition to the matters outlined in Policy 2.6.2.1. Policy 2.6.2.3 reads:

Identify areas for new medium density zoning based on the following criteria:

- a. *alignment with Policy 2.6.2.1; and*
- b. *rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a wastewater constraint mapped area is applied; and*
- c. *considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:*
 - i. *there is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being (Objective 2.6.1);*
 - ii. *Dunedin reduces its environmental costs and reliance on non-renewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following:*
 - 1. *being currently serviced, or likely to be easily serviced, by frequent public transport services; and*
 - 2. *being close (good walking access) to existing centres, community facilities such as schools, public green spaces, recreational facilities, health services, and libraries or other community centres; and*

- iii. *the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:*
 - 1. *important green and other open spaces, including green breaks between coastal settlements;*
 - 2. *trees that make a significant contribution to the visual landscape and history of neighbourhoods;*
 - 3. *built heritage, including nationally recognised built heritage;*
 - 4. *important visual landscapes and vistas;*
 - 5. *the amenity and aesthetic coherence of different environments;*
 - 6. *the compact and accessible form of Dunedin (Objective 2.4.1); and*
- iv. *the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1); and*
- d. *the area is suitable for medium density housing by having all or a majority of the following characteristics:*
 - i. *lower quality housing stock more likely to be able to be redeveloped;*
 - ii. *locations with a topography that is not too steep;*
 - iii. *locations that will receive reasonable levels of sunlight; and*
 - iv. *market desirability, particularly for one and two person households.*

31. The following sections provide information in relation to assessment against several of the criteria in Policy 2.6.2.1.

4.2 Rural character and visual amenity

32. Objective 2.4.6 is referenced in Policy 2.6.2.1 as a relevant consideration for rezoning land to residential. The objective requires that the character and visual amenity of Dunedin's rural environment is maintained or enhanced. The associated policies relate to identification of the different character and amenity values in rural land, which is implemented through application of various rural zones and the values listed in Appendix A7 to the 2GP; and maintaining those values through management of subdivision and development activities and the density of residential activity in rural zones. These requirements are implemented through rules and policies in Section 16 – Rural Zones. While Objective 2.4.6 is referenced in Policy 2.6.2.1, the policies that give effect to it do not refer to managing zoning decisions.
33. All zoning to residential will result in loss of rural character and amenity, replacing it with a residential character. I do not consider that Objective 2.4.6 requires a protection of all rural character and amenity values, as this would prevent most new residential zoning. Therefore, while an assessment has been made of the relative value of the rural environment in each location and the likely effects on it, in general relatively little weight has been placed on meeting this objective in terms of supporting rezoning of new sites.

4.3 Landscape

34. The 2GP protects two classes of non-coastal landscapes: Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNL). None of the rezoning sites relate to ONLs, but a small number relate to SNLs. A key attribute of landscape overlays is naturalness. Urban land use is, in essence, incompatible with this; in particular, the density of built development provided for in urban zones. This is reinforced in Policy 2.6.2.1.d.iv, which is that:

Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL and SNL overlay zones;

35. Consequently, as outlined in the site-specific sections below, my recommendation in relation to residential development in Significant Natural Landscape areas is that this is not appropriate.

36. However, the boundaries of landscape overlays are often drawn based on landscape features such as topographic lines and not all parts of that boundary have been assessed based on a detailed site examination. In some cases when protection of landscape values needs to be evaluated against other outcomes (such as considering land for urban development) a more detailed site assessment is warranted to re-assess the boundaries to enable that evaluation.
37. Several rezoning sites overlap with a small area of land at the edge of an SNL. In these cases, the area has been re-assessed in respect of its landscape values. In some cases, and provided there is scope to do so, the recommendation is to remove the small area of SNL.
38. Policy 2.6.2.1.d.vii also requires consideration of other landscape values. It reads:
- the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:*
1. *important green and other open spaces, including green breaks between coastal settlements;*
 2. *trees that make a significant contribution to the visual landscape and history of neighbourhoods;*
 3. *built heritage, including nationally recognised built heritage;*
 4. *important visual landscapes and vistas;*
 5. *the amenity and aesthetic coherence of different environments; and*
 6. *the compact and accessible form of Dunedin (Objective 2.4.1);*
39. Therefore, while a landscape may not meet the criteria for an SNL, certain landscapes within Dunedin may upon examination be of sufficient importance to justify avoiding or limiting residential development within them, particularly if they form key visual backdrops for urbanised areas as viewed from large portions of that area or from key public places. Sites where landscape matters were raised in submissions have been assessed by DCC's Landscape Architect (see Appendix D).

4.4 Urban design controls

40. The 2GP manages effects on residential character and amenity through various performance standards, including managing height (maximum 9m), height in relation to boundary (height plane angles) setbacks from boundaries, scale of buildings (building length), fence design, location and screening car parking, outdoor storage areas, maximum building and site coverage, signage and minimum site size/density. These performance standards must be complied with at the time of subdivision or development (as appropriate), or resource consent be obtained. These provisions implement plan objectives and policies that seek to manage amenity on-site, for surrounding residential properties and public spaces, and in relation to the streetscape (objectives 15.2.2, 15.2.3 and 15.2.4 respectively). There are no objectives and policies that manage development in the new residential zones that seek to protect character or 'landscape' values or manage the effects of development on the views from existing development. There is no presumption in the plan that outlook will always be maintained the same or that adverse effects on individual's outlook should be protected.
41. The 2GP does not currently provide for additional design controls within residential areas. Submitters on a number of sites, supported in several cases by landscape advice, seek additional controls such as single-storey buildings, specific cladding materials and reflectivity limits. Where the controls are requested to preserve the amenity of a relatively small number of neighbours, I have generally not supported them, as the current 2GP performance standards should be appropriate. If additional controls are necessary to mitigate effects on important landscapes or vistas (see above), a decision must be made as to whether rezoning these areas is appropriate. If so, a new method (i.e., additional performance standards within structure plan mapped area rules, with policy support) will need to be included within the Plan. However, this should only be considered where there is a clear broader public or site specific value to be maintained that aligns with the objectives of the Plan and that requires a stricter management approach than the one that applies to other parts of the city.

4.5 Transport

42. Policy 2.6.2.1.d.x. is that the multi-modal land transport network, including connections between land, air and sea transport networks, operates safely and efficiently. Policy 2.6.2.1.d.ix is that public

infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public. Policy 2.6.2.1.b is that rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement (on the method, timing and funding of transport infrastructure) is considered feasible. I note that in most cases, upgrades necessary to service the proposed rezonings are neither planned nor funded.

43. Comments from DCC Transport has been sought in relation to all rezoning sites (see Appendix D). In many cases these comments are quite detailed and provide an assessment of each notified site to identify potential transport issues associated with them, including infrastructural issues and the need for improvements to the transport network to accommodate additional development. Some of the matters raised are relevant to zoning decisions and some to decisions on subdivision.
44. In my opinion, matters relevant to zoning decisions include:
 - The ability to feasibly provide access to a site. This includes whether physical access is possible, whether it can be provided at reasonable cost, and that it is likely to be able to be provided safely.
 - The likelihood of a rezoning requiring significant upgrades to local or network infrastructure that are unfeasible to achieve.
45. Matters relevant to a subdivision process include:
 - Details on subdivision roading layout and design.
 - Details on local roading upgrades needed (e.g., road widening, footpaths, street lighting, intersection upgrades).
46. However, some of the matters relevant to subdivision above may also be relevant to a zoning decision if it is considered that they are necessary for the rezoning to be appropriate. In this case, a structure plan or site-specific rules may be required to ensure these outcomes are achieved, including those that specify the timing of when upgrades need to occur ahead of development. Inclusion of structure plan rules can give DCC (and land owners) more certainty that these matters will be satisfactorily addressed and not challenged or litigated during a subdivision application.
47. I note that matters raised in relation to increased use of cars as a result of lack of public transport or isolated sites, are considered in relation to Policy 2.6.2.1.d.xi, which is that Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion.

4.6 Impacts on highly productive land

48. Policy 2.6.2.1.d.ii references Objective 2.3.1. This objective includes the requirement that land that is important for economic productivity, which includes productive rural land, is protected from less productive competing uses or incompatible uses. Policy 2.6.2.1 notes that achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements.
49. Highly productive rural land is defined in the 2GP as: “Land that has the ability to sustain the production of a wide variety of plants including horticultural crops, through a combination of land, soil and climate attributes”. For the purposes of this assessment, it is limited to Land Use Capability Classes 1, 2 and 3 and land mapped as high class soils on the 2GP maps.
50. For the notified sites, a high-level cost benefit assessment was undertaken for sites assessed as having highly productive land (HPL) or mapped as having high class soils. This assessment from Property Economics and Beca is included as a supporting document to the section 32 report. Sites (and areas that include separate sites) smaller than 4ha were considered to contribute no or minimal primary productive potential. This assessment did not include the requested sites.
51. To provide context, Dunedin’s contribution to national primary productivity is very small (0.9%). Approximately 32,000ha of Dunedin’s land area is identified as highly productive land, of which

approximately 350ha (1%) has been assessed for rezoning as a notified site through Variation 2, or through resolution of 2GP appeals.

4.7 Provision of recreation spaces

52. Comment has been sought from the DCC Parks and Recreation (PARS) Department regarding the various sites (see Appendix D). While I have noted these comments in the individual site assessments, provision of amenity and recreation spaces is primarily a matter dealt with at the time of subdivision, rather than a rezoning matter. Where rezoned sites are subject to a new development mapped area (NDMA) (this is recommended for all but the smallest of sites), policies 12.2.X.1 to 7 apply. Policy 12.2.X.1 requires the subdivision provides, or otherwise ensures, good access to outdoor recreation opportunities, including playgrounds. Policy 12.2.X.4 requires that subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities, to ensure an attractive residential environment. Where a very large area is being rezoned, it may be appropriate to ensure a minimum area or location of outdoor recreation area is included within structure plan rules for that site, to provide certainty.

4.8 Methodology for seeking expert evidence on sites

53. There are two broad categories of sites assessed within this report:
- Notified sites that have been previously assessed as part of the section 32 report, but which have had submissions or further submissions raising site-specific issues.
 - Requested sites where submissions have been made seeking their rezoning. In general, very little assessment was undertaken prior to notifying Variation 2.
54. For notified sites, the initial assessment has been reviewed in light of issues raised by the submitters. Any updates or amendments to the existing assessment are discussed in relation to each site in Section 5.2 and 5.3 of this report and included in the expert evidence assessments in Appendix D.
55. For the requested sites, an initial assessment has been undertaken against Policy 2.6.2.1. Where a site has been found to have a clear inconsistency against Policy 2.6.2.1, no further assessment has been undertaken, as it is considered that these sites are incompatible with residential rezoning at the present time.
56. For the remaining requested sites, a full assessment of the site has been undertaken against Policy 2.6.2.1 to determine its suitability for residential zoning. This is discussed in relation to each site in Section 5.4 of this report and expert evidence assessments included in Appendix D.
57. Updated site assessment sheets for each site are attached as Appendix C.

4.9 Issues for network utility providers

58. Consultation was undertaken with a variety of infrastructure service providers in relation to the proposed growth areas. For the notified sites, this was undertaken at the time of the section 32 report with comments received outlined in that report. Feedback on the requested sites was sought in early 2022.
59. In brief, the following comments were received:
- Aukaha (on behalf of Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki) provided early stage feedback on what issues would likely be a concern to rūnaka. The key issue of concern was proximity to water bodies and the potential effects development could have in these areas.
 - Aurora noted no issues in providing power supply to the areas identified.
 - Chorus noted no issues with providing telecommunication infrastructure services to the proposed rezoning areas. All areas are within fibre/copper coverage. Some of the more remote sites are outside Ultra Fast Broadband boundaries, but copper infrastructure with VDSL or ADSL would be available.

- Fire and Emergency New Zealand commented that a number of the proposed growth areas would be serviced by volunteer brigades, and that depending on the time of day and availability of personnel there may be delays in response times.
- OtagoNet commented that none of the sites are in areas currently supplied by OtagoNet, or close enough to be considered viable to establish a new supply from the OtagoNet electricity network when the sites are already embedded with the Aurora Energy supply area.
- Spark commented that they would generally expect to be able to service the areas identified. Spark stressed, however, that it is critical that the developers of the land be made responsible for ensuring connectivity to telecommunications. Developers should consult the network providers to establish the connectivity requirements and capacity, and be required to contribute or pay for the required upgrading to service the new areas. If this doesn't occur, there is a risk that there will be areas that will not have connectivity available at the time of construction or occupation.
- The Ministry of Education commented that, in its totality and based on current enrolment patterns, the current schooling network is projected to be able to accommodate or the potential growth from the identified areas. Should enrolment patterns change, there are some schools that are currently not able to accommodate all students residing within their catchment and additional residential development in these areas would put further pressure on overcrowding.
- Transpower commented that none of the additional sites are located near the National Grid and therefore they have no additional comment to make in relation to the specific sites. Transpower also noted that there are works proposed to enhance the National Grid in the Otago/Southland region over the next 15 years based on forecast load growth. However, it is not expected that the outcome of Variation 2 would have an impact on these works or generate the need for further grid enhancement work.
- Waka Kotahi commented that it did not have too many concerns with the transport network's ability to cope with additional growth in the areas identified, although this would depend on what is actually proposed for the sites (scale and intensity of developments etc). Waka Kotahi commented that it supports maintaining a contained urban form that supports the use of active travel modes and public transport. It noted some of the more remote sites will not support these outcomes. A site-specific issue was raised in relation to 489 East Taieri-Allanton Road (RS200), and this is discussed later in the report under that particular site.

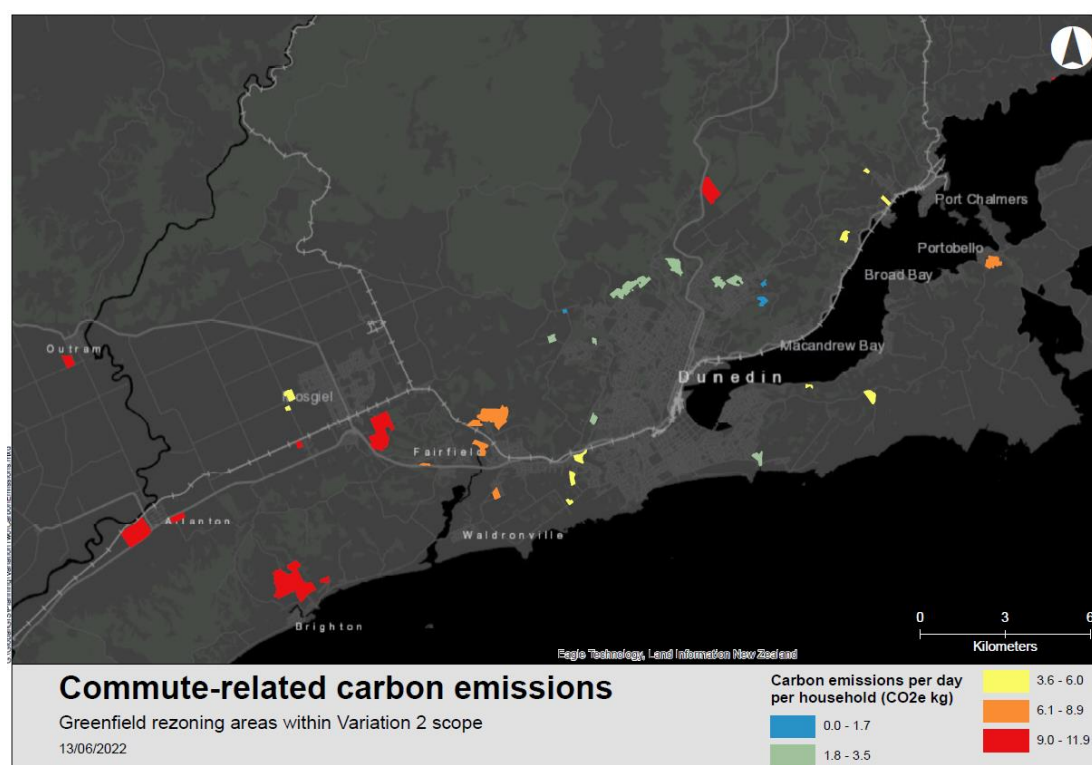
4.10 Carbon Emissions From Growth Areas

60. In June 2019, the Dunedin City Council declared a climate emergency and accelerated its efforts to become a net carbon zero city. The city's target is to reduce Dunedin's carbon emissions to net zero by 2030. This means both minimising greenhouse gas emissions from all sources over time, and offsetting the remaining emissions.
61. I also note Policy 1(e) of the National Policy Statement on Urban Development 2020 which relates to climate change. Policy 1(e) reads:

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

(e) *support reductions in greenhouse gas emissions.*
62. DCC Research and Monitoring has provided an assessment of the expected commute-related carbon emissions for the greenfield areas being assessed as part of this hearing. A map showing the anticipated carbon emissions per day per household (CO₂e kg) is provided in the following map:

Figure 1 - Commute-related carbon emissions



63. The methodology used in this analysis is included in Appendix D. The analysis uses travel distances, census data, demographic data, and carbon emission factors to estimate the average commute-related carbon emissions of greenfield rezoning areas across Dunedin.
64. Broadly speaking, this shows the more remote rezoning areas generating higher daily household carbon emissions compared to sites closer to centres. However, there are also other factors influencing the results. These can include:
 - Availability (and quality) of public transport services.
 - Proximity to different work/education facilities.
 - Spatial difference in transport mode composition.
 - Spatial demographic differences (e.g. differences in average people per household or the proportion of people who work/study).
65. Proximity to public transportation and centres is included as part of the assessment for each site under Policy 2.6.2.1; however, this data provides some additional information in relation to potential impacts on carbon emissions for the individual sites.

4.11 Residential Transition Overlay Zone (RTZ)

66. Some of the sites contained within this report are either currently subject to, or recommended to be subject to, a Residential Transition Overlay Zone (RTZ). An RTZ is used to provide for future residential zoning where land has been identified as appropriate for growth, but where infrastructure servicing is not planned in the medium term. The RTZ enables these areas to transition to residential use once infrastructure servicing is available. It also manages activities in the meantime to ensure areas remain suitable for future residential use by restricting activities that may make it harder to develop in the future. The objectives, policies, and rules relating to RTZ areas are outlined in Chapter 12 of the 2GP.

67. Land with an RTZ maintains its underlying zoning, but is shown on the 2GP maps as having an RTZ overlay. The transition zone for each RTZ is specified through the overlay name on the Planning Maps, for example: *Residential Transition Overlay Zone (General Residential 1 Zone)*, and in Appendix 12A.
68. As discussed further in this report, for site GF11 (Polwarth Road and Wakari Road), I recommend an RTZ be applied to the site, but with a specific release rule that supersedes the release rule contained in the 2GP (Rule 12.3.1).

5 Summary of submissions and recommendations

5.1 Broad submissions

5.1.1 Submissions regarding structure plan mapped area vegetation clearance rules

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S187.029	Dunedin City Council	Accept the change with amendments	<p>Amend Change GF08 (Rezoning from Rural Hill Slopes Zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes) as it relates to the vegetation clearance Rule 15.8.AB as follows:</p> <p>15.8.AB.1 Indigenous Vegetation clearance</p> <p>a. Indigenous Vegetation clearance must not occur within 5m of the water body that is identified on the Main South Road Concord structure plan and labelled 'Water Body' (see Figure 15.8.ABA). Note the location of the water body on the map is indicative only. This setback must be measured perpendicular from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).</p> <p>b. The following types of <u>indigenous vegetation</u> clearance are exempt from Rule 15.8.AB.1.a, indigenous vegetation clearance that is:</p> <p>i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;</p> <p>ii. clearance for the maintenance of fences (including gates); provided;</p> <p>1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and</p> <p>2. the erection of new fences does not damage:</p> <p>1. specimens of threatened plant species listed in Appendix 10A.1;</p> <p>2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or</p> <p>3. mature indigenous trees listed in Appendix 10A.3.</p> <p>iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;</p> <p>iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;</p>

			<p>v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;</p> <p>vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;</p> <p>vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;</p> <p>viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared. {Change GF08} Make any such further, alternative, or consequential relief as may be necessary to fully give effect to this submission.</p>
S187.030	Dunedin City Council	Accept the change with amendments	<p>Amend Change GF10 (rezoning from Rural Hill Slopes Zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes) as it relates to the vegetation clearance rules, to improve drafting and correct errors:</p> <p>15.8.AA.1 Indigenous Vegetation clearance</p> <p>a. Indigenous Vegetation clearance must not occur within 5m of the water body that is identified on the Honeystone Street structure plan and labelled 'Water Body' (see Figure 15.8.AAA), except for the construction of a crossing point for a single accessway to the part of the structure plan mapped area that is on the northern side of the water body. Note the location of the water body on the map is indicative only. This setback must be measured from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).</p> <p>b. Indigenous vegetation clearance must not occur within the area shown hatched green on the Honeystone Street structure plan and labelled 'Restricted Development Area (Biodiversity)'.</p> <p>c. The following types of indigenous vegetation clearance are exempt from rules 15.8.AA.1.a and 15.8.AA.1.b, indigenous vegetation clearance that is;</p> <p>i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;</p> <p>ii. clearance for the maintenance of fences (including gates), provided:</p> <p>1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and</p> <p>2. the erection of new fences does not damage:</p> <p>1. specimens of threatened plant species listed in Appendix 10A.1;</p> <p>2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or</p> <p>3. mature indigenous trees listed in Appendix 10A.3.</p> <p>iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;</p>

			<p>iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;</p> <p>v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;</p> <p>vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;</p> <p>vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;</p> <p>viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared. {Change GF10}</p> <p>Make any such further, alternative, or consequential relief as may be necessary to fully give effect to this submission.</p>
S187.031	Dunedin City Council	Accept the change with amendments	<p>Amend Change RTZ2 (Rezoning from Rural Residential 2 Zone with a Residential Transition Overlay Zone to General Residential 2 Zone at 87 Selwyn Street, and associated changes) as it relates to the vegetation clearance rules, as follows:</p> <p>15.8.AC.1 Indigenous vegetation clearance</p> <p>a. Indigenous vegetation clearance must not occur within the area shown hatched green on the Selwyn Street structure plan and labelled 'Restricted Development Area (Biodiversity)' (see Figure 15.8.ACA), except for indigenous vegetation clearance that is:</p> <p>i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;</p> <p>ii. clearance for the maintenance of fences (including gates), provided;</p> <p>1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and</p> <p>2. the erection of new fences does not damage:</p> <p>1. specimens of threatened plant species listed in Appendix 10A.1;</p> <p>2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or</p> <p>3. mature indigenous trees listed in Appendix 10A.3;</p> <p>iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;</p> <p>iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;</p>

			<p>v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;</p> <p>vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;</p> <p>vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;</p> <p>viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.</p> <p>Make any such further, alternative, or consequential relief as may be necessary to fully give effect to this submission.</p>
FS184.535	Otago Regional Council	Oppose OS187.031	Oppose OS187.031. Disallow submission and do not amend Change RTZ2. The proposed stormwater management provisions of Variation 2 are not appropriate for the Lindsay Creek catchment.
FS241.3	Tim Hyland	Support OS187.031	Support OS187.031. Allow submission and change Rule 15.8.AC to better protect biodiversity.
<p><u>Submissions seeking to amend the vegetation clearance rules</u></p> <p>The Dunedin City Council submitted on Change GF08 – Main South Road, Change GF10 – Honeystone Street, and RTZ2 – Selwyn Street to accept the changes as notified, but amend the proposed vegetation clearance rules in the following structure plan mapped area performance standards: Rule 15.8.AB for GF08; Rule 15.8.AA for GF10; and Rule 15.8.AC for RTZ2. The changes are proposed to improve clarity and correct two areas in the proposed drafting, as follows:</p> <ul style="list-style-type: none"> • The structure plan rules relating to GF08, GF10, and RTZ2 each include an exception relating to the maintenance of fences. However, the associated clauses relate to new fencing, and were included in error. The submitter requests that these should be removed. • The structure plans relating to GF08 and GF10 protect vegetation within 5m of water bodies. This protection was intended to apply to all vegetation within 5m (apart from the noted exceptions), consistent with the approach in Rule 10.3.2.2. However, the rule incorrectly refers to indigenous vegetation clearance only. It is submitted that the wording be amended to refer to all vegetation clearance. <p>Two further submissions were received relating to submission point S187.031 (relating to RTZ2), one in support and one in opposition.</p> <p><u>Recommendation</u></p> <p>The amendments proposed by the submitter are not significant, and will result in clearer and more appropriate vegetation clearance rules. I recommend that, provided Changes GF08, GF10, and RTZ2 are adopted, the amendments proposed should also be adopted.</p> <p><u>Recommended amendments:</u></p>			

Amend Rule 15.8.AB as follows:

15.8.AB.1 ~~Indigenous~~ Vegetation clearance

- a. ~~Indigenous~~ Vegetation clearance must not occur within 5m of the water body that is identified on the Main South Road Concord structure plan and labelled 'Water Body' (see Figure 15.8.ABA). Note the location of the water body on the map is indicative only. This setback must be measured perpendicular from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).
- b. The following types of ~~indigenous vegetation~~ clearance are exempt from Rule 15.8.AB.1.a, ~~indigenous vegetation clearance that is:~~
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. clearance for the maintenance of fences (including gates), ~~provided:~~
 1. ~~any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~
 2. ~~the erection of new fences does not damage:~~
 1. ~~specimens of threatened plant species listed in Appendix 10A.1;~~
 2. ~~important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~
 3. ~~mature indigenous trees listed in Appendix 10A.3.~~
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
 - iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
 - v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
 - vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
 - vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
 - viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

Amend Rule 15.8.AA as follows:

- a. ~~Indigenous~~ Vegetation clearance must not occur within 5m of the water body that is identified on the Honeystone Street structure plan and labelled 'Water Body' (see Figure 15.8.AAA), except for the construction of a crossing point for a single accessway to the part of the structure plan mapped area that is on the northern side of the water body. Note the location of the water body on the map is indicative only. This setback must be measured from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).
- b. Indigenous vegetation clearance must not occur within the area shown hatched green on the Honeystone Street structure plan and labelled 'Restricted Development Area (Biodiversity)'.
- c. The following types of ~~indigenous~~ vegetation clearance are exempt from rules 15.8.AA.1.a and 15.8.AA.1.b, ~~indigenous vegetation clearance that is:~~
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. clearance for the maintenance of fences (including gates), ~~provided:~~
 1. ~~any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~
 2. ~~the erection of new fences does not damage:~~
 1. ~~specimens of threatened plant species listed in Appendix 10A.1;~~
 2. ~~important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~

~~3. mature indigenous trees listed in Appendix 10A.3;~~

- iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
- iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
- v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
- vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
- vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
- viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared

Amend Rule 15.8.AC as follows:

- a. Indigenous vegetation clearance must not occur within the area shown hatched green on the Selwyn Street structure plan and labelled 'Restricted Development Area (Biodiversity)' (see Figure 15.8.ACA), except for ~~indigenous vegetation clearance that is:~~
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. clearance for the maintenance of fences (including gates), ~~provided;~~
 - ~~1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~
 - ~~2. the erection of new fences does not damage:~~
 - ~~1. specimens of threatened plant species listed in Appendix 10A.1;~~
 - ~~2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~
 - ~~3. mature indigenous trees listed in Appendix 10A.3;~~
- iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
- iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
- v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
- vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
- vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
- viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

5.1.2 General support for greenfield zoning aspects of Variation

Submission point	Submitter Name	Support/Oppose	Summary of Submission
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S128.011	Mark Geddes	Accept the change	Retain rezoning of greenfield areas to General Residential 1, as outlined on the maps (inferred not stated).
S235.002	Waka Kotahi (NZ Transport Agency)	Accept the change	General statement of support for Variation 2.
FS184.53	Otago Regional Council	Oppose OS235.002	Oppose OS235.002. Disallow submission to generally support all changes of Variation 2 unless the amendments sought in Otago Regional Council's submission are made.
S13.001	Bill Morrison	Accept the change	Retain all changes made in Variation 2.
FS184.18	Otago Regional Council	Oppose OS13.001 in part	Oppose OS13.001 in part. Allow submission to retain all changes made in Variation 2 conditional on the amendments sought in Otago Regional Council's submission being made.
S73.001	Melissa Bulger	Accept the change	Retain all changes made in Variation 2.
FS184.112	Otago Regional Council	Oppose OS73.001 in part	Oppose OS73.001 in part. Disallow submission to retain all changes made in Variation 2 unless the amendments sought in Otago Regional Council's submission are made.
S244.001	The Southern District Health Board	Accept the change	Retain all changes made in Variation 2.
FS184.60	Otago Regional Council	Oppose OS244.001	Oppose OS244.001. Disallow submission to retain all changes made in Variation 2 unless the amendments sought in Otago Regional Council's submission are made.
S123.006	Fletcher Glass	Accept the change	General statement of support for Variation 2.
FS184.547	Otago Regional Council	Oppose OS123.006 in part	Oppose OS123.006 in part. Disallow submission of general support for Variation 2 unless the amendments sought in Otago Regional Council's submission are made.
S189.003	Ryman Healthcare Limited	Accept the change	Retain changes in Variation 2 that: Address residential development capacity constraints and contribute towards achieving the targets for housing development capacity in the 2019 Housing Capacity Assessment for Dunedin and other relevant strategies; Recognise the need to enable and provide a range of housing types across the district; Reduce pressure on urban expansion by enabling more intensification to deliver a more compact city; and Provide mechanisms to enable the well-planned and intensive development of a variety of accommodation opportunities for the elderly within the district.
FS184.27	Otago Regional Council	Oppose OS189.003 in part	Oppose OS189.003 in part unless the amendments sought in Otago Regional Council's submission are made.
S205.003	Retirement Villages Association of New Zealand	Accept the change	Retain changes in Variation 2 that: Address residential development capacity constraints and contribute towards achieving the targets for housing development capacity in the 2019 Housing Capacity Assessment for Dunedin and other relevant strategies; Recognise the need to enable and provide a range of housing types across the district; Reduce pressure on urban expansion by enabling more intensification to deliver a more compact city; and Provide mechanisms to enable the well-planned and intensive development of a variety of accommodation opportunities for the elderly within the district.
FS184.37	Otago Regional Council	Oppose OS205.003 in part	Oppose OS205.003 in part unless the amendments sought in Otago Regional Council's submission are made.
<u>Submissions:</u>			

The original submissions in general support of the changes proposed in Variation 2 are noted. Further submissions were received from the Otago Regional Council opposing each of these original submissions, in part to enable the amendments sought in the Otago Regional Council's submission to be made.

Recommendation:

I recommend retaining the changes proposed in Variation 2, as they relate to the greenfield rezoning, with the amendments set out later in this following report in response to issues raised in other submissions.

Recommended amendments:

See the recommendations set out in the following sections of this report.

5.1.3 General submissions on new greenfield zoning

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S23.001	Ken Barton	Reject the change	Remove all changes which extend residential zoning over greenfield land (inferred not stated).
S306.002	Megan Goodwin	Reject the change	Remove all greenfield rezoning (inferred not stated).
S9.004	Marita Ansin-Johnson	Reject the change	Remove Changes GF01-17 and RTZ1.
S16.001	Patrick Shannon	Reject the change	Remove changes which extend residential zoning over greenfield land (inferred not stated).
S177.008	Generation Zero (Dunedin)	Reject the change	Remove greenfield rezoning areas.
S176.001	Liz Angelo	Accept the change with amendments	Retain rezoning to residential on greenfield sites provided that the following outcomes are met: <ul style="list-style-type: none"> - Good connections to public transport; - Connections to public infrastructure and consideration of alternative solutions for 'off the grid'; - Providing for green spaces and public amenities in the subdivision; - Encouraging good design with use of good quality materials and workmanship designed to the New Zealand Green Building Council and Passive House Standard with visual aesthetics; - Provision of a mix of social and private housing; - Provide for small commercial area to accommodate residents within the greenfield areas; - Provide for ultrafast broadband and 'plug ins' in each home for electric vehicles; and - -Avoid cheap housing estates that lead to antisocial pockets of society.
FS226.12	Southern Heritage Trust	Support OS176.001	No granny/family/infills/attachments; prefer to restore older heritage houses. Avoid cheap housing estates that can turn into slums. Ensure new 'villages' are a thing of beauty and joy forever.

S184.002	Public Health Association of NZ, Otago-Southland Branch (Louise Mainvil)	Accept the change with amendments	<p>Retain general intensification (greenfield) provided that:</p> <ul style="list-style-type: none"> • Medium Density (MD) development doesn't inadvertently cause negative outcomes for renters. • Public Transport/Active Transport (PT/AT) has been accounted for in the choice of proposed development locations, especially Greenfield development. While criteria in the risk assessment model includes proximity to a bus stop, it is difficult to gauge the extent to which AT has been considered. Otago University's Active Living Lab "Turning the Tide - from Cars to Active Transport" provides illustration of health co-benefits from PT/AT. • Housing design and quality that incorporates climate change mitigation and adaptation can be encouraged or even mandated in future developments. This is an opportunity for DCC to lead and provide exemplars on the health co-benefits that can be achieved through housing design and quality. • Soil mapping will be accelerated so that knowledge of soil quality can be upgraded to allow more informed land use management decisions. We understand a low proportion of Dunedin's lands have been adequately mapped. This appears to be an unacceptable risk in assessing whether land can be deemed suitable for increasing carbon sinks / capable of increasing biodiversity or food production, for example. • The assessment of soil quality is currently sound, in terms of the LUC 1-3 rating as a benchmark for land-use. For example, Polwarth Road & Wakari Road - the Plan states most of this area is identified as having high class soils, but no LUC 1-3 soils - therefore acceptable. Is it acceptable to lose any primary productivity? (as stated for 2 sites). Further, Honeystone Street has high class soils in 50% of the site but due to having no LUC 1-3 rated land it is deemed lower risk. The report goes on to say this area has 6ha of productive land (out of 8.9ha total) yet concludes "the loss of primary productivity is relatively low".
FS184.500	Otago Regional Council	Support OS184.002	<p>ORC supports this submission as providing for active modes of transport, and access to public transport are important in planning developments and give effect to policies 8 and 13 of the Regional Land Transport Plans 2015-2021;</p> <p>The RPS 2019 policy 4.5.1 (providing for urban growth and development) requires regard is given to minimizing adverse effects on significant soils and activities which sustain food production.</p>
S59.012	Rebecca Post	Accept the change with amendments	<p>Amend changes which increase housing density and availability of sites to build on to ensure that:</p> <ol style="list-style-type: none"> a. there is adequate infrastructure (3 Waters) provided, and b. communal, outdoor children's play areas are provided within each larger (4 or more dwelling units) development, in addition to private, individual outdoor amenity spaces.
FS184.478	Otago Regional Council	Support OS59.012 in part	<p>Support OS59.012 in part. Allow amendment to changes which increase housing density and availability of sites to build which ensure there is adequate infrastructure (3 Waters) provided. The relief for adequate infrastructure for 3 Waters is consistent with ORC original submission.</p>
<u>Submissions:</u>			

A number of submitters opposed all new greenfield zoning (Ken Barton (S23.001), Megan Goodwin (S306.002), Marita Ansin-Johnson (S9.004), Patrick Shannon (S16.001) and Generation Zero (Dunedin) (S177.008)). The reasons given include: loss of productive land, impacts to biodiversity, climate change implications, better to build up rather than out, need to reduce reliance on private vehicles, and costs of infrastructure expansion to greenfield areas. While I acknowledge the submitters concerns, I do not consider that avoiding all greenfield rezoning is necessary or justified. I also note that many of the concerns raised by the submitters are considered in the assessment process when assessing zoning a site to residential (i.e. are included within Policy 2.6.2.1).

Liz Angelo (S176.001) supports the notified greenfield sites, provided a number of criteria are met. The submission is supported by Southern Heritage Trust (FS226.12), which opposes family flats and infill development and to avoid cheap housing. Ms Angelo's criteria include good connections to public transport, connections to public infrastructure and consideration for "off the grid" solutions, provision for green spaces and public amenities in the subdivision, encouraging good design, provision of a mix of social and private housing, provision for small commercial areas, provision of ultrafast broadband and 'plug ins' for electric vehicles, and avoiding cheap housing estates.

I note that under changes recently made through decisions on Variation 2 Hearings 1-3, assessment matters for subdivision in new development mapped areas include consideration of recreation spaces, public amenities, amenity planting, and whether subdivision design supports energy efficient housing amongst other factors (refer to Policies 12.2.X.1 – 12.2.X.7). The need for small commercial areas can be considered at subdivision design stage, although I note that not all commercial activities are provided for in residential zones. Proximity to public transport is considered for all new zoned areas under Policy 2.6.2.1. Subdivision must provide connection to ultra-fast broadband, where available (Rule 9.3.7). "Off the grid" solutions are supported through the 2GP, but primarily in rural and rural residential zones. Self-servicing for water and wastewater in residential areas where there is a reticulated network available is generally undesirable, as it results in an inconsistent level of servicing of properties, can have environmental impacts, and implications for recovering the cost of servicing areas, as there would be fewer properties connecting than planned when the network was designed. Policy 2.6.2.1 also outlines the other assessment criteria considered when assessing land for new residential zoning and these criteria address most of the concerns identified by Ms Angelo. I do note, however, that some of Ms Angelo's criteria (e.g. mix of housing, construction materials, quality of builds, provision for electric vehicle charging) cannot be easily influenced by decisions on zoning.

The Public Health Association of NZ Otago-Southland Branch (S184.002) submitted in support of medium density zoning, but sought amendments to ensure a number of outcomes including that medium density development doesn't negatively affect renters, alternative transport is considered, housing design and quality incorporates climate change mitigation, soil mapping is accelerated, and the assessment of soil quality is currently sound. This submission was supported by the Otago Regional Council (FS184.500).

An assessment of proximity of public transportation and existing urban areas is considered in the residential rezoning of any area under Policy 2.6.2.1. Regarding effects on renters and housing design and quality; these are not direct considerations for assessing land for residential rezoning. As the submitter notes, effects on soils and loss of rural productivity are assessed for each site, and included in the discussion on relevant sites. Also see section 32. I note that in some situations, the loss of high class soils must be balanced against the need to meet residential growth demand. Under Policy 2.6.2.1, this forms part of the assessment criteria in evaluating land for potential residential rezoning.

Rebecca Post (S59.012) submitted in support of the greenfield rezoning, but sought to amend changes which increase housing density and availability of sites to build on to ensure that there is adequate 3 Waters infrastructure provided and communal, outdoor children's play areas are provided within each larger (4 or more dwelling units) development, in addition to private, individual outdoor amenity spaces. This submission was supported in part by the Otago Regional Council (FS184.478).

Policy 2.6.2.1 requires that areas for new residential zoning are identified based on a number of criteria. One of these is that public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public. Development anticipated through the notified greenfield sites (where serviced by DCC) can be accommodated within existing and planned infrastructure networks. The 10 year plan includes funding for all costs associate with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded

aren't yet confirmed. Comment has been sought from 3 Waters in relation to the requested sites, and the ability of 3 Waters to service these sites is discussed in relation to specific sites below.

Regarding provision of communal, outdoor children's play areas as requested by Ms Post, a decision on this was made in Part A.2.6 of the Decision Report. The Panel rejected this part of the submission based on the expert evidence provided by Mr Peter Christos (DCC Urban Designer). I would therefore recommend that this part of Ms Post's submission is also rejected to ensure consistency with the earlier decision.

Recommendation:

As outlined above, I recommend accepting in part the submissions from Liz Angelo (\$176.001), The Public Health Association of NZ, Otago-Southland Branch (\$184.002), and Rebecca Post (\$59.012).

I recommend rejecting the submissions from Ken Barton (\$23.001), Megan Goodwin (\$306.002), Marita Ansin-Johnson (\$9.004), Patrick Shannon (\$16.001) and Generation Zero (Dunedin) (\$177.008), and rejecting in part the submission from Rebecca Post (\$59.012).

Recommended amendments:

None

5.1.4 Application of NDMAs and associated infrastructure controls

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S206.013	Paterson Pitts Group	If the change is not rejected, amend	Remove the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16) or if not removed amend as follows: 1. Council are to undertake a complete infrastructure modelling program, then confirm which parts of the city are subject to infrastructure constraints, then restructure the NDMA/infrastructure control provisions into a form that specifically addresses these identified constraints AND 2. Re-design the proposed stormwater management plan provisions to achieve a workable arrangement.
FS184.521	Otago Regional Council	Oppose OS206.013 in part	Oppose OS206.013 in part. Disallow submission to remove or amend the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16). ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.

S220.004	Terramark Limited	If the change is not rejected, amend	Reconsider the application of new development mapped areas to greenfield rezoning sites to impose this only where required in reflection of a full understanding of infrastructure capacity.
FS184.520	Otago Regional Council	Oppose OS220.004 in part	Oppose OS220.004 in part. Disallow submission to reconsider the application of new development mapped areas to all greenfield rezoning sites, rather to impose this only where required in reflection of a full understanding of infrastructure capacity. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S282.012	Survey & Spatial New Zealand (STSNZ) Coastal Otago Branch	If the change is not rejected, amend	Remove the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16) or if not removed amend as follows: 1. Council are to undertake a complete infrastructure modelling program, then confirm which parts of the city are subject to infrastructure constraints, then restructure the NDMA/infrastructure control provisions into a form that specifically addresses these identified constraints AND 2. Re-design the proposed stormwater management plan provisions to achieve a workable arrangement.
FS184.522	Otago Regional Council	Oppose OS282.012 in part	Oppose OS282.012 in part. Disallow submission to remove or amend the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16). ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S300.006	Kurt Bowen	If the change is not rejected, amend	Remove the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16) or if not removed amend as follows: 1. Council are to undertake a complete infrastructure modelling program, then confirm which parts of the city are subject to infrastructure constraints, then restructure the NDMA/infrastructure control provisions into a form that specifically addresses these identified constraints AND 2. Re-design the proposed stormwater management plan provisions to achieve a workable arrangement.
FS184.523	Otago Regional Council	Oppose OS300.006 in part	Oppose OS300.006 in part. Disallow submission to remove or amend the new development mapped area at all of the greenfield rezoning sites (GF01-GF08 and GF10-GF16). ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S187.017	Dunedin City Council	Accept the change with amendments	Review applying the new development mapped area (NDMA) and associated provisions to any greenfield residential rezoning sites added to the 2GP since notification of Variation 2 through the resolution of rezoning appeals. For clarity, this may include any sites that are subject to appeal seeking rezoning to any residential zone in Section 15 of the Plan. These are identified on the 2GP planning map.
FS184.546	Otago Regional Council	Oppose OS187.017	Oppose OS187.017. Disallow submission and do not review the application of applying new development mapped areas and associated provisions to any greenfield rezoning site. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S76.027	Christopher Connor & Tina Prendergast	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.483	Otago Regional Council	Oppose OS76.027	Oppose OS76.027. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S79.023	Glenelg Street Trust Board Incorporated	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.

FS184.484	Otago Regional Council	Oppose OS79.023	Oppose OS79.023. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S150.024	Giler and Katherine Wynn-Williams	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.485	Otago Regional Council	Oppose OS150.024	Oppose OS150.024. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S203.019	Tom and Loretta Richardson	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.486	Otago Regional Council	Oppose OS203.019	Oppose OS203.019. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S206.032	Paterson Pitts Group	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.487	Otago Regional Council	Oppose OS206.032	Oppose OS206.032. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S230.018	BA Building Ltd	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.488	Otago Regional Council	Oppose OS230.018	Oppose OS230.018. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S260.013	Lloyd Morshuis (Morclark Developments)	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.489	Otago Regional Council	Oppose OS260.013	Oppose OS260.013. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S264.020	D N Innovations Ltd	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.490	Otago Regional Council	Oppose OS264.020	Oppose OS264.020. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S270.025	Doug Hill	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.491	Otago Regional Council	Oppose OS270.025	Oppose OS270.025. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.

S282.030	Survey & Spatial New Zealand (STSNZ) Coastal Otago Branch	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.492	Otago Regional Council	Oppose OS282.030	Oppose OS282.030. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S283.013	Max Hope Trust	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.493	Otago Regional Council	Oppose OS283.013	Oppose OS283.013. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S286.020	Karen Knudson & Ross Brown	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.494	Otago Regional Council	Oppose OS286.020	Oppose OS286.020. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S290.011	Victoria Jane and Pera Paul Manahera Eden	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.495	Otago Regional Council	Oppose OS290.011	Oppose OS290.011. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S291.007	Margaret Charles & Marguerita Lazar	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.496	Otago Regional Council	Oppose OS291.007	Oppose OS291.007. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S295.018	HWH Properties Ltd	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.497	Otago Regional Council	Oppose OS295.018	Oppose OS295.018. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S296.013	Jason and Margaret Hewlett	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.
FS184.498	Otago Regional Council	Oppose OS296.013	Oppose OS296.013. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
S300.026	Kurt Bowen	Reject the change	Remove the infrastructure controls from all new greenfields land regions, until the stormwater management plan provisions can be amended into a workable arrangement.

FS184.499	Otago Regional Council	Oppose OS300.026	Oppose OS300.026. Disallow submission and do not remove the infrastructure controls from all new greenfields sites. ORC opposes the relief because it conflicts with ORC's submission on the stormwater provisions of Variation 2.
<p><u>Submissions:</u></p> <p>Four original submitters (S206.013, S220.004, S282.012, S300.006) sought that the new development mapped area (NDMA) is removed from all the greenfield rezoning sites (GF01-GF08 and GF10-GF16). If not removed, then the submitters request amendments so that the Council is to undertake a complete infrastructure modelling programme, confirm which parts of the city are subject to infrastructure constraints, restructure the NDMA/infrastructure control provisions into a form that specifically addresses these constraints and re-design the proposed stormwater management plan provisions to achieve a workable arrangement. These original submissions were all opposed in part by the Otago Regional Council (FS184), as the relief sought conflicts with the Otago Regional Council's submission on the stormwater provisions changes in Variation 2.</p> <p>I note that submission points from the submitters outlined above, sought the removal of NDMA from existing residential zoned land or land subject to a Residential Transition Overlay Zone (RTZ). A decision on these submissions was made in part C.4.9 of the decision report. The Panel rejected these submissions, and retained the NDMA mapping over the various areas. The Panel noted that it did not consider the NDMA provisions to be a significant hurdle for developers to overcome. For consistency with that decision, and with the support of the evidence I have received for the greenfield rezoning topic, I recommend that the NDMA provisions be retained for the notified greenfield rezoning sites where rezoning occurs.</p> <p>A large number of submitters (S76.027, S79.023, S150.024, S203.019, S206.032, S230.018, S260.013, S264.020, S270.025, S282.030, S283.013, S286.020, S290.011, S291.007, S295.018, S296.013, S300.026) sought to remove the infrastructure controls from all new greenfield sites, until the stormwater management plan provisions can be amended into a workable arrangement. These submissions were opposed by the Otago Regional Council (FS184). The submitters' considered there is inadequate research and stormwater modelling, resulting in a knowledge gap. They consider the proposed provisions will have a detrimental effect on the feasibility and rate of residential development as the provisions are complex and problematic to implement. They consider the National Policy Standard – Urban Development (NPS-UD) requires DCC to provide adequate infrastructure to enable residential capacity, and DCC collects development contributions and rates which provide income sources for infrastructure, and therefore that developers should not be responsible for providing infrastructure or addressing stormwater issues.</p> <p>A decision on the infrastructure aspects of NDMA provisions with respect to stormwater was covered in Part C.4.4 of the decision report. A number of amendments have been made to the notified provisions. Given that a decision to retain the stormwater management provisions has now occurred, I consider it appropriate to retain the infrastructure controls for new greenfield sites and reject the above submissions.</p> <p>In addition to the submissions and further submissions in the above table, I note that a number of submitters on various individual greenfield sites submitted to either remove the NDMA overlay, and/or replace the NDMA with a structure plan mapped area for that site. I have identified these sites in the individual site discussion sections within this report. However, in all cases where rezoning is to occur, I have recommended that the NDMA be retained. The reasons for this are twofold:</p> <ol style="list-style-type: none"> 1. The 3 Waters evidence received has noted that most existing 2GP structure plan rules do not contain provisions to adequately manage stormwater. The requirement for stormwater management to be adequately considered, designed, and approved by the DCC is included via the NDMA provisions, to ensure a holistic and appropriate approach to stormwater management across each structure plan area. The NDMA provisions serve to avoid the piecemeal or site by site approaches to the management of stormwater. 			

2. The NDMA provisions ensure that subdivision of large greenfield areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan. In my opinion, replacement of the NDMA mapped area and associated provisions with structure plan mapped area provisions would require the same management tools and requirements to be included within the structure plan provisions, in order to achieve the desired outcomes. Therefore, while I am not opposed to additional site management rules being required via a structure plan, I do not agree that the NDMA and associated provisions should be removed.

Therefore, for sites being rezoned to residential, I recommend retaining the NDMA. This is also discussed within individual site sections, and is recorded in this section for completeness.

Recommendation:

I recommend that the original submissions (S76.027, S79.023, S150.024, S203.019, S206.032, S230.018, S260.013, S264.020, S270.025, S282.030, S283.013, S286.020, S290.011, S291.007, S295.018, S296.013, S300.026) seeking to remove infrastructure controls from all new greenfield land until the stormwater management plan provisions can be amended into a workable arrangement are rejected. Likewise, I also recommend that the new development mapped area continue to be applied to the greenfield sites that are to be rezoned. I therefore recommend that S206.013, S220.004, S282.012, and S300.006 are rejected.

Submission from the DCC:

The DCC submitted (S187.017) to apply a new development mapped area to any greenfield residential rezoning site added to the 2GP since notification of Variation 2 through the resolution of rezoning appeals. This submission was opposed by the Otago Regional Council (FS184.546).

This submission seeks to ensure that all new greenfield areas are treated in a similar way and appropriate management of effects occurs. Some rezoning appeals were settled prior to the Panel making decisions on the NDMA provisions, and so application of an NDMA was not possible. These sites are (to date):

- 33, 35, 37, 39, 41, 45, and 49 Dalziel Road, 4 Hawker Lane, and 4, 12, and 13 McLeod Avenue, Dunedin.
- 49 and 55A Riccarton road East, East Taieri.
- 127 Inglis Street and Part 58 Ayr Street, Mosgiel.
- Part 636 North Road, Dunedin.
- 25A Irvine Road, Dunedin.
- 457 Highcliff Road, Dunedin.
- Part 135/145 Doctors Point Road, Waitati.

It is also possible that further sites will also be rezoned, or consent memoranda signed and lodged with the Environment Court, between finalising this report and the Panel's decision on this submission point. In my view, an NDMA should be applied to all the sites listed above, plus any additional sites subject to a signed consent memorandum rezoning them to residential prior to the Panel's decision being released. The list of sites will be updated at the hearing.

Recommendation:

Apply an NDMA to the sites listed above and any additional sites added at the hearing.

Recommended amendments:

Apply an NDMA to the following sites, as well as those identified at the hearing:

- 33, 35, 37, 39, 41, 45, and 49 Dalziel Road, 4 Hawker Lane, and 4, 12, and 13 McLeod Avenue, Dunedin.
- 49 and 55A Riccarton road East, East Taieri.
- 127 Inglis Street and Part 58 Ayr Street, Mosgiel.
- Part 636 North Road, Dunedin.
- 25A Irvine Road, Dunedin.
- 457 Highcliff Road, Dunedin.
- Part 135/145 Doctors Point Road, Waitati.

5.1.5 3 Waters infrastructure availability

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S60.005	Cameron Grindlay	Accept the change with amendments	Retain all changes in Variation 2 subject to the required infrastructure (3 Waters) being adequately funded, so it is capable of handling the existing and new development.
FS184.101	Otago Regional Council	Oppose OS60.005	Oppose OS60.005. Disallow submission to retain all changes of Variation 2 subject to the required 3 Waters infrastructure being adequately funded as it conflicts with the Otago Regional Council's position on the stormwater provisions of Variation 2.

Submissions:

Cameron Grindlay (S60.005) supports Variation 2 subject to 3 Waters infrastructure being adequately funded so that it is able to support existing and new development.

I note that Mr Grindlay's submission was also considered in relation to a number of other Variation 2 changes in Hearings 1 and 2. The Panel (see Part A.2.3 of the Variation 2 First Decision Report – Provision and Intensification Rezoning) rejected the submissions that sought to amend rule changes due to broad concerns over 3 Waters infrastructure capacity, and accepted the evidence of Mr Jared Oliver, DCC Engineering Services Team Leader, that those changes could be accommodated within the 3 Waters network or programmed upgrades. I also note a number of decisions regarding infrastructure funding were made in Part C.2 of the decision report.

Policy 2.6.2.1 requires that areas for new residential zoning are identified based on a number of criteria. One of these is that public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Policy 2.6.2.1.xi.). Advice received from 3 Waters is the development anticipated through the notified

greenfield sites (where serviced by DCC) can be accommodated within existing and planned infrastructure networks. The 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded aren't yet confirmed. Comment has been sought from 3 Waters in relation to the requested sites, and the ability of 3 Waters to service these sites is discussed in relation to specific sites below.

Recommendation:

I therefore consider the concerns raised by Mr Grindlay have been adequately addressed, and no amendments are required.

Recommended amendments:

None

5.1.6 Public transport and roading network

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S122.004	Peter Dowden	Accept the change with amendments	Amend rules so that all new dwellings built in General Residential 1 zone or Township & Settlement zone must have "ok" or better access to public transport accessibility by DCC criteria.
FS184.479	Otago Regional Council	Support OS122.004	This gives effect to the policies of Otago/Southland Regional Land Transport Plans 2015-2021, specifically policies 8 and 13 which seek to promote growth in public transport patronage and better align land use and transport planning.
S125.005	Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti	If the change is not rejected, amend	Remove rezoning of land to General Residential 1 zone or Township & Settlement zone unless all new dwellings in the new zones are able to meet the following standard for walking distance to bus stops, through optimal walking route layout or bus route extensions: Any new dwelling to be within 800m of a bus stop or 1200m of a bus stop with a rapid service.
FS184.482	Otago Regional Council	Support OS125.005 in part	This amendment gives effect to the policies of Otago/Southland Regional Land Transport Plans 2015-2021, specifically policies 8 and 13 which seek to promote growth in public transport patronage and better align land use and transport planning.
S235.001	Waka Kotahi (NZ Transport Agency)	Accept the change	Retain the approach in Variation 2 of 'filling gaps' distributed across a wider area as it provides the opportunity to utilise existing resources and infrastructure and is likely to result in a lesser impact or create a significant change in demand on infrastructure at specific points or locations including within the State Highway network.

Submissions on proximity to public transport:

Peter Dowden (S122.004) and the Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti (S125.005) seek that new greenfield zoning is only undertaken where new dwellings will be within 800m of a bus stop or 1200m of a high frequency bus stop. This distance is classified as 'ok' in the site assessment sheets. Otago Regional Council (FS184.482) supports the submissions on the grounds that they give effect to the policies of Otago/Southland Regional Land Transport Plans 2015-2021, specifically policies 8 and 13 which seek to promote growth in public transport patronage and better align land use and transport planning.

The distance of each rezoning area is given in the site assessment sheets. The distance has generally been measured from one point of the rezoned area, so some houses may be located further from a bus stop. Only two of sites that I have recommended be rezoned do not achieve an 'ok' or better rating with respect to public transport. The sites that have been assessed as 'poor', but are still recommended to be rezoned are GF02 (Gladstone Road South) and RS205 (Aramoana). For GF02, while I acknowledge its distance from public transportation, the site meets the other key criteria specific in Policy 2.6.2.1 of the 2GP and, on balance, I consider residential zoning appropriate. For RS205, this site is inarguably distant from public transport, however the quantum of development being proposed is extremely small, consisting of three additional lots total.

I note that similar submissions were received from Peter Dowden (S122.001) and Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti (S125.007) relating to public transport in intensification areas, and were dealt with in Part A.2.8 of the decision report. Both S122.001 and S125.007 were rejected. I also note the Panel's comments that the DCC investigates amendments to the 2GP data map to show bus routes, stops, and the location of frequent public transport services. I understand this work is currently in progress.

Recommendation on proximity to public transport:

Given the above, I recommend that the submissions are rejected.

Submission on effect on roading infrastructure:

Waka Kotahi (S235.001) supports the approach of 'filling the gaps' in the urban area and distributing new housing over a wide area, as it reduces impacts on the roading infrastructure.

I agree that a large number of proposed rezoning sites are relatively small areas, located close to, or within, existing residential developed areas.

Recommendation on effect on roading infrastructure:

Accept submission OS235.001.

Recommended amendments:

None.

5.1.7 High class soils

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S110.003	Brian Miller	Reject the change	Remove rezoning of greenfield sites where the sites contain high-class soils or any soils with a productive capability.
FS184.481	Otago Regional Council	Support OS110.003	The RPS 2019 policy 4.5.1 (providing for urban growth and development) requires regard is given to minimising adverse effects on significant soils and activities which sustain food production.
<p><u>Submissions:</u></p> <p>Brian Miller (S110.003), supported by Otago Regional Council (FS184.481) opposes zoning of any sites containing high class soils or productive land.</p> <p>Each site proposed for rezoning has been assessed for potential effects on the productive capability of land in accordance with Policy 2.6.2.1.d.ii, which requires that land that is important for economic productivity is protected from less productive competing uses or incompatible uses.</p> <p>Not all sites that contain high class soils or highly productive land (generally interpreted as land with a Land Use Capability (LUC) Class of 1 – 3) are important for economic productivity. For example, such land may have reduced potential productivity for other reasons, or have been developed into rural residential scale lots and be unlikely to have any significant remaining productive value.</p> <p>Where sites have high class soils or LUC 1-3 land, this is noted in the discussion for each individual site, and the impact on this is considered along with other relevant considerations under Policy 2.6.2.1. I note that in some situations, the loss of high class soils must be balanced against the need to meet residential growth demand. Under Policy 2.6.2.1 as described above, this forms part of the assessment criteria in evaluating land for potential residential rezoning.</p> <p><u>Recommendation:</u></p> <p>I recommend rejecting the submission.</p>			
<p><u>Recommended amendments:</u></p> <p>None.</p>			

5.1.8 Other infrastructure

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S28.001	Transpower New Zealand Limited	Accept the change	Retain changes for addition of greenfield residential rezoning as notified, or so that they are located no closer to the National Grid.
FS184.75	Otago Regional Council	Oppose OS28.001	Disallow submission retain new greenfield zoning as it conflicts with Otago Regional Council's position on stormwater provisions.
<p><u>Submissions:</u></p> <p>Transpower New Zealand Limited (S28.001) supports the notified (GF) rezoning sites, but seeks that they are not located closer to the National Grid. The Otago Regional Council (FS184.75) opposes this submission on the grounds that it conflicts with their position on stormwater provisions.</p> <p>I note that minor extensions are proposed by submitters to some of the originally notified sites. These are discussed below within the individual site sections of the report. None of the extensions are located within the National Grid Subdivision Corridor Mapped Area on the 2GP maps. For the requested sites, I have engaged with Transpower and have confirmed that none of these are near the National Grid.</p> <p>Regarding the Otago Regional Council's concerns, this relates to the stormwater provisions of Variation 2 which have already been addressed in Hearing 3. The further submission does not directly relate Transpower's concern regarding proximity to the National Grid.</p> <p><u>Recommendation:</u></p> <p>Accept submission S28.001.</p>			
<p><u>Recommended amendments:</u></p> <p>None</p>			

5.1.9 Provision of green space

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S8.002	John and Christine Burton	Accept the change with amendments	Retain changes which increase the density of housing within the boundaries of the City of Dunedin, provided that green spaces are maintained. This point applies to all greenfield rezoning.

FS184.108	Otago Regional Council	Oppose OS8.002	Disallow submission to increase the density of housing within the boundaries of the City of Dunedin, provided that green spaces are maintained as it conflicts with Otago Regional Council's position on stormwater provisions.
<p><u>Submissions:</u></p> <p>John and Christine Burton (S8.002) support changes to increase the density of housing within Dunedin, including new greenfield zoning, providing green spaces are maintained. The Otago Regional Council (FS184.75) opposes this submission on the grounds that it conflicts with their position on stormwater provisions.</p> <p>I acknowledge that allowing any greenfield rezoning will result in loss of green space. This is an inevitable result of greenfield development and the need to provide for more land must be balanced against ensuring green space is protected where appropriate. This balance forms part of the rezoning assessment criteria outlined in Policy 2.6.2.1 of the 2GP. Policy 12.2.X.1, 2 and 4 require that subdivision in a new development mapped area (NDMA) provides for good access to outdoor recreational opportunities, protects important natural environment values and provides adequate amenity planting. These requirements will assist in ensuring there is adequate green space.</p> <p>I also note the submission made by Yolanda van Heezik (S82) in relation to several specific sites, discussed below. This submission sought, broadly, to retain biodiverse areas, including gardens and landscaping, within new development.</p> <p>Loss of greenspace in relation to General Residential 2 (GR2) zoning, including Ms van Heezik's submission, was discussed in Hearing 2. A decision was made in Part A.2.2 of the decision report (see 'Change A2 Alt 3 IN-LANDSCAPE/S82.004 and others'). The Panel made a number of amendments, including requiring minimum landscaping for new GR2 areas. I have considered the appropriateness of similar landscaping requirements also being applied to greenfield sites. Many of these sites are generally proposed to be rezoned to GR1. A key difference between GR2 and GR1 zoned areas is the minimum site size for subdivision and the development density. The GR1 zone has a minimum site size of 400m² and a restriction of one dwelling per site (or a duplex on a 500m² site). The GR2 zone has a minimum site size of 300m² and a maximum development potential per site of 1 habitable room per 45m² site area. GR1 areas are therefore less built up and more likely to have garden areas and trees, relative to the GR2 areas. Consequently, I consider that there is likely to be less need for minimum landscaping requirements in GR1 zoned areas. For greenfield sites proposed to go to a lower density zoning (e.g. Large Lot Residential), there is even less need for minimum landscaping requirements.</p> <p>Regarding the Otago Regional Council's concerns, this relates to the stormwater provisions of Variation 2 which have already been addressed in Hearing 3. The further submission does not directly relate to John and Christine Burton's concern regarding loss of green space.</p> <p><u>Recommendation:</u></p> <p>Reject submission S8.002.</p>			
<p><u>Recommended amendments:</u></p> <p>None</p>			

5.1.10 Miscellaneous submissions

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S187.008	Dunedin City Council	Add a change	As an alternative to rejecting any changes that provide for intensification or new residential zoning in response to submissions opposing them, consider the need for additional Plan provisions to better manage any adverse effects as an alternative.
FS184.480	Otago Regional Council	Support OS187.008 in part	If the rezoning is confirmed ensure that there are no adverse effects, including from wastewater discharges for 155 and 252 Scroggs Hill Road areas.
S252.003	Michael McQueen	Accept the change	Retain the current General Residential 1 zoning of 96 Somerville Street (inferred not stated).
<p><u>Submission on additional Plan provisions:</u></p> <p>The Dunedin City Council (S187.008) made a general submission to consider the need for additional Plan provisions to better manage any adverse effects identified through submissions. The Otago Regional Council (FS184.480) support this position, and in particular note the need to ensure there are no adverse effects of wastewater discharges if the zoning of the 155 and 252 Scroggs Hill Road area is confirmed.</p> <p>Individual sites have been assessed in the sections below. In several cases additional provisions, including structure plan mapped area provisions, are proposed. Refer to the individual site sections in this 42A report for more detail.</p> <p>In relation to 155 and 252 Scroggs Hill Road, this relates to sites GF01, RS160, and RS220. 3 Waters assessment has been sought on all of these sites, including for wastewater.</p> <p><u>Recommendation:</u></p> <p>Accept submission OS187.008.</p> <p><u>Submission on 96 Somerville Street</u></p> <p>Michael McQueen (S252.003) seeks to retain the current General Residential 1 zoning of 96 Somerville Street.</p> <p>I note that the zoning of 96 Somerville Street is not proposed to be changed through Variation 2.</p> <p><u>Recommendation:</u></p> <p>I recommend that this submission is accepted.</p>			
<p><u>Recommended amendments:</u></p>			

See assessments for individual sites.

5.2 Sites proposed for rezoning (greenfield)

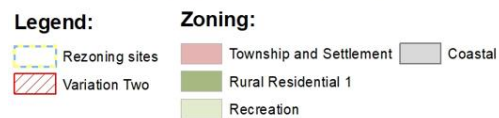
5.2.1 Parts 155 Scroggs Hill Road, Brighton (GF01)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S249.002	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Accept the change with amendments	Amend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes) to zones as shown in the submitter's proposed structure plan.
FS184.501	Otago Regional Council	Oppose OS249.002 in part.	Disallow submission to amend Change GF01 to zones shown in the submitter's proposed structure plan as an increase in development in this area would require significant infrastructure planning, including high quality on-site wastewater management.
S249.004	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Reject the change	Amend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes) to remove the new development mapped area.
FS184.502	Otago Regional Council	Oppose OS249.004 in part.	Disallow submission to amend Change GF01 to zones shown in the submitter's proposed structure plan as an increase in development in this area would require significant infrastructure planning, including high quality on-site wastewater management.
S249.005	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Add a change	Amend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes) to apply a structure plan mapped area.
FS184.503	Otago Regional Council	Oppose OS249.005 in part.	Disallow submission to amend Change GF01 to zones shown in the submitter's proposed structure plan as an increase in development in this area would require significant infrastructure planning, including high quality on-site wastewater management.
S249.006	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Reject the change	Amend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes) to remove the no DCC reticulated wastewater mapped area
FS184.504	Otago Regional Council	Oppose OS249.006 in part.	Disallow submission to amend Change GF01 to zones shown in the submitter's proposed structure plan and do not remove the no DCC reticulated wastewater mapped area
S271.032	Otago Regional Council	Reject the change	Remove Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes), unless: a. zoning is applied that permits much less density of development, or b. a significantly higher quality on-site wastewater treatment solution is required under the proposed zoning.

S56.007	Saddle Hill Community Board	Accept the change with amendments	Retain Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton, and associated changes) providing that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings.
FS184.98	Otago Regional Council	Oppose OS56.007 in part.	Disallow submission and do not retain Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of 155 and 252 Scroggs Hill Road, Brighton) unless a provision requiring significantly higher quality on-site wastewater treatment is required

Background

Figure 2 - General area proposed for rezoning for GF01



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF01	Part of 155 Scroggs Hill Road, Brighton, as shown in Figure 2.	Rural Residential 1 Zone	Large Lot Residential 1 Zone	<ul style="list-style-type: none"> • Application of a 'no DCC reticulated wastewater mapped area' • Application of a 'new development mapped area'

GF01 is approximately 11.2 ha in area and is part of a rural residential zoned property immediately to the north of Brighton. The site is currently farmed. It is adjoined by proposed rezoning sites RS160 and RS220, which are assessed later in this report (see sections 5.2.2 and 5.2.3 respectively). The site is 2km from Brighton neighbourhood centre and 1.6km from the nearest bus route. Big Rock Primary School is 2.3km away. While the site is not adjacent to residential zoned land, existing rural-residential development along Scroggs Hill Road between the site and the residential zoned area gives the impression of connection to the township. The proposed zoning is Large Lot Residential 1 (LLR1), primarily due to the difficulties in servicing the site for wastewater and water supply, and to manage effects on rural character and visual amenity. Under LLR1 zoning, the estimated capacity of the site is 45 – 55 dwellings. There are no areas of the site that contain indigenous biodiversity. Stantec has previously assessed the site as having a medium level hazard, and geotechnical investigation would be required prior to any development. Refer to Appendix C.1 for details of this site.

Submission received on proposed zoning

The owners of the site (Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd) support Change GF01 but seek that it is amended to reflect the zoning shown in a structure plan provided with the submission (S249.002). This structure plan covers GF01, along with adjacent land that is included within Change RS160 (section 5.2.2 below). In relation to the area covered by GF01, the submission proposes Township and Settlement Zone at two different densities over part of the site, and Large Lot Residential 1 Zone over the remainder. 10m setbacks are proposed from external roads and some access roads to provide for native tree and shrub planting, grass verges and a cycling track along Scroggs Hill Road. The structure plan is shown below, with the shapes of GF01, RS160 and RS220 overlaid:

Figure 3 - Proposed Scroggs Hill structure plan



The structure plan provides for a total of 157 lots across both GF01 and RS160. In relation to the area identified as GF01, the submitter proposes 75 sites with Township and Settlement zoning, with minimum site sizes varying from 500m² to 1,000m², and no more than 20 Large Lot Residential 1 sites (minimum site size 2,000m²).

The submitter notes that it has developed the structure plan to provide for flexibility of development and also the opportunity to provide a residential community with recreation and conservation/ecological gains. The scale of the proposal (i.e., including RS160) provides the ability to tackle some of the infrastructure issues via agreement between Council

and the developer. The site is near existing 3 Waters infrastructure (adjacent to a water supply and 375m from the 3 Waters wastewater terminal point in Scroggs Hill Road). The developer proposes to extend the wastewater line from its current terminal point to the site at their cost, and so seeks that the 'no DCC reticulated wastewater mapped area' is not applied to the site (S249.06). In support of this, the submission states that the necessary downstream wastewater network upgrades are planned and budgeted in the DCC's 10-year plan, the extension of the wastewater line will be paid for by the developer, and there are solutions to any infrastructure capacity issues (e.g., engineering solutions or staging the development). In the alternative, the submission seeks that the 'no DCC reticulated wastewater mapped area' be removed from the site once the planned downstream upgrades are complete. This request was opposed by the Otago Regional Council. In addition to the proposed structure plan, the submitter has provided a more detailed landscape assessment report as part of their submission.

All of Ross McLeary's submission points are opposed by the Otago Regional Council (FS184), on the grounds an increase in development in this area would require significant infrastructure planning, including high quality on-site wastewater management. The Otago Regional Council (S271.032) also lodged its own submission opposing the proposed zoning. The reasons given are that the density of development is too high and development may affect water quality. The site is located within the Otokia Creek catchment, which features an intermittently opening and closing lagoon. This area, particularly behind Brighton Beach, is sensitive in terms of meeting contact recreation standards. The ORC seeks that a zoning is applied that permits a much lower density of development (exact zoning not stated); or that a significantly higher quality on-site wastewater treatment solution is required.

The Saddle Hill Community Board (S56.007) seeks to retain Change GF01, providing that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings. This submission was opposed by the Otago Regional Council (FS184.98) for similar reasons as noted above.

Discussion on proposed zoning

3 Waters

The 3 Waters assessment undertaken for the s32 assessment was on the basis of Large Lot Residential zoning. Self-servicing for water and wastewater was considered necessary and a no reticulated wastewater mapped area was proposed. 3 Waters has provided an updated and more detailed assessment on GF01, considering the zoning proposed in the structure plan.

3 Waters notes that providing potable water would require a new reservoir, which could service elevations up to 84m. Above this, booster pumps would be required. Pumping is not supported due to higher operation and maintenance costs, and having regard to reducing carbon emissions. Major upstream network upgrades would also be required. It also notes that wastewater servicing is not supported for any sites that are lower than Scroggs Hill Road, as these would require wastewater pumping. Significant downstream network upgrades would also be required. Contrary to the statement in the s32 report, no funding to service the site for wastewater has been budgeted in the 10 Year Plan 2021-31.

Stormwater should be managed in accordance with the new development mapped area stormwater provisions (Policy 9.2.1.Y and Rule 9.9.X). On-site attenuation would be required, to ensure that there is no increase in the peak stormwater discharge rate from the site. However, 3 Waters is concerned about the affordability of appropriate stormwater management.

Effects on rural amenity

The DCC's Landscape Architect assessed the proposal prior to notification (see s32 Report Appendix 7) and again in response to Mr McLeary's submission (see Appendix D). The key recommendation is that the extent of development should generally not exceed that proposed by GF01 in order to limit effects on existing rural character values. Furthermore, a suite of mitigation measures are required to limit the extent of adverse effects on these values. The mitigation measures recommended are:

- height restriction on residential sections (6m);
- conditions restricting the light reflectance values (LRV) of cladding colours and materials;
- planted buffers (minimum width 5m) on earth bunds adjacent to the Scroggs Hill Road boundary, to act as a backdrop to views of residential development from existing rural-residential development to the east of the site (above Ocean View), and to maintain amenity of adjacent localities on Scroggs Hill;
- restrictions on above ground drainage to swales only (no kerb and channel), to limit the urban appearance of large lot area;
- restrictions on fencing to a rural type (board and batten or post and wire), or planted boundaries between lots;
- avoiding construction of monumental gates or entrance features;
- tree planting associated with access ways;
- enhancement planting and/or weed pest management associated with remnant native vegetation in gullies.

I note that the submitter has provided a landscape assessment as part of their submission. This assessment identifies a number of proposed development conditions that would apply to the various sub-areas of the site (noting that the landscape assessment covers both GF01 and RS160). These conditions cover all of the mitigation measures outlined above.

I note that if the Panel decides to rezone the site and considers that these mitigation measures are critical for rezoning to occur, they should be included within a structure plan for the site. I note that both landscape architects support them. However, as discussed in section 4.4, this is not straightforward, as there is currently no policy support in the plan for urban design controls to manage the effects of residential development on rural landscape values. A new policy would have to be drafted, against which an assessment of any contravention of these standards could be assessed. If the Panel wishes to do this, further advice on appropriate wording could be provided.

Transport issues

The original transportation comments noted that Scroggs Hill Road is a high-risk rural road with a speed limit of 80km/h. Improvements would be needed to Scroggs Hill Road, which may include increased signage and road markings, and potentially crash barriers, particularly at affected intersections.

DCC Transport has now provided more detailed comments. It notes that the southern extent of Scroggs Hill Road has a hairpin curve and steep gradient from Brighton Road, and a narrow carriageway formation. The intersection with Brighton Road is poorly aligned which makes the left turn in and right turn out movements extremely difficult, if not impossible. Additional traffic from residential development traffic means that the intersection and hairpin curve would need to be improved. This would require substantial earthworks, which have not been investigated at this stage. Further safety improvements also need to be investigated on Seaview Road / McIntosh Road. An analysis by DCC Transport does not show any crash trends or safety deficiencies in the area at present; however, the Saddle Hill Community Board has requested safety improvements on Seaview Road and the Seaview Road / McIntosh Road intersection. There is parking along the road and an informal footpath (no kerb and channel), resulting in vehicles driving on the pedestrian area, which is an obvious potential safety issue. This risk would be amplified with additional traffic generated by the rezoning.

DCC Transport has provided some numbers relating to the traffic that would likely be generated from the rezoning. It is anticipated that the development of 45 dwellings would generate in the order of 369 vehicle movements per day, and 41 vehicle movements during the peak network hours. According to Road Assessment and Maintenance Management (RAMM), the most recent traffic count on Scroggs Hill Road (2019) revealed an average daily traffic (ADT) of 641vpd between Seaview Road and the end of the existing Township and Settlement Zone, and 432vpd between Seaview Road and Brighton Road. Peak hour volumes were 60vph and 46vph, respectively. Assuming that 100% of the traffic generated by the development would travel towards Brighton Road, the daily traffic volumes on Scroggs Hill Road would increase from 641vpd to 1,010vpd, and the peak hourly volumes would increase from 60vph to 101vph. While not all traffic generated would likely travel this route, this represents a substantial increase.

I sought further clarity from DCC Transport regarding the issues with Scroggs Hill Road. It re-emphasised that the bottom section of Scroggs Hill Road and Seaview Road are both very constrained, have no footpaths and have tortuous horizontal and to some extent vertical alignments. The DCC's Transport Engineering and Road Safety team has these areas flagged as problem areas with complaints being regularly received from residents and pedestrians. Furthermore, DCC Transport is limited in terms of implementing meaningful solutions within a reasonable budget because the topography would likely necessitate substantial earthworks. Such works may also not be possible without land acquisition. Having regard to these matters, DCC Transport is currently of the view that additional development would not be appropriate, unless the roads could be upgraded to alleviate these issues.

Additional transport related issues are that urbanised transport infrastructure such as footpaths and kerb and channel does not extend to the southern boundary of the site. Such infrastructure is required in urban areas to ensure residents have suitable pedestrian access and to assist with managing vehicle operating speeds on the road. Consequently, rezoning would necessitate installation of urbanised transport infrastructure both along the development site's frontage and south of the site, to link with existing infrastructure at 50 Scroggs Hill Road. This work is unprogrammed and unfunded.

DCC Transport also notes that should rezoning proceed, the speed limit on Scroggs Hill Road will need to be reduced to mitigate the potential for crashes associated with new vehicle accesses and intersections.

The nearest bus stop, on Brighton Road, is over 1km away from the southern boundary of the site. Expanding the public transport network may be difficult due to the narrow and winding alignment of Seaview Road and Scroggs Hill Road. This will likely result in reliance on private cars.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

Overall, I consider rezoning GF01 to be problematic from a transport perspective. This is due to the inadequate nature of the existing roading infrastructure, and the issues around the feasibility of conducting the required upgrades. I am also concerned about the sites distance from public transport and the limited alternative transport options available. DCC Transport has indicated that it is their view that no additional development is appropriate for this area, unless the roads could be suitably upgraded. I share this view, and consider that the transportation issues for this site are of critical importance, and may be unable to be resolved. I therefore consider that The Saddle Hill Community Boards submission (S56.007), which supports rezoning provided that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings, be accepted in part as I consider that rezoning would put unacceptable pressure on existing (transportation) infrastructure.

Recommendation on proposed zoning

I acknowledge that GF01 has been proposed for rezoning by the DCC in the section 32 report. However, the more in-depth assessment conducted for this section 42A report indicates potential issues with rezoning. Most notably, significant issues in relation to the need to upgrade both Scroggs Hill Road and Seaview Road. I consider this likely represents a conflict with Policy 2.6.2.1.d.ix and Policy 2.6.2.1.d.x.

3 Waters are unable to service the site for potable water and wastewater. While Township and Settlement zoning with a minimum site size of 1,000m² might be possible for wastewater servicing, this may not enable a reliable enough supply of potable water. Large Lot Residential 1 Zone (minimum site size 2,000m²) was assessed for self-servicing potable water, and found to be only 75% reliable. A smaller lot size provides, in general, for a reduced roof area, from which to collect water. In addition, stormwater management, while possible, may not be affordable.

Overall, to rezone the site, the Panel will need to be satisfied that necessary upgrades to transport infrastructure can feasibly be achieved. If this is the case, I recommend that the site is zoned Large Lot Residential 1 to minimise adverse effects on visual amenity values and allow self-servicing for 3 waters.

Consequently, I also recommend that the no reticulated wastewater mapped area is retained over the site (submission S249.06).

As discussed earlier, if the Panel considers that the mitigation conditions proposed by both Mr McKinlay and by Hugh Forsyth are appropriate, further advice can be provided as to how these could be included in a structure plan for the site.

Request to remove the new development mapped area from the site

Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd (S249.004) seeks that the new development mapped area overlay be removed from GF01 and a structure plan mapped area be applied instead (S249.05). The submitter states that the NDMA provisions will act as an impediment to development, and instead that the proposed structure plan along with the existing 2GP performance standards can appropriately achieve good outcomes for the site. This submission was opposed by the Otago Regional Council for the same reasons as noted earlier (FS184.502). A structure plan has been provided by the submitter, indicating proposed density of residential development, and areas of environmental enhancement (setbacks from roads), but it does not include the full suite of matters currently managed under NDMA rules, including stormwater management and subdivision design.

Should rezoning proceed, I do not consider removal of the NDMA appropriate. Most existing 2GP structure plan rules do not contain provisions to adequately manage stormwater. DCC 3 Waters considers that the requirement for stormwater management to be adequately considered, designed, and approved by the DCC is included via the NDMA to ensure a holistic and appropriate approach is taken to stormwater management for the whole structure plan area. The NDMA provisions serve to avoid the piecemeal or individual site approaches to the management of stormwater.

I also note that the NDMA provisions are applied to sites throughout the city to ensure that subdivision of large greenfield areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan. In my opinion, replacement of the NDMA mapped area and associated provisions with structure plan mapped area provisions would require the same management tools and requirements to be included within the structure plan provisions, to achieve the desired outcome. Therefore, while I am not opposed to additional site management rules being required via a structure plan, I do not agree that the NDMA and associated provisions should be removed.

Recommendation on the request to remove the new development mapped area

I recommend rejecting the submissions seeking to replace the new development mapped area with a structure plan mapped area over GF01 (s249.04, 05). Should rezoning occur, I recommend that the NDMA over GF01 is retained.

Recommended amendments

If the Panel chooses to rezone GF01 as notified.

- Rezone GF01 from Rural Residential 1 Zone to large Lot Residential 1 Zone.
- Retain the 'no DCC reticulated wastewater mapped area'.
- Retain 'new development mapped area'.
- Add structure plan mapped area rules requiring urban design controls to manage effects on landscape character and visual amenity

5.2.2 155 Scroggs Hill Road (in part) (RS160)

Note, while RS160 is a requested site that was not originally notified, it is included in this section due to its proximity to GF01.

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S249.001	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Accept the change with amendments	Extend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of the site at 155 and 252 Scroggs Hill Road, Brighton) to include further areas within these properties (also extends Requested site RS160), including land currently in the Rural Coastal zone, to zones as shown in the submitter's proposed structure plan.
FS184.63	Otago Regional Council	Oppose OS249.001 in part	Oppose OS249.001 in part. Disallow submission and do not extend Change GF01 to include further areas within these properties (also extends Requested site RS160), including land currently in the Rural Coastal zone, to zones as shown in the submitter's proposed structure plan.
FS217.1	Scott and Justine Weatherall	Oppose OS249.001	Oppose OS249.001. Disallow submission to extend change GF01 to include RS160. Retain current zoning for 155 and 252 Scroggs Hill Road, Brighton (part of) as Coastal Rural.
S249.003	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Add a change	Rezone part of 155 Scroggs Hill Road, Brighton, (Requested Site RS160) from Rural Residential 1 zone and Rural Coastal zone to zones as shown in the submitter's proposed structure plan.
FS184.529	Otago Regional Council	Oppose OS249.003 in part	Oppose OS249.003 in part. Disallow submission and do not extend Change GF01 (rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at part of the site at 155 and 252 Scroggs Hill Road, Brighton) to include further areas within these properties (also extends Requested site RS160).
FS217.2	Scott and Justine Weatherall	Oppose OS249.003	Oppose OS249.003. Disallow submission and retain current zoning of 155 and 252 Scroggs Hill Road, Brighton (part of) as Rural Residential 1 zone and Rural Coastal zone.
<u>Background</u>			

Figure 4 - General area proposed for rezoning for RS160



Legend:		Zoning:
	Rezoning sites	Township and Settlement
	Variation Two	Rural Residential 1
		Coastal
		Recreation

Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS160	Part 155 Scroggs Hill Road, Brighton, as shown in Figure 4.	Rural Residential 1 Zone and Rural Coastal Zone	Mix of zoning as shown in submitters structure plan.	<ul style="list-style-type: none"> Application of a structure plan mapped area Do not apply a new development mapped area

RS160 is located on Scroggs Hill, Brighton, and is immediately adjacent to GF01 (see section 5.2.1) and RS220 (see section 5.2.3 **Error! Reference source not found.**). The site is approximately 40 ha in size and is currently zoned a mixture of Rural Residential 1 and Rural Coastal. Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd (S249.001) seek to extend GF01 to incorporate the area shown as RS160 above. A proposed structure cover covers both GF01 and RS160 as one area.

There is a small area of high class soils in the southernmost corner of the site. There are no other overlays present. The site is located 450m from the nearest residentially zoned area (Township and Settlement). However, if either GF01 or RS220 were rezoned residential, this would become substantially less. The site is 2 km from Brighton neighbourhood centre and 1.4km from the nearest bus route. Big Rock Primary School is 2.1 km away.

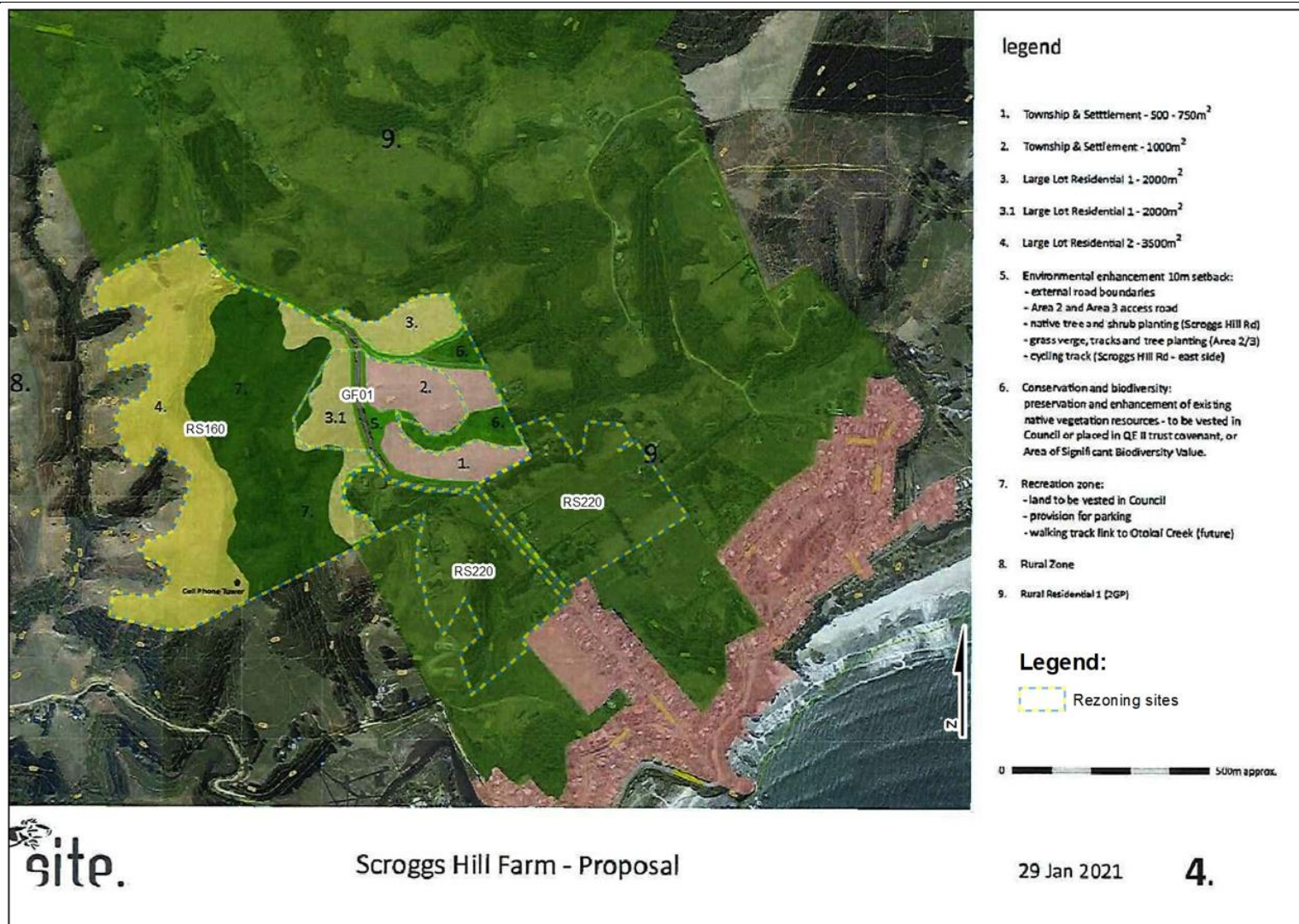
In the section 32 report, the site was originally rejected as it does not meet the compact city objective. Refer to Appendix C.22 for details of this site.

Submissions received requesting rezoning

As noted above, Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd (S249.001, S249.003) seek to rezone the area shown above as RS160. A proposed structure plan was provided for the entire RS160 and GF01 area and is shown below. This has been discussed above (see 5.2.1). In relation to RS160, the submission proposes the majority of the area is zoned Large Lot Residential 1 or 2, with a small area of Township and Settlement Zone (minimum site size of 1,000m²). A large gully is proposed to become a recreation area, with a walking track linking to Otokia Creek (labelled 7 in the structure plan below). Two areas of existing vegetation (labelled 6 in the structure plan) are proposed to be protected under QEII covenants as Areas of significant Biodiversity, in the 2GP.

In addition to applying a structure plan mapped area, the submitter seeks that a new development mapped area is not applied over the site. The proposed structure plan, overlaid with the areas for GF01, RS160, and RS220, is shown below.

Figure 5 - Submitters structure plan for Scroggs Hill sites



The structure plan provides for a total of 157 lots across both GF01 and RS160.

Two further submissions (totalling four submission points) were received on this change.

The Otago Regional Council (FS184.63 and FS184.529) opposed both S249.001 and S249.003 in part and stated that zoning would enable higher density of development in a sensitive area, which would require reticulation or significantly higher quality provision for any on-site wastewater treatment solution.

Scott and Justine Weatherall (FS217.1 and FS217.2) oppose S249.001 and S249.003 due to concerns about transportation network capacity, capacity of 3 Waters infrastructure, and current power supply to the area being insufficient.

Discussion

Landscape character and visual amenity

The DCC's Landscape Architect, Luke McKinlay, has assessed the proposal. A landscape assessment undertaken prior to notification of Variation 2 assessed the suitability of the majority of the area in RS160 to be rezoned to Large Lot Residential zoning. This was attached to the s32 Report as Appendix 7. The assessment noted that rezoning would result in a reduction of the open, spatial qualities of the area. Ideally, development would transition from denser development near Brighton, to lower density development at the fringes. There is a risk that development in this area will create a distinct node of development, separate from the core of Brighton. The assessment noted that the site is generally obscured from lower elevations, such as from Brighton township, with greatest visual effects from existing rural residential areas to the east, south and to some extent, north of the site. Mr McKinlay identified areas that would be most, moderately and least suitable for residential zoning. The area assessed that falls within RS160 was identified as being the least suitable for rezoning from a landscape and visual amenity perspective, being more visually prominent, further from Brighton centre, and closer to existing rural residential development.

Mr McKinlay has provided additional comments (Appendix D), noting that the broader site (i.e. RS160) has moderate to high rural character values related to gently rolling pastoral paddocks, a general visual dominance of natural elements, largely natural landforms and some areas of remnant native vegetation within gullies. There are also high quality, broad views to dramatic coastal landscapes and the nearby outstanding natural feature of Saddle Hill from the site and surrounding area. It remains his opinion that development should generally not exceed that proposed by GF01, to limit adverse effects on existing rural character values.

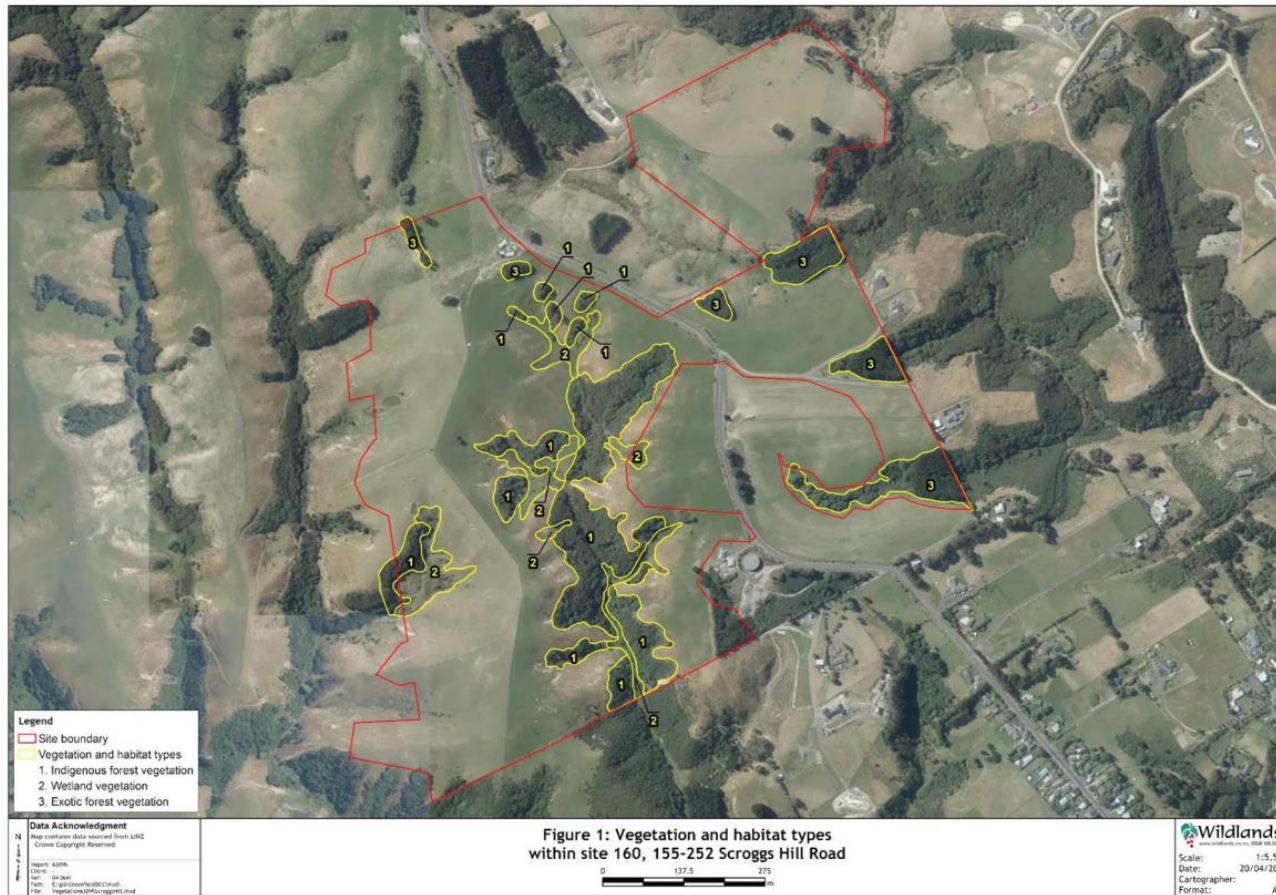
The extension of development onto Block 4 (see the submitter's structure plan) is not supported, as this ridge displays high rural character values. It is an important part of the rural hill slopes setting that frames Brighton. If rezoned, up to 52 dwellings across this ridgeline would detract from the natural, rural character values of this ridge and cause an abrupt transition to the wider surrounding rural zoned hillslopes to the west. Area 3 is also not supported, as this provides a buffer between existing rural residential land, (166, 170 Scroggs Hill Road), and allows for views of the coast from Scroggs Hill Road.

Block 3.1 of the submitter's proposed structure plan extends to the west and south of the water reservoir (immediately south of GF01). This area is steep and would likely require substantial earth works to establish large lot development densities. If the potential adverse effects of earthworks can be mitigated (ie., the proposed condition ensuring retaining walls are no higher than 1.5m above ground level can be achieved), this extension to GF01 could be supported from a landscape effects perspective. The extension of Block 3.1 north of GF01 is not supported.

Indigenous biodiversity

The site has been assessed for indigenous biodiversity values by Wildland Consultants. To the east of Scroggs Hill Road, the vegetation is not ecologically significant. To the west of the road, the gully contains wetland habitat and indigenous forest. In addition, there is an area of wetland at the far west of the proposed rezoning area. Both these areas meet the 2GP criteria for significant indigenous vegetation. If the area is rezoned, it is recommended that this vegetation is protected, either through adjusting the boundary for RS160, protecting the vegetation in the 2GP as an Area of Significant Biodiversity Value, or through a QEII covenant. A map of the biodiversity values of the site is provided below:

Figure 6 - Vegetation and habitat types for RS160



Hazards

Stantec has assessed the site for hazards and advised that the site has medium level hazard risk associated with slope instability on the site. Geotechnical assessment will be required to confirm the stability of any proposed lots. Provided the site is found to be globally stable, some specific earthworks and stormwater management requirements would be required for lots on the site. It is likely that removal of trees from the gully areas will exacerbate instability. The ridgelines and flatter areas appear to be suitable for building platforms.

Transport

DCC Transport has provided an initial assessment of the Scroggs Hill sites, including RS160. As discussed in relation to site GF01, the southern extent of Scroggs Hill Road takes a tortuous alignment with a hairpin curve, a steep gradient from Brighton Road, and a narrow carriageway formation. The level of development potentially feasible at the Scroggs Hill rezoning sites would have a significant impact on the existing roading network, and no detailed assessment of these impacts has been provided by the submitters seeking rezoning. It is likely that even at the lower end of potential development, rezoning would require significant infrastructure upgrades, which may not be possible without land acquisition and significant engineering works. Further assessment would be required to identify the extent of upgrades that are required. Overall, in the absence of any detailed transportation assessment, that DCC Transport does not support the rezoning of this site.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

3 Waters

3 Waters assessed this site in conjunction with GF01, and adjoining site RS220. Providing potable water to this site would require pumping, due to the elevation, and is not supported due to higher operation and maintenance costs, and the need to manage carbon emissions. Major upstream network upgrades would also be required.

Wastewater servicing is not supported for any sites within the area that are lower than Scroggs Hill Road, as these would require wastewater pumping. Significant downstream networks upgrades would be required to the wastewater network. No funding to service the site for wastewater has been budgeted in the 10 Year Plan 2021-31.

Stormwater should be managed in accordance with the new development mapped area stormwater provisions (Policy 9.2.1.Y and Rule 9.9.X). Onsite attenuation would be required to ensure that there is no increase in the peak stormwater discharge rate from the site. However, 3 Waters has concerns about the affordability of appropriate stormwater management.

Recommendation

There are some significant issues associated with rezoning this site. Most notably, significant issues in relation to the need to upgrade both Scroggs Hill Road and Seaview Road. I consider this represents a conflict with Policy 2.6.2.1.d.ix and x of the 2GP. Consistent with site GF01, unless the Panel is satisfied that the necessary roading upgrades are feasible, I consider that rezoning this site would be inappropriate.

3 Waters are unable to service the site for potable water and wastewater. 3 Waters are unable to service the site for potable water and wastewater. Therefore, the only possible residential zoning is to Large Lot Residential, where self-servicing is possible. In addition, stormwater management, while possible, may not be affordable.

In addition, I note the landscape assessment for this site does not support rezoning, except possibly a small additional area (3.1 on the above structure plan) to the west and south of the water reservoir. I consider rezoning the RS160 is not consistent with Policy 2.6.2.1.d.i and Policy 2.6.2.1.d.vii.

Overall, while I acknowledge the positive effects of the proposed protection of indigenous vegetation, I consider that rezoning this site to residential is not sufficiently consistent with Policy 2.6.2.1 and is inappropriate. I therefore recommend RS160 maintain its existing zoning of Rural and Rural Residential 1.

Recommended amendments:

None. Maintain rejection.

5.2.3 53 - 127 Scroggs Hill Road (RS220)

Note, while RS220 is a requested site that was not originally notified, it is included in this section due to its proximity to GF01.

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S62.001	Richard and Rosalind Mains	Add a change	Rezone 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton (Requested Site RS220) from Rural Residential 1 zone to Large Lot Residential 1 zone
FS111.2	Isak Gunnarsson	Support OS62.001	Support OS62.001. Allow the submission and the rezoning of 53-100 Scroggs Hill Road from Rural Residential 1 to Large Lot Residential.
FS135.1	Kaye Wilson	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
FS184.102	Otago Regional Council	Oppose OS62.001	Oppose OS62.001. Disallow submission to Rezone 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton from Rural Residential 1 zone to Large Lot Residential 1.
FS188.1	Paul Anderson	Support OS62.001	Support OS62.001. Allow the rezoning of 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road from Rural Residential 1 zone to Large Lot Residential 1 zone.
FS211.1	Ross McLeary	Support OS62.001	Support OS62.001. Allow submission and rezone 53 - 100 Scroggs Hill Road from Rural Residential 1 to Large Lot Residential 1.
FS217.4	Scott and Justine Weatherall	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton as Rural Residential 1 zone
FS70.1	David Edmonds	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.

FS72.1	Dean Edmonds	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
FS75.1	Deborah & Kevin MacLeod	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 103a Scroggs Hill Road as Rural Residential 1.
FS92.1	Frances Edmonds	Oppose OS62.001	Oppose OS62.001. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
S249.007	Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Add a change	Rezone 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton (Requested Site RS220) from Rural Residential 1 zone to Township and Settlement Zone.
FS111.1	Isak Gunnarsson	Support OS249.007	Support OS249.007. Allow the submission and the rezoning of 53-100 Scroggs Hill Road from Rural Residential 1 to Large Lot Residential.
FS135.2	Kaye Wilson	Oppose OS249.007	Oppose OS249.007. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
FS184.533	Otago Regional Council	Oppose OS249.007	Oppose OS249.007. Disallow submission and do not rezone 3, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton (Requested Site RS220) from Rural Residential 1 zone to Township and Settlement Zone
FS217.3	Scott and Justine Weatherall	Oppose OS249.007	Oppose OS249.007. Disallow submission and retain current zoning of 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A,123, and 127 Scroggs Hill Road, Brighton as Rural Residential 1.
FS70.2	David Edmonds	Oppose OS249.007	Oppose OS249.007. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
FS75.2	Deborah & Kevin MacLeod	Oppose OS249.007	Oppose OS249.007. Disallow submission and retain current zoning of 103a Scroggs Hill Road as Rural Residential 1.
FS92.2	Frances Edmonds	Oppose OS249.007	Oppose OS249.007. Disallow submission and retain current zoning of 53 - 100 Scroggs Hill Road as Rural Residential 1.
<p><u>Background</u></p> <p>Figure 7 - General area proposed for rezoning for RS220</p>			



Legend:

- Rezoning sites
- Variation Two

Zoning:

- Township and Settlement
- Rural Residential 1
- Recreation
- Coastal

Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS220	53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A, 123, and 127 Scroggs Hill Road, Brighton, as shown in Figure 7.	Rural Residential 1	Township and Settlement Zone (S249.007); Not stated (S62.001)	Application of a structure plan mapped area

This group of sites (collectively numbered RS220) is located on the lower slopes of Scroggs Hill, Brighton, immediately north of the existing residential area, and adjoining sites GF01 and RS160. In the section 32 report, the location of RS220 was stated as being 53 – 100 Scroggs Hill Road; however, the maps accompanying the report showed 53 – 127 Scroggs Hill Road. The broader, mapped area (53 – 127 Scroggs Hill Road) is assessed here.

The 25 ha area is currently zoned Rural Residential 1. There are no overlays identified on the planning maps, but the area does include a Designation (D672) relating to the Brighton Reservoir – Treated Water Reservoir.

In the section 32 report, the reason for rejection was that the area was identified too late to undertake a full assessment of the site or discuss any potential rezoning with landowners. Refer to Appendix C.33 for details of this site.

Submissions received requesting rezoning

Two submissions were received requesting rezoning of RS220. Richard and Rosalind Mains (S62.001) seek to rezone the area to residential and note that a large proportion of the area is flat land or of a suitable gradient for building. It is also located closer to Ocean View and Brighton than GF01.

Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd (S249.007) seek to rezone the area to Township and Settlement Zone to provide additional residential capacity and 'link' Brighton to sites GF01 and RS160 (see sections 5.2.1 and 5.2.2).

A number of further submissions were received on S62.001 and S249.007.

Isak Gunnarsson (FS111.1 and FS111.2) supports both S62.001 and S249.007, stating that it would be beneficial to the community to rezone the area Large Lot Residential, allowing for additional housing capacity close to Brighton's amenities such as schools and public recreation grounds. If GF01 is rezoned, it would be logical to rezone this area.

Paul Anderson (FS188.1) supports S62.001 as the area is geotechnically stable, and creation of large residential lots will enhance the visual amenity of the area. The area was previously surveyed and designs prepared for a housing development by the New Zealand Government. The rural residential nature of the area has been significantly degraded in recent years and the rezoning would be a positive change. Mr Anderson also supports a zoning change that would allow for some smaller sections ranging down to 500m² in size.

Ross McLeary (FS211.1) supports S62.001, provided the area is subject to the application of a structure plan mapped area, for the same reasons as outlined in his original submission (S249).

The Otago Regional Council (FS184.102 and FS184.533) opposes S62.001 and S249.007, noting it support the Council's position for rejecting this site and that there are stormwater management issues raised by the proposal.

Scott and Justine Weatherall (FS217.3 and FS217.4) oppose S62.001 and S249.007 due to concerns about an increase in traffic on Seaview Road and at the bottom of Scroggs Hill Road, both of which are narrow. They note that the current power supply to the area is insufficient and this should be dealt with if demand is to increase. They also question whether there is capacity in the 3 Waters infrastructure to support extra demand.

Both Deborah & Kevin MacLeod (FS75.1 and FS75.2) and Kaye Wilson (FS135.1 and FS135.2) oppose S62.001 and S249.007 with respect to 103A Scroggs Hill Road, and seek that this is not rezoned. The MacLeod's note that the property is down a leg-in driveway with access only via an easement. Both submitters note that 103A is subject to covenants which limit the number of dwellings and any further subdivision. I note that that Instrument Number 10952253.10, which relates to 103A Scroggs Hill Road, contains a range of covenants including limiting the number of dwellings and prohibiting further subdivision, and is consistent with the information contained in the further submissions.

Dean Edmonds (FS72.1) and Frances Edmonds (FS92.1 and FS92.3) oppose S62.001 and S249.007 in relation to 64 Scroggs Hill Road as the land is unsuitable for development. David Edmonds (FS70.1 and FS70.2) also opposes S62.001 and S249.007 in relation to 64 Scroggs Hill Road, with no reasons given.

Discussion

The site is generally south facing and is moderately/significantly sloping. It has reasonable access to public transport, with the nearest bus stop being approximately 750m away. It is also reasonably close to Big Rock primary school. However, it scores poorly on accessibility to centres with the nearest principal centre (Green Island) approximately 10km away and Brighton neighbourhood centre approximately 1,300m away. The site has an approximate feasible capacity of 340 dwellings at Township and Settlement zoning and approximately 88 dwellings at Large Lot Residential 1 zoning. I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

The site has been assessed by Stantec as having a medium hazard level associated with slope instability, particularly on steeper parts. Geotechnical assessment will be required prior to development.

Landscape character / visual amenity

The DCC's Landscape Architect, Luke McKinlay, has assessed the site for zoning to both Large Lot Residential 1, and Township and Settlement Zone. He comments that, from a rural character/visual amenity perspective, Large Lot Residential zoning would likely result in significant visual amenity effects for existing residents, particularly on the eastern side of the road. The sites on the eastern side are approximately 2 ha, and so could each accommodate up to 10 lots at Large Lot Residential 1 density, which would dramatically reduce the open spatial character of these sections and enclose views to the wider landscape.

However, at a broader landscape scale, rezoning from Rural Residential 1 to Large Lot Residential 1 would not represent as great a change in existing landscape character as would occur within, for example, GF01, based on current development patterns. It would result in a more fine-grained, enclosed pattern of development, but given the proximity to the adjacent Town and Settlement zoned land on Scroggs Hill Road, this density of development would not appear out of place or affect wider landscape character to a high degree. Potential mitigation measures to enhance landscape amenity values could include the enhancement of existing gullies with native revegetation and the extension of the proposed 10m enhancement setback (a planted strip along Scroggs Hill Road proposed by the landowner / submitter for sites GF01 and RS160). In Mr McKinlay's view, some of the proposed urban design standards proposed in the structure plan for GF01 and RS160, such as limits on materials, size and maximum height of dwellings, boundary planting and lighting, would also help limit potential adverse effects on surrounding rural character values.

Mr McKinlay considers that Township and Settlement density in this location would create too strong a contrast with nearby or adjoining rural and rural residential areas. As viewed from existing rural residential areas on the hillslopes above Ocean View, this area would be viewed as a broad swath of urban scale development, inconsistent with the low-key character of this small coastal settlement.

Biodiversity

An assessment of biodiversity values was undertaken by Wildland Consultants. Although there are some areas of vegetation that are dominated by indigenous tree species and provide good habitat for indigenous forest birds, these areas have not been identified as an important habitat for forest birds and is not large enough or diverse enough to meet the 2GP criteria for ecological significance. However, the assessment notes that they would help to provide connectivity between the remnants of indigenous vegetation in the

adjacent landscape. The assessment concludes that rezoning the site to Township and Settlement Zone could result in adverse effects on indigenous biodiversity unless areas of existing vegetation were excluded from the rezoning or were otherwise protected. The gully on the western side of the road should be protected from residential development and enhanced by indigenous planting.

Transport

DCC Transport has provided an initial assessment of the Scroggs Hill sites, including RS220. As discussed in relation to GF01, the southern extent of Scroggs Hill Road takes a tortuous alignment with a hairpin curve, a steep gradient from Brighton Road, and a narrow carriageway formation. The level of development potentially feasible at the site would have a significant impact on the existing roading network, and no detailed assessment of these impacts has been provided by the submitters seeking rezoning. It is likely that even at the lower end of potential development, rezoning would require significant infrastructure upgrades, which may not be possible without land acquisition and significant engineering works. Further assessment would be required to identify the extent of upgrades that are required. Overall, in the absence of any detailed transportation assessment, that DCC Transport does not support the rezoning of this site

3 waters

3 Waters assessed this site in conjunction with adjoining sites GF01 and RS160. The existing potable water infrastructure could service the lower portion of this area. A new reservoir would be required to service the upper parts. Major upstream network upgrades would also be required. Wastewater servicing is not supported for any sites within the area that are lower than Scroggs Hill Road, as this would require pumping. Significant downstream networks upgrades would be required to the wastewater network. No funding to service the site for wastewater has been budgeted in the 10 Year Plan 2021-31. Consequently, 3 Waters do not support servicing this site for either potable water or wastewater.

Stormwater should be managed in accordance with the new development mapped area stormwater provisions (Policy 9.2.1.Y and Rule 9.9.X). Onsite attenuation would be required to ensure that there is no increase in the peak stormwater discharge rate from the site. However, 3 Waters has concerns about the affordability of appropriate stormwater management.

Recommendation

The transportation discussion on adjacent site GF01 earlier in this report (refer section 5.2.1) is relevant and much also applies to RS220. Most notably, this highlights significant issues with the inadequate state of Scroggs Hill Road, with concerns about the feasibility of undertaking the upgrades that would be necessary. I consider this represents a conflict with Policy 2.6.2.1.d.ix and Policy 2.6.2.1.d.x of the 2GP. Consistent with sites GF01 and RS160, unless the Panel is satisfied that the necessary roading upgrades are feasible, I consider that rezoning this site would be inappropriate.

In relation to sites on the west of Scroggs Hill Road, I note there is a covenant preventing further development of 103A Scroggs Hill Road. There is also a significant gully through this area that is unsuitable for development and which has been identified by Wildlands as requiring protection. If the Panel decides to rezone the site, I recommend that the area to the west of Scroggs Hill Road is significantly reduced in scale, to avoid both the gully and 103A Scroggs Hill Road. Alternatively, the gully could be included but protected as an urban biodiversity mapped area. This would restrict vegetation clearance within the area.

I also recommend that if rezoning proceeds, it is limited to Large Lot Residential 1, to allow appropriate water and wastewater self-servicing. This would also lessen effects on visual amenity.

Recommended amendments:

None. Maintain rejection.

5.2.4 201, 207 & 211 Gladstone Road South, East Taieri (GF02 and GF02a)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S30.003	Sonia & Karl Thom	Accept the change with amendments	Amend Change GF02 (rezoning from rezoning from Rural Taieri Plain zone to General Residential 1 zone of 201, 207 and 211 Gladstone Road South, East Taieri, and associated changes) to ensure the land is developed in accordance with best practice to ensure stormwater and flood management, suitable vehicle access and speed limits, capacity for service connections, management of earthworks for building platforms and loss of outlooks, limits to single storey buildings, management of noise from building work, protection of trees on the fence line of the property at 197 Gladstone Road, provision of fencing along the boundary with 197 Gladstone Road, dust management for access during development, location and design of footpaths and lighting, addition of a public bus route, provision of green space, berms and native planting.
FS184.505	Otago Regional Council	Support S30.003 in part	Allow proposed amendments to Change GF02, rezoning from rezoning from Rural Taieri Plain zone to General Residential 1 zone of 201, 207 and 211 Gladstone Road South, East Taieri, as long as areas of identified natural hazards are excluded.
S30.002	Sonia & Karl Thom	Accept the change with amendments	Amend Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone of 201, 207 and 211 Gladstone Road South, East Taieri, and associated changes) by rezoning to Large Lot Residential 1 zone or Low Density Residential zone, or otherwise limit the development to 36 sections.
FS184.506	Otago Regional Council	Support S30.002 in part	Allow proposed amendments to Change GF02, rezoning from rezoning from Rural Taieri Plain zone to Large Lot Residential 1 or Low Density Residential zone of 201, 207 and 211 Gladstone Road South, East Taieri, as long as areas of identified natural hazards are excluded.
S82.005	Yolanda van Heezik	Accept the change with amendments	Amend Change GF02 (Rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes) as follows: <ol style="list-style-type: none">1. Review ways to minimise housing footprints and the loss of private gardens through hard landscaping on residential sites. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access) and a review of site coverage limits to minimise hard landscaping (inferred not stated).2. Require the protection of vegetation cover at sites adjacent to major biodiverse areas.3. For infill and new development, require biodiversity protection and enhance measures to ensure no overall reduction in vegetation area or the fragmentation of existing corridors.

FS184.507	Otago Regional Council	Oppose S82.005 in part	Disallow submission and do not allow amendments to Change GF02 unless development accounts for where identified hazards are present and assesses and clarifies adverse effects from density increase.
S240.002	Invermark Investments Ltd	Accept the change with amendments	Amend Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South) to replace the proposed new development mapped area with a structure plan mapped area.
FS184.57	Otago Regional Council	Oppose S240.002 in part	Disallow submission to amend GF02 to remove the new development mapped area and apply a structure plan mapped area conditional on any development accounting for where identified hazards are present and all adverse effects from density increase must assessed and clarified.
S223.002	Ed Stewardson	If the change is not rejected, amend	Amend Change GF02 (rezoning from Rural Taieri Plains zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South, and associated changes) to remove the new development mapped area and apply a structure plan mapped area instead.
FS184.508	Otago Regional Council	Oppose S223.002 in part	Disallow submission and do not amend Change GF02 to remove the new development mapped area and apply a structure plan mapped area instead unless development accounts for identified hazards and assesses and clarifies adverse effects from density increase.
S1.002	Jane McLeod	Accept the change with amendments	Amend Change GF02 (rezoning from Rural zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South) so dwellings built collect rainwater in sizeable tanks as potable water to reduce impact on the 3 water issues, where practicable. They could still be connected to the reticulated water for dry periods.
FS184.509	Otago Regional Council	Oppose S1.002 in part	Disallow submission and do not amend Change GF02 so dwellings built collect rainwater in sizeable tanks as potable water to reduce impact on the 3 water issues unless development accounts for identified hazards and assesses and clarifies adverse effects from density increase.
S24.001	Darrin and Sheree Healy	If the change is not rejected, amend	<p>Remove Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South, East Taieri, and associated changes) (inferred, not stated). If Change GF02 is not removed, add provisions to achieve the following:</p> <ol style="list-style-type: none"> 1) Boundary fencing to be provided by the Council at NO cost to us. 2) Dust on access ways dampened down during the development. 3) A 'Clear Zone' between our boundary fence and the subdivision of a road width apart. 4) Height restrictions on properties, restrictions for single storied properties only. 5) Section sizes not to be any less than 800 square metres. 6) Boundary trees to remain in place between our property and the subdivision and to remain untouched by the developers 7) A 2 lane driveway access to the subdivision and full parking ability within the subdivision. 8) A green zone within the subdivision for native wildlife to live, feed and breed. 9) Consideration to be made for the Flooding and water diversion for these properties that will not impact our property 10) Services for the subdivision such as drainage and electricity to be accessible from our property , to future proof any potential subdivision of our property in years to come.

			<p>11) Consideration of noise pollution from the months or years of development these properties will take to build. The nuisance factor for us will be extreme.</p> <p>12) Compensation for loss of quality of life and the devaluation of our property</p> <p>13) A covered drain at the side of Gladstone road.</p>
FS184.56	Otago Regional Council	Support S24.001 in part	Allow submission and support the removal of GF02, if amended only allow submission to rezone GF02 if the areas where natural hazards are identified are excluded.
S99.002	Peter and Jillian Hogan	If the change is not rejected, amend	Remove Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South), unless it is extended to 195 and 197 Gladstone Road South and stormwater, infrastructure connections, traffic effects, building heights and construction dust are adequately managed.
FS184.510	Otago Regional Council	Oppose S99.002 in part	Disallow submission to either remove Change GF02 or amend Change GF02 to extend it to 195 and 197 Gladstone Road South and ensure that stormwater, infrastructure connections, traffic effects, building heights and construction dust are adequately managed. If amended ensure it is conditional on the exclusion of areas where natural hazard is identified.
S105.001	Murray Inglis	Reject the change	Remove Change GF02 (Rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes).
FS184.3	Otago Regional Council	Support S105.001	Allow submission and remove Change GF02, Rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South.
S108.001	June Ross	Reject the change	Remove Change GF02 (Rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes).
FS184.5	Otago Regional Council	Support S108.001	Allow submission and remove Change GF02.
S55.001	Glen Munn	Reject the change	Remove Change GF02 (rezoning from Rural Taieri Plains zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South, and associated changes).
FS184.97	Otago Regional Council	Support S55.001	Allow submission and remove Change GF02 (rezoning from Rural Taieri Plains zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South, and associated changes)
S114.001	Rodney & Rani Wray	Reject the change	Remove Change GF02 (Rezoning from Rural to General Residential 1 at 201, 207, 211 Gladstone Road South, with associated changes).
FS184.9	Otago Regional Council	Support S114.001	Allow submission and remove change GF02 (Rezoning from Rural to General Residential 1 at 201, 207, 211 Gladstone Road South, with associated changes).
S271.033	Otago Regional Council	If the change is not rejected, amend	<p>Remove Change GF02 (Rezoning from Rural to General Residential 1 at 201, 207, and 211 Gladstone Road South, with the introduction of a new development mapped area), unless:</p> <ul style="list-style-type: none"> a. the mapped alluvial fan risk is appropriately recognised and any mitigation that might be required in increasing the potential for relatively high residential activity on the site, is made, and b. there is greater clarity as to why the significant increase in proposed density is deemed most appropriate in light of the effects this will create and/or need to be mitigated.
S129.002	Alex King	Reject the change	Remove Change GF02 (Rezoning from Rural zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South, with an introduction of a new development mapped area).
FS184.17	Otago Regional Council	Support S129.002	Allow submission and remove Change GF02, rezoning from Rural zone to General Residential 1 zone at 201, 207, and 211 Gladstone Road South.

S118.001	Broomfield Trust	Accept the change	Retain Change GF02 (Rezoning from Rural zone to General Residential 1 zone and associated changes at 207 Gladstone Road South).
FS184.10	Otago Regional Council	Oppose S118.001	Disallow submission and do not rezone 207 Gladstone Road (GF02) as any development must account for where identified hazards are present and adverse effects from density increase must be clarified and assessed
FS216.2	Scott and Bronwen Reid	Oppose S118.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
FS220.2	Sheree Clark	Oppose S118.001	Disallow submission and retain the current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
S223.001	Ed Stewardson	Accept the change	Retain Change GF02 (rezoning from Rural zone to General Residential 1 zone).
FS184.46	Otago Regional Council	Oppose S223.001	Disallow submission and do not retain Change GF02.
FS216.1	Scott and Bronwen Reid	Oppose S223.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
FS220.1	Sheree Clark	Oppose S223.001	Disallow submission and retain the current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
S30.001	Sonia & Karl Thom	Accept the change with amendments	Extend Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes) to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.
FS220.3	Sheree Clark	Oppose S30.001	Disallow submission and retain the current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
FS115.1	James Paulin	Oppose S30.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural. If this cannot be rejected, it is requested to extend the change to 193 Gladstone Road South.
FS184.87	Otago Regional Council	Oppose S30.001	Disallow submission and do not extend Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes) to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.
FS216.3	Scott and Bronwen Reid	Oppose S30.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
S99.001	Peter and Jillian Hogan	Accept the change with amendments	Extend Change GF02 (Rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South, and associated changes), to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.
FS115.2	James Paulin	Oppose S99.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural. If this cannot be rejected, it is requested to extend the change to 193 Gladstone Road South.
FS184.111	Otago Regional Council	Oppose S99.001	Disallow submission and do not extend Change GF02 (rezoning from Rural Taieri Plain zone to General Residential 1 zone at 201, 207 and 211 Gladstone Road South to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.
FS216.4	Scott and Bronwen Reid	Oppose S99.001	Disallow submission and retain current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.

FS220.5	Sheree Clark	Oppose S99.001	Disallow submission and retain the current zoning of 201, 207, 211 Gladstone Road South, East Taieri as Taieri Plain Rural.
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Background

Figure 8 - General area proposed for rezoning for GF02 and GF02a



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF02	201, 207, 211 Gladstone Road South, East Taieri, as shown in Figure 8.	Rural Taieri Plain Zone	General Residential 1 Zone	Application of a 'new development mapped area'

GF02 is a 3 ha block of farmland located on the western edge of East Taieri. As a result of some of the submissions discussed below, there is a proposed extension to the site, identified as GF02a, covering an additional 0.7 ha on 195 and 197 Gladstone Road South. GF02 scored well across a number of criteria – in particular it is a flat, sunny site, and will allow development of a reasonable number (approximately 36 – 42) of dwellings at General Residential 1 density. Less favourable factors include that the site is relatively distant from Mosgiel and public transportation (2km away). There are potentially significant effects on the wider transport network through cumulative development in Mosgiel. These may require intersection upgrades, including to Stage Highway 1 intersections. There are also 3 Water issues that can be managed through attenuation of stormwater and programmed upgrades. Refer to Appendix C.2 for details of this site.

Submissions on rezoning

Two submitters were in support: Broomfield Trust (S118.001) supported the change as it relates to 207 Gladstone Road South, provided that the rules allow for sites of varying sizes. The reason given for supporting the change is that the property is in close proximity to East Taieri and Mosgiel.

Ed Stewardson (S223.001) supported Change GF02. Reasons given included helping to alleviate Dunedin's housing shortage, that rezoning meets criteria specified in the 2GP (in particular, it provides a logical extension of residential zones over a limited area which is close to services and public amenities), and provides for flexibility of development in this locality where there is high demand.

Both submissions were opposed by the Otago Regional Council (FS184.10, 46), Scott and Bronwen Reid (FS216.1, 2), and Sheree Clark (FS220.1, 2).

Several submitters sought that the change be removed, citing reasons as outlined below.

Landscape and Rural aspect

Murray Inglis (S105.001), Peter and Jillian Hogan (S99.002), and Rodney and Rani Wray (S114.001) both opposed the change due to loss of rural aspect that would result. Mr and Mrs Wray were concerned about loss of views to the Maungatua range. These submissions were supported by the Otago Regional Council (FS184.3 and FS184.9).

Darrin and Sheree Healy (S24.001) (in opposition) own an adjoining property and also raised the issue of loss of rural outlook and amenity. This submission was supported in part by the Otago Regional Council (FS184.56).

The three sites are located adjacent to existing Large Lot and General Residential 1 development in East Taieri. The section 32 assessment found that rural amenity and character values were low, consisting of grazed paddocks and adjoining residential development. It was concluded that rezoning would result in a loss of rural outlook for neighbouring properties, but would have minimal effects at a broader scale. The DCC's Landscape Architect, Luke McKinlay, has reviewed the original assessment and the relevant submissions on GF02, and noted that there is a broad expanse of rural-zoned pastoral land to the west. Existing large lot properties are framed by well-established boundary and amenity planting and/or typical rural fencing. Dwellings are predominantly single story. The sites proposed for rezoning are relatively with existing clusters of buildings and farm sheds.

Consequently, Mr McKinlay considers that General Residential 1 development could integrate relatively well in this location without notable adverse effects on existing rural character values.

It is acknowledged that rezoning will result in the loss of a rural outlook for immediately adjoining residents. This will result in localized adverse visual amenity effects for some of these neighbouring residents. Mr McKinley suggested limiting dwellings to single storey may help to address the concerns of submitters in relation to loss of views.

While I acknowledge that there will be some impacts to surrounding residents, I do not recommend limiting dwellings to a single storey. I consider that the existing 2GP performance standards regarding height and boundary setback would appropriately act to minimise loss of sunlight, privacy, and views for existing properties. I do not consider that limiting dwelling height to single storey is appropriate in this situation.

3 Waters

Concerns relating to a lack of adequate stormwater and wastewater infrastructure in the area, and a need to develop these appropriately, were raised by June Ross (\$108.001), Glen Munn (\$55.001), Rodney and Rani Wray (\$114.001), Alex King (\$129.002), June Ross (\$108.001), Sonia and Karl Thom (\$30.003), Peter and Jillian Hogan (\$99.002) and Jane McLeod (\$1.002). These submissions were generally supported by the Otago Regional Council (FS184).

DCC 3 Waters note that some potable water supply upgrades are required but projects to address these issues are in the 10 year plan, and the issues are expected to be resolved in 3-5 years. Likewise, some minor wastewater upgrades are required. The 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded aren't yet confirmed. The concerns relating to stormwater management will be addressed through the NDMA provisions that are proposed to apply to the site. These provisions seek to ensure appropriate stormwater management occurs in greenfield areas, and that stormwater management is undertaken through a holistic approach to the whole rezoning area, rather than individual management of stormwater (e.g. on-site tanks). Policy 9.2.1.Y of the 2GP will need to be met, which requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system are to be no more than minor.

Consequently, I consider that concerns from various submitters regarding insufficient infrastructure are adequately addressed.

Alex King raised a concern about the energy use of 3 Waters infrastructure, in particular wastewater. 3 Waters has advised that whether pumping is required or not will require further site investigation. However, if pumping is required the energy demands are expected to be low.

Jane Macleod (\$1.002) sought that any dwellings built within the area have the ability to collect rainwater for water supply, to help reduce the impact on 3 Waters infrastructure. In response, 3 Waters has advised that water connections are normally provided for in General Residential 1 zoned land, and that water capacity is generally available to supply these areas. While there is no requirement for landowners to supplement this with rainwater collection, it is permissible to do so if they wish. I also note that Ms Macleod had another submission point (\$1.001) which sought to add rules so that dwellings built on greenfield sites are to collect rainwater in sizeable tanks as potable water to reduce the impact on 3 Waters, where practicable. This submission point (\$1.001) was addressed in Hearing 3, with a decision made in Part C.4.5.5 of the decision report that rejected the submission.

General amenity

A number of submitters raised concerns relating to loss of amenity, in particular privacy, noise from traffic and development, potential for two-storey houses, the potential loss of trees along the boundary and dust (June Ross (S108.001), Rodney and Rani Wray (S114.001), Darrin and Sheree Healy (S24.001), Murray Inglis (S105.001), and Sonia and Karl Thom (S30.003)). These submissions were generally supported by the Otago Regional Council (FS184).

Several submitters requested that if rezoning goes ahead development controls are imposed, including appropriate management of earthworks, single storey buildings, management of noise from building work, protection of trees on the fence line, boundary fencing, dust control, green space separating the development from existing sites, lighting, provision of berms and native planting and compensation of loss of amenity.

I acknowledge that there will be a reduction in amenity values for existing residents in this area, particularly during the construction phase of any development. This is somewhat unavoidable in relation to new development anywhere in the city, however, I note there are existing rules in the 2GP controls aimed at managing adverse effects on neighbouring properties (e.g. noise standards, earthworks rules, maximum height and setback rules for development). It is not customary or appropriate for the DCC to implement specific compensation for existing residences located nearby to what would be a relatively standard residential development.

I also note that the DCC Parks and Recreation department has assessed the rezoning proposal. It considers that an outdoor public amenity with a minimum size of 5,000m² would be appropriate in the area. Consideration should also be given during development to street vegetation and landscaping as set out in the native planting guide for Dunedin Hillslopes Forest. I note that Policies 12.2.X.1 and 12.2.X.4 require consideration of outdoor recreation opportunities and amenity planting through the subdivision consent process. I consider that the specifics details of any recreational and/or park facilities can be appropriately dealt with at that time.

Hazards

Rodney and Rani Wray (S114.001) and Darrin and Sheree Healy (S24.001), supported by Otago Regional Council (FS184) noted that part of the area is subject to flooding. The Otago Regional Council (S271.033 and FS184), noted that the existing (low risk) alluvial fan hazard mapped area needed to be acknowledged, and any appropriate mitigation put in place.

The original hazards assessment from Stantec assessed GF02 as having low level hazards associated with seismic instability and flood hazard. It was noted that geotechnical assessments will be required for liquefaction, which can be considered at the time of subdivision. Minimum floor levels will be required for subdivision within the proposed area. Specific engineering design or exclusion of liquefaction risk will be required for lots within liquefaction risk areas across the site.

Following submissions, Stantec has re-assessed the site and recommends no change from the original hazards assessment level. It notes, however, that the site lies within a flood area where hazards are typically mitigated through specific design as part of subdivision. These may include, but are not limited to, detention features and specifically designed stormwater reticulation. Any modification to the site should not increase any adverse ponding or stormwater flow effects on neighbouring lots, and any cumulative effects of increased density on stormwater and flood hazards should not affect neighbouring lots.

In addition, I re-iterate the 3 Waters evidence above, which is that stormwater management will be required under the NDMA rules and Policy 9.2.1.Y.

Overall, based on this expert evidence, I consider that the risk from flooding can be appropriately mitigated through the NDMA provisions and specific design at the time of subdivision.

Transport

Several submitters raised issues relating to traffic impacts, including the need to upgrade Gladstone Road South, potential safety issues with access to the site, the speed limit on Gladstone road (100 km/hour), the need for footpaths and lack of public transport (Rodney and Rani Wray (\$114.001), Peter and Jillian Hogan (\$99.002), Alex King (\$129.002), Sonia and Karl Thom (\$30.003), and Darrin and Sheree Healy (\$24.001)).

The section 32 report notes that an additional footpath connection on Riccarton Road East and a footpath on the southern side of Gladstone Road South may be required. The impact of the development on the Gladstone Road / Riccarton Road intersection was raised and it was noted that a Level Crossing Safety Impact Assessment may be required.

More detailed comments received from DCC Transport notes that Gladstone Road South west of Riccarton Road has a speed limit of 100 km/h and is sometimes used as a bypass to SH1, which can have an irregular impact on traffic volumes. The road has a narrow, unsealed footpath on its southern side, as far as no. 193 Gladstone Road, but this does not link to other pedestrian facilities. There are no safe crossing points at the intersection, which currently facilitates high-speed turning movements. There is also no street lighting west of Riccarton Road East. Consequently, the pedestrian facilities are inadequate to service increased development.

If GR1 zoning is confirmed, urbanised transportation infrastructure would be expected on Gladstone Road South and should be provided by the developer. At a minimum, this would likely need to include:

- Replacement of existing swale drainage with footpath, kerb and channel on the southern side of the road.
- Widening and sealing of the existing unsealed footpath. This should include consideration of a shared pedestrian/cycle path, and consideration of how this facility would connect to existing transportation infrastructure. It is likely that this would need to link with the existing shared path on the northern (railway) side of the road with a safe crossing point provided.
- Review of street lighting infrastructure and upgrading if required.

Additionally, DCC Transport advise that an integrated transport assessment would need to be undertaken by the developer at the time of subdivision. This would need to specifically assess the Riccarton Road East / Gladstone Road South intersection, including the impacts of additional traffic on its safe and efficient operation and recognising the constraints relating to the level crossing. The speed limit of 100km/h would need to be reviewed in light of the development if and when it occurs.

The new intersection into the subdivision would be expected to comply with the Code of Subdivision and Austroads Guide to Road Design Part 4A Unsignalised and Signalised Intersections and internal subdivision roading constructed in accordance with the Code of Subdivision and/or NZS4404:2010 – Land Development and Subdivision Infrastructure.

DCC Transport notes that while there is no clear opportunity for the development site to connect with Riccarton Road East, if zoned the developer would be encouraged to enter discussions with any neighbours that have the ability to provide for a walking/cycling connection to Riccarton Road East. Similarly, consideration should be given to the potential for future westward urban expansion when designing the subdivision. This could be achieved by preserving a strip of land for future road construction should that need eventuate.

Overall, DCC Transport concludes that, subject to these comments, the recommended infrastructure improvements, and pending the outcome of an integrated transport assessment, the proposed rezoning can be supported from a traffic and transportation perspective. I note that the improvements required would be determined at the time of subdivision.

While not directly addressed by DCC Transport, I also note that the site has a 'poor' rating for accessibility to public transport, with the nearest bus stop being approximately 2km away. Extending either of the current Mosgiel circuit buses (Bus #80 and #81) to cover GF02 would necessitate a substantial route extension.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

Biodiversity

Rodney and Rani Wray (S114.001), Darrin and Sheree Healy (S24.001) note concern about loss of trees, native birdlife and wildlife. Both submissions were supported by the Otago Regional Council (FS184). Mr and Mrs Healy request a green zone is retained between existing sites and new development, to support native wildlife.

Yolanda van Heezik (S82.005) submitted to amend Change GF02 so that the Council:

- Considers ways of reducing housing footprints while increasing density, particularly regarding access/drives. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access);
- Protects vegetation cover at sites adjacent to major biodiverse areas;
- Implements compensatory plantings/greenspace creation to ensure there is no overall reduction in vegetated area;
- Puts conditions on infill and new development regarding biodiversity protection and enhancement measures, including planting and creation of corridors. No new development should further fragment existing corridors; and
- Considers ways to minimise hard landscaping resulting in incremental loss of permeable surfaces in private gardens: the submitter's data indicated that over a five year period about 19 ha of permeable surface was likely to have been lost from private gardens across Dunedin's main urban area.

This submission was opposed in part by the Otago Regional Council (FS184.507).

I note that the site has been assessed for indigenous biodiversity values, with none identified.

Professor van Heezik's submission applies to a number of sites proposed for new General Residential 2 (GR2) zoning and several greenfield sites proposed for General Residential 1 zoning (GR1). The part of the submission relating to the new GR2 sites was made in Part A.2.2 of the decision report² with the change reference being 'Change A2 Alt 3 IN-LANDSCAPE/S82.004 and others'. In response to this (and other) submissions, the Panel made a number of amendments, including requiring minimum landscaping for new GR2 areas.

I have considered the appropriateness of similar landscaping requirements also being applied to the greenfield areas that Professor van Heezik has also submitted on. These sites, including GF042, are generally proposed to be rezoned to GR1. A key difference between GR2 and GR1 zoned areas is the minimum site size for subdivision and the development density. The GR1 zone has a minimum site size of 400m² and a restriction of one dwelling per site (or a duplex on a 500m² site). The GR2 zone has a minimum site size of 300m² and a maximum development potential per site of 1 habitable room per 45m² site area. GR1 areas are therefore less built up and more likely to have garden areas and trees, relative to the GR2 areas. Consequently, I consider that there is likely to be less need for minimum landscaping requirements in GR1 zoned areas.

I acknowledge the evidence presented by Professor van Heezik at the previous hearing, and evidence given by Mr Ian Munro for DCC. I also note the Panel's decision not to apply similar landscaping requirements to GR1 areas following rule changes allowing denser development. The Panel accepted evidence that that additional controls to manage character and amenity effects or loss of greenspace are not required in the areas affected by the rule changes. I also note the Panel's comments in A.2.2.1 of the decision report that further changes to protect greenspace and biodiversity can be considered as part of a future plan change relating to biodiversity.

² Variation 2 – Additional Housing Capacity First Decision Report. [Variation-2-First-Decision-Provisions-and-Intensification-Rezoning-Decision-Report.pdf \(dunedin.govt.nz\)](https://www.dunedin.govt.nz/assets/Uploads/Variation-2-First-Decision-Provisions-and-Intensification-Rezoning-Decision-Report.pdf).

I also note that Professor van Heezik's submission relates to only four greenfield sites – GF02, GF06, GF07, and GF08 (sites in Mosgiel, Green Island and Concord). As a result, any rule changes requiring landscaping could only apply to those four sites. This would result in an inconsistent approach across the city. I agree with the Panel that it may be appropriate to consider the need for similar controls across the city in a more holistic way, and if appropriate, apply them more broadly through a future plan change. Consequently, I recommend that Professor van Heezik's (S82.005) submission on GF02 is rejected.

Overall, and linking back to the discussion on landscape and rural aspect above, I acknowledge that there will be some local loss of rural character and greenspace for existing adjacent residents, however I consider that the existing 2GP rules will appropriately manage this. I do not consider that additional management or rules relating to greenspace are required for this site should rezoning proceed.

Density

The Otago Regional Council (S271.033) questioned why GR1 density was proposed, instead of Large Lot Residential 1 zoning, as per the neighbouring sites. It seeks that greater clarity is provided as to why this is the most appropriate zoning in light of the effects this will create and/or need to be mitigated.

Larger section sizes were also requested by June Ross (S108.001) (a quarter acre - 1,000m²), Darrin and Sheree Healy (S24.001) (800m²) and Sonia and Karl Thom (S30.002) (Large Lot Residential 1 (2000m²), Low Density Zoning (750m²), or limited to 36 sections), in order to maintain amenity and property values.

The site assessment undertaken indicates that rezoning could be supported at General Residential 1 density, although infrastructure upgrades will be required. Although the assessments were undertaken assuming a GR1 density, I anticipate that generally similar upgrades would still be required at a slightly lower density. I also note that Policy 2.2.4.1.b of the 2GP requires that land is used efficiently and zoned at a standard or medium density unless there is a good reason not to, such as hazards, slope, the need for on-site stormwater storage, or the need to protect important biodiversity, water bodies, landscape or natural character values. In the case of this site, there are no clear planning reasons supporting a lower density and so, on balance, I consider that General Residential 1 zoning is appropriate.

Other issues

A number of additional issues were raised by submitters.

Alex King (S129.002) opposed the change due to concerns about loss of productive soils. This submission was supported by the Otago Regional Council (FS184.17). I note that there are no high class soils mapped over the site. There are however Land Use Capability (LUC) Class 3 soils present over the entire site. Given the site's relatively small size and its proximity to existing residential activity, I consider that the overall loss of rural productivity would be low.

Rodney and Rani Wray (S114.001) opposed the change due to concern about North Taieri School being at full capacity. This submission was supported by the Otago Regional Council (FS184.9). School capacities across Dunedin have been discussed with the Ministry of Education. I note that, should rezoning of GF02 occur, this represents a relatively small increase in residential capacity and is unlikely to have a significant effect on school capacities. I also note that East Taieri Primary School (the closest primary school) has a significant amount of growth potential and is unlikely to be adversely impacted by this rezoning.

I also agree with Rodney and Rani Wray (S114.001) who raised that there is lack of amenities/facilities in the area and I note that the Mosgiel principal centre is approximately 2,900m away from this site.

Peter and Jillian Hogan (S99.002) sought that rezoning is extended to 195 and 197 Gladstone Road South (GF02a, discussed below). They also raised concerns relating to the need to have infrastructure connections. Based on this expert evidence received and the discussions outlined within this report, I consider that appropriate infrastructure connections can be provided.

Recommendation on submissions on rezoning

Considering all the matters discussed above, in my opinion rezoning GF02 is generally consistent with the criteria specified in Policy 2.6.2.1 of the 2GP. While there are a number of infrastructure upgrades required, these are considered to be manageable. Overall, I recommend that GF02 be rezoned to General Residential 1.

Submissions to extend the change area (GF02a)

Sonia & Karl Thom (S30.001) and Peter and Jillian Hogan (S99.001) submitted that 195 and 197 Gladstone Road South be included in the rezoning. This area is shown on in the map above as GF02a. The submitters' reason is to ensure the ongoing value of these properties, which would otherwise be adversely affected by the rezoning of GF02. These submissions were opposed by Sheree Clark (FS220), James Paulin (FS115), the Otago Regional Council (FS184), and Scott and Bronwen Reid (FS216). 195 and 197 Gladstone Road South have a combined size of 0.6961 ha. At GR1 density, this area could support around 12 dwellings. However, I note that both of these sites have existing houses on them, meaning that the development potential is likely substantially less if these existing houses were to be retained.

Peter and Jillian Hogan (S99.002) also submitted that, unless the rezoning is extended to cover 195 and 197 Gladstone Road South, that Change GF02 should be rejected. This submission was opposed in part by the Otago Regional Council (FS184.510) who stated that any rezoning must not occur where there are natural hazards identified.

The DCC's Landscape Architect has reviewed these submissions and has advised that the proposed extension (GF02a) could integrate relatively well in this location without notable adverse effects on existing rural character values.

DCC 3 Waters has not raised any additional concerns from a 3 Waters servicing perspective. Connections can be made to wastewater and water services from the extension of services required for GF02. Stormwater management would be required as per the rules governing GF02, and should be integrated stormwater management with GF02.

Stantec has assessed the proposed extension GF02a and advised that the site is directly adjacent to the original site and faces exactly the same flood considerations and ground conditions. Stantec recommend that the same assessment should apply to GF02a as GF02 (low level hazards).

Recommendation on submissions seeking to extend the area

I recommend that GF02a (consisting of 195 and 197 Gladstone Road South) be included in the proposed rezoning. There are no additional concerns relating to GF02a over and above the concerns already identified for GF02. I consider that these neighbouring pieces of land share essentially the same characteristics of the GF02 land, and would be able to be managed in the same way. Rezoning GF02a will meet the key criteria identified in Policy 2.6.2.1 and will provide a larger area for potential development and a more efficient use of land than the current Large Lot Residential 1 zoning.

I also recommend that as a consequential change, a new development mapped area is applied over this site, to ensure development is undertaken appropriately.

Submissions seeking to apply a structure plan mapped area rather than a new development mapped area

Invermark Investments Limited (S240.002) and Ed Stewardson (S223.002) both sought to replace the proposed new development mapped area over GF02 with a structure plan mapped area. Reasons for this are that provision of infrastructure adequately managed by existing 2GP performance standards, structure plans can appropriately manage outcomes for specific sites, and that the new development mapped area provisions will act as an impediment to development. These submissions were opposed in part by the Otago Regional Council (FS184.57, 508). I note that neither submitter provided proposed structure plan provisions in their submissions.

DCC 3 Waters has reviewed the above submissions and commented that most existing 2GP structure plan rules do not contain provisions to adequately manage stormwater. In their view, it is essential that the requirement for stormwater management to be adequately considered, designed, and approved by DCC is included via the NDMA to ensure a holistic and appropriate approach is taken to stormwater management for the whole structure plan area. The NDMA provisions serve to avoid the piecemeal or individual site approaches to the management of stormwater.

I note that the NDMA provisions are applied to sites throughout the city to ensure that subdivision of large greenfield areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan. In my opinion, replacement of the NDMA mapped area and associated provisions with structure plan mapped area provisions would require the same management tools and requirements to be included within the structure plan provisions, in order to achieve the desired outcome. Therefore, while I am not opposed to additional site management rules being required via a structure plan, I do not agree that the NDMA mapped area and associated provisions should be removed.

Recommendation on submissions seeking to apply a structure plan mapped area rather than a new development mapped area

I recommend rejecting the submissions seeking to replace the new development mapped area with a structure plan mapped area over GF02. I recommend that, should rezoning proceed, that the new development mapped area over GF02 is retained notified.

Recommended amendments:

Retain GF02 as notified, being:

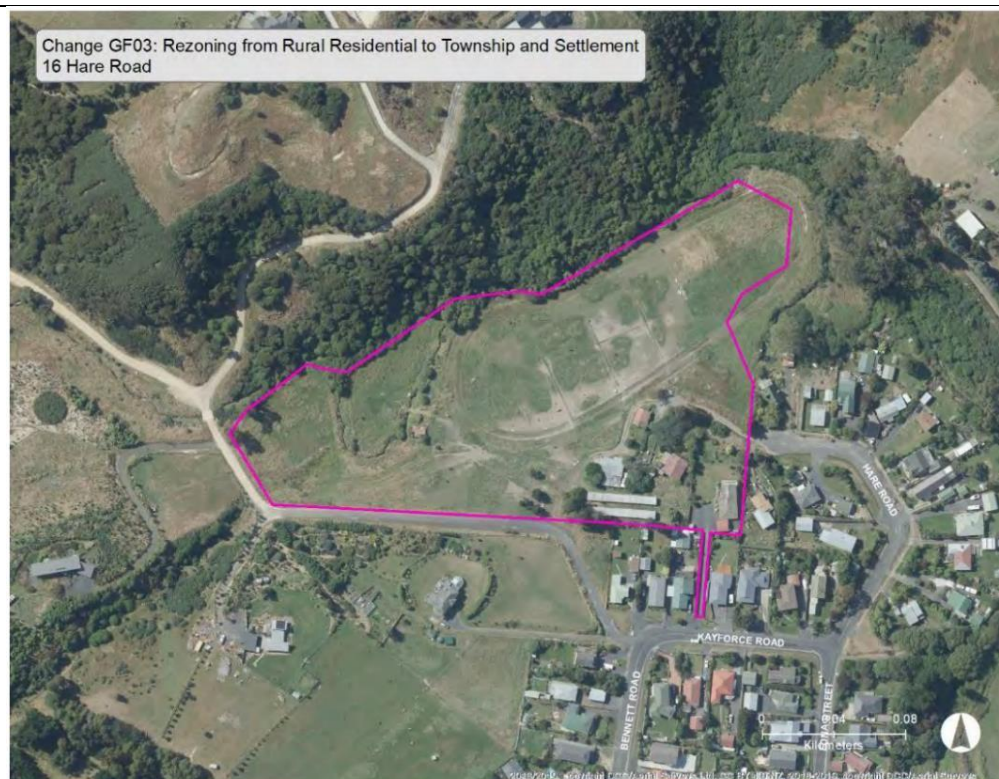
- Rezone GF02 from Rural Taieri Plain to General Residential 1.
- Apply a 'new development mapped area' over GF02.

I also recommend the following amendments:

- Rezone GF02a from Large Lot Residential 1 to General Residential 1.
- Apply a 'new development mapped area' over GF02a.

5.2.5 16 Hare Road and 7 Kayforce Road, Ocean View (GF03)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S42.001	Mike Ind	Reject the change	Remove Change GF03 (rezoning from Rural Residential 1 zone to Township and Settlement zone at 16 Hare Road, Ocean View, and associated changes).
FS231.1	Stewart Campbell (Campbell Family Trust)	Oppose S42.001	Oppose OS42.001. Disallow submission and retain Change GF03 (rezoning from Rural Residential 1 zone to Township and Settlement zone at 16 Hare Road, Ocean View, and associated changes).
S56.006	Saddle Hill Community Board	Accept the change with amendments	Retain Change GF03 (rezoning from Rural Residential 1 zone to Township and Settlement zone at 16 Hare Road, Ocean View, and associated changes) providing that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings.
FS231.2	Stewart Campbell (Campbell Family Trust)	Oppose S56.006	Disallow submission as impacts on infrastructure can be managed.
S192.001	Campbell Family Trust	Accept the change	Retain Change GF03 (rezoning from Rural Residential 1 zone to Township and Settlement zone at 16 Hare Road, Ocean View, and associated changes).
<p><u>Background</u></p> <p>Figure 9 - General area proposed for rezoning for GF03</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF03	16 Hare Road and 7 Kayforce Road, Ocean View as shown in Figure 9.	Rural Residential 1 Zone	Township and Settlement Zone	Application of a 'new development mapped area'

This site is 3.5 ha in area and is located on the edge of Brighton. The site is currently zoned Rural Residential 1 and it is proposed to rezone it to Township and Settlement. This would provide for an approximate feasible capacity of 38 – 48 dwellings. The site scored well across most of the rezoning criteria, in particular it is a flat, reasonably sunny site on the edge of Brighton. There is okay access to public transport and very good access to the nearest primary school (Big Rock). There are significant, but manageable, issues in relation to the wider transport network and there are some 3 Waters issues, but these are considered manageable. Taylors Creek passes in and around the site. Refer to Appendix C.3 for details.

Submissions received on the appropriateness of rezoning

Three original submissions were received on Change GF03; one in support, one in opposition, and one in support provided that development does not put pressure on the infrastructure of existing residential dwellings and surroundings. One further submission covering two submission points was received in support of the rezoning.

The Campbell Family Trust (\$192.001) supported the proposed rezoning and stated that the property has good slope, good transport connections and a pleasant outlook. The area is increasingly popular, the infrastructure in Hare Road was designed to support further residential development, and the site is suitable for much needed residential capacity.

The Saddle Hill Community Board (\$56.006) supported the rezoning, provided that development does not put pressure on the infrastructure of existing residential dwellings and surroundings. A further submission from Stewart Campbell (Campbell Family Trust) (FS231.2) opposed this submission and stated that the impacts on infrastructure can be managed.

Mike Ind (\$42.001) opposed the rezoning, raising issues including the need to ensure required infrastructure upgrades do not fall onto the ratepayer, the risk of flooding from Taylors Creek, amenity impacts such as an increase in noise levels, loss of rural views and rural character, and an increase in traffic volume and pressure on local intersections and roading. A further submission from Stewart Campbell (Campbell Family Trust) (FS231.2) opposed this submission and stated that the issues raised by the submitter can be adequately managed. These issues are discussed below.

Infrastructure upgrades

The 3 Waters assessment notes that no network extension is required for potable water supply. Some major upstream network upgrades may be required in the future, but are not anticipated within the next 10 years. Future upgrades are proposed to be included in the Council's Infrastructure Strategy. Regarding wastewater supply, a minor network extension is required. Significant downstream upgrades are required to the wastewater network. The 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded aren't yet confirmed.

Local connections to the 3 Waters networks would be funded by the developer. Wider network upgrades, which would improve services over a wide area, can feasibly be undertaken within existing or planned budgets.

Flooding hazard

Stantec assessed the site as part of the section 32 assessment and advised that the site was considered a low level hazard site associated with slope instability. Stantec has recently re-assessed the site. The updated hazards recommendation is that the site also has medium level hazards associated with stormwater and flooding from Taylor Creek. This is in addition to the already-assessed low level hazards associated with slope instability from the original assessment. Stantec notes that flood hazard assessments are required to identify the suitability (or not) of the site for higher density development. The assessments would be required to confirm the extent and impacts of flooding, especially in relation to potential landslides further impeding Taylor Creek. It is likely that hazard mitigation will require extensive earthworks to develop the lower lying land within this site, in order to appropriately mitigate the risk from the stormwater and flooding hazards present.

3 Waters comment that a new development mapped area (NDMA) is proposed to be applied to the site which will include rules for appropriate stormwater management. This will require that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system are to be no more than minor.

I consider that Mr Ind's submission has raised valuable local information relevant to this site. The NDMA provisions will act to mitigate the risk from local stormwater flooding. Regarding the risk from upstream and/or larger scale flooding, based on the expert evidence received from Stantec I note that a medium hazard level does not preclude development of the site, but it does more accurately reflect the level of engineering required to ensure any development is suitably considered. It is important that the developer is aware of these issues, including the likely requirement for mitigation and the potential impacts on feasible capacity of the site.

Effect on rural character and amenity

The DCC's Landscape Architect notes that the proposed rezoning will result in some localised adverse effects on existing views from some neighbouring properties. These views towards this small pastoral piece of land will be replaced with a more urban outlook. Consequently there will be some localised adverse visual amenity effects for some neighbouring residents. However, the area of land is small and it is in a relatively unobtrusive location, adjacent to existing Town and Settlement zoning. In Mr McKinlay's opinion, development will have low effects on the character and amenity of the wider surrounding area.

Impacts on traffic and road safety

The original DCC Transport comments indicated that localised upgrades to the existing transport network would likely be necessitated by the proposed rezoning. This included upgrading/construction of footpaths, kerb and channel to link with existing footpath infrastructure at the Kayforce Road/Hare Road/Edna Street intersection, as well as improvements to that intersection for safety reasons in light of increased traffic volumes.

DCC Transport has re-assessed the site in light of the submission opposing rezoning. There is no evidence to suggest that there are any pre-existing road safety deficiencies on either Edna Street nor Hare Road. From a transport perspective, it is recommended that the developer be required to undertake an integrated transport assessment at the time of subdivision to ensure that the traffic and transport effects are adequately considered, based on a final design of the development. This would need to include an analysis of the Kayforce Road/Hare Road/Edna Street intersection from a safety perspective and make recommendations for any necessary improvements. Similarly, the sharp bend adjacent to 1 Edna Street would need to be reviewed to ensure that the current alignment is sufficient to accommodate the increased traffic volumes. DCC Transport considers it appropriate that the developer undertakes any upgrades to external transport/roading infrastructure that are required.

DCC Transport also recommend that, based on the size of the subdivision, consideration be given to future transportation linkages and potential connectivity. It would appear possible to link the development through to Kayforce Road across the land at 8 Kayforce Road. The splayed road boundary of 8 Kayforce Road suggests that a road connection has been contemplated in this location previously and consideration should be given to ensuring that potential road linkages between the current development site and 8 Kayforce Road are preserved. This could be achieved by reserving a strip of land on the boundary for a future road connection at the time of subdivision.

Recommendation on the appropriateness of rezoning

With respect to the submissions seeking the rezoning be removed, I recommend that rezoning is confirmed. While I acknowledge there are issues that will need to be further investigated and resolved, in particular flooding hazard and transport upgrades, I consider that overall rezoning the site to Township and Settlement is consistent with Policy 2.6.2.1. I consider that the matters raised can be appropriately addressed at the time of subdivision and are not reasons to reject the rezoning.

Recommended amendments

None. Retain GF03 as notified, being:

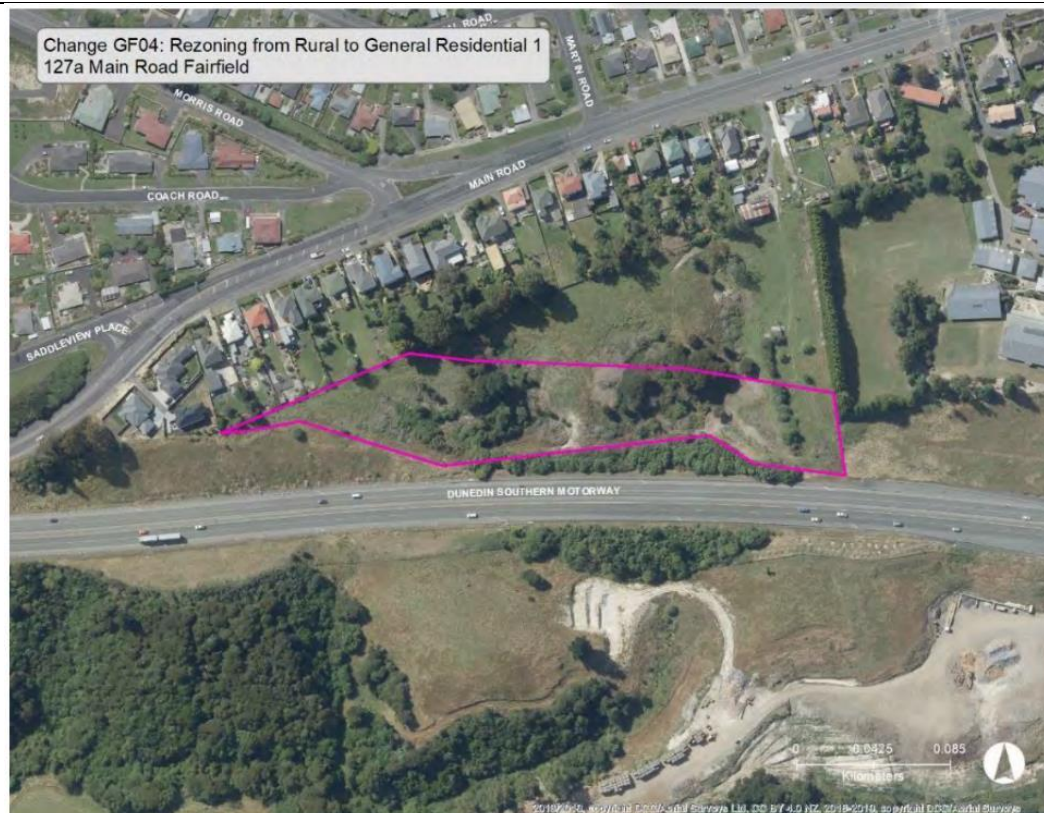
- Rezoning from Rural Residential 1 to Township and Settlement.
- Application of a 'new development mapped area'

5.2.6 127a Main Road, Fairfield (GF04)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S71.003	Andrew Rutherford	Reject the change	Remove Change GF04 (rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield, and associated changes).
FS226.2	Southern Heritage Trust	Support S71.003	Allow submission and Remove Change GF04, rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield
FS243.1	Jose Corporation Ltd	Oppose S71.003	Disallow submission and retain Change GF04 (rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield).
S56.004	Saddle Hill Community Board	Accept the change with amendments	Retain Change GF04 (rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield, and associated changes) providing that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings.
FS243.2	Jose Corporation Ltd	Support S56.004	Allow submission and rezone 127a Main Road, Fairfield from Rural Hill Slopes zone to General Residential 1
S64.003	Jose Corporation Ltd (previously Tony Bishop)	Accept the change	Retain Change GF04 (rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield, and associated changes)
FS243.3	Jose Corporation Ltd	Support S64.003	Allow submission and rezone 127a Main Road, Fairfield from Rural Hill Slopes zone to General Residential 1
S235.011	Waka Kotahi (NZ Transport Agency)	Accept the change with amendments	Retain Change GF04 (rezoning from Rural Hill Slopes zone to General Residential 1 zone at 127a Main Road, Fairfield, and associated changes), provided other points in this submission are adopted.
FS243.4	Jose Corporation Ltd	Support S235.011	Allow submission and rezone 127a Main Road, Fairfield from Rural Hill Slopes zone to General Residential 1, subject to the inclusion of a 40m geographically limitation
S235.003	Waka Kotahi (NZ Transport Agency)	Not stated	Add rules for greenfield rezoning areas that are adjacent to a state highway to require that access is achieved from roads other than a state highway.

Background

Figure 10 - General area proposed for rezoning for GF04



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF04	Part of 127a Main Road, Fairfield, as shown in Figure 10.	Rural Hill Slopes Zone	General Residential 1	Application of a 'new development mapped area'

GF04 is 1.3 ha in size and is located in Fairfield, adjacent to the Southern Motorway (SH1). It is part of a split zoned site (part General Residential 1, part Rural) with the southern rural zoned part of the site being the area proposed for rezoning. There is access to Main Road, Fairfield, through the General Residential 1 zoned part of the site. Under General Residential 1 density, the site has an estimated feasible capacity of 15 – 36 dwellings. The site adjoins Fairfield School and is close to a high frequency bus stop. The site is small and slopes steeply to the south, adjoining the motorway on one side, with two gullies / lower lying land on the site, likely limiting feasible development. 3 Waters upgrades are required. The site is 3km from Green Island centre), although there is a dairy and takeaway in Fairfield. Refer to Appendix C.4 for details of this site.

Submissions on the appropriateness of the rezoning

The site's owner, Jose Corporation Ltd (S64.003), supports the rezoning. The Saddle Hill Community Board (S56.004) also supports the rezoning, provided that development does not put pressure on the infrastructure of existing residential dwellings and surroundings. Waka Kotahi (NZ Transport Agency) submitted on the site. It does not oppose rezoning (S235.011) provided amendments to policies and assessment matters sought in its submission to better manage the relationship between state highways and residential sites, are adopted. These points were heard in Hearing 1 and 3. Depending on the outcome of those parts of the submission, site specific provisions for this site may be appropriate. Waka Kotahi also notes that direct access to a motorway is not legally available (S235.003).

Andrew Rutherford (S71.003) opposes the rezoning, raising concerns regarding proximity to the motorway and the potential for reverse sensitivity issues. The Southern Heritage Trust (FS226.2) supported this submission.

Discussion on the appropriateness of rezoning

In response to the Saddle Hill Community Board's concern regarding development putting pressure on infrastructure of existing residential dwellings and surroundings, 3 Waters comments that the required infrastructure upgrades for potable water supply and wastewater servicing were identified in the original site assessment. The 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded aren't yet confirmed. Concerns regarding infrastructure are therefore considered to be addressed for this site.

Mr Rutherford has raised related issues concerning proximity to the motorway and reverse sensitivity issues. As per Rule 15.5.1 Acoustic Insulation, noise sensitive activities (which includes residential activities) within 40m of a state highway must comply with Rule 9.3.1. This requires key rooms in a house to have acoustic insulation. Additionally, I note that Jose Corporation Ltd in their further submission FS243.1 state that any future dwellings are likely to be north facing, and will therefore face away from the state highway, further reducing the potential for reverse sensitivity.

Waka Kotahi (NZ Transport Agency) (S235.011) supported rezoning provided that other points in their submission point were adopted. These submission points included changes to the policy and assessment matters relating to the design of a development and how it interacts with an adjoining state highway. These points were rejected by the Panel as consideration of effects from subdivision on the State Highway network were made part of a separate change (Change D2, Rule 6.11.2.7.a.Z). Given that not all of Waka Kotahi's relevant submission points have been adopted, Waka Kotahi's position on the proposed rezoning of GF04, or what site-specific provisions it considers to be appropriate, is unclear.

Waka Kotahi (NZ Transport Agency)'s submission also notes that access to the state highway (motorway) from this site is not legally possible. DCC Transport has advised that Council has recently approved a subdivision of the residential portion of the site, and that access will be from a private accessway extending from Main Road, Fairfield.

Recommendation on the appropriateness of rezoning

Overall, while I recommend rezoning GF04 in principle, this is conditional on any further information provided by Waka Kotahi (NZ Transport Agency) on the need for site-specific provisions to manage effects resulting from the site's close proximity to SH1. Such provisions, if required, could be applied via a structure plan for the site.

Recommended amendments

None. Subject to the above recommendation, retain GF04 as notified, being:

- Rezoning from Rural Hill Slopes to General Residential 1.
- Application of a 'new development mapped area'

5.2.7 Parts 353 Main South Road, Sunnyvale, Fairfield (GF05 and GF05a)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S69.005	Name Withheld C	Reject the change	Remove changes related to the wastewater package proposed as part of Variation 2.
FS184.104	Otago Regional Council	Oppose OS69.005	Oppose OS69.005. Disallow submission to remove all changes related to the wastewater package proposed as part of Variation 2.
S187.027	Dunedin City Council	Accept the change with amendments	Amend Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to Rule 11.6.2.1.i as follows: "In the Hazard 2 (land instability) Overlay Zone and any Restricted Development Area (Hazard), a A report by a suitably qualified person confirms that the risk to the activity, or resulting from the activity, will be no more than low." This change is associated with the structure plan mapped area performance standards for GF05 (Rezoning from Rural Residential 2 to General Residential 1 - 353 Main South Road, Fairfield).
FS184.511	Otago Regional Council	Oppose S187.027	Disallow submission and do not implement the suggested amendments to Change GF05.
S277.002	Tuapeka Gold Print Limited	If the change is not rejected, amend	Reject the change. However, if change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) is retained, make the following amendments: a. the provisions of Rules 15.5.1 and 9.3.1 (Acoustic Insulation) apply to the land at 353 Main South Road, b. the Record of Titles for all residential sites adjoining the industrial zone boundary include a consent notice that clearly specifies the requirements for acoustic insulation for any rooms used for noise sensitive activities to ensure any future purchasers are aware of the design requirements and potential for industrial related noise to be a nuisance, c. the site and any residential site established by way of subdivision include a consent notice on the Record of Title stipulating the owner, occupier or any surrogate may not lodge a complaint to Council about the day to day activities on the industrial site, and d. should they elect to submit a complaint, the Council will not be bound to investigate the issue and may elect to discard it.
S216.002	Tuapeka Business Park limited	If the change is not rejected, amend	Reject the change. However, if change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) is retained, make the following amendments:

			<ul style="list-style-type: none"> a. the provisions of Rules 15.5.1 and 9.3.1 (Acoustic Insulation) apply to the land at 353 Main South Road, b. the Record of Titles for all residential sites adjoining the industrial zone boundary include a consent notice that clearly specifies the requirements for acoustic insulation for any rooms used for noise sensitive activities to ensure any future purchasers are aware of the design requirements and potential for industrial related noise to be a nuisance, c. the site and any residential site established by way of subdivision include a consent notice on the Record of Title stipulating the owner, occupier or any surrogate may not lodge a complaint to Council about the day to day activities on the industrial site, and d. should they elect to submit a complaint, the Council will not be bound to investigate the issue and may elect to discard it.
S45.001	Fulton Hogan Limited	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes)
S69.002	Name Withheld C	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes)
S92.001	Name Withheld A	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes)
S95.003	Kate Hall	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes)
S97.001	Name Withheld B	If the change is not rejected, amend	<p>Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes). If not removed, amend to include additional rules for the area within GF05 (353 Main South Road):</p> <ul style="list-style-type: none"> 1. A no build zone within 40 metres of existing boundary to Tate Crescent properties; and 2. Any building within the General Residential 1 GF05 area to be single storey only to prevent encroachment on privacy.
S133.002	Lisa Johnston	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S216.001	Tuapeka Business Park limited	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S277.001	Tuapeka Gold Print Limited	Reject the change	Remove Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S56.005	Saddle Hill Community Board	Accept the change with amendments	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) providing that developments do not put pressure on the infrastructure of existing residential dwellings and surroundings.
S129.003	Alex King	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S204.002	Ron Balchin	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).

S229.002	Ron & Sue Balchin	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S229.004	Ron & Sue Balchin	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to the addition of the structure plan mapped area provisions at Rule 15.8.Y.
S229.006	Ron & Sue Balchin	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to changes to Rule 11.6.2.
S229.007	Ron & Sue Balchin	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to changes to Rule 15.12.3.
S294.002	Paul and Michelle Barron	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes).
S294.006	Paul and Michelle Barron	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to the addition of the structure plan mapped area provisions at Rule 15.8.Y.
S294.007	Paul and Michelle Barron	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to changes to Rule 11.6.2
S294.008	Paul and Michelle Barron	Accept the change	Retain Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) as it relates to changes to Rule 15.12.3.
S204.001	Ron Balchin	Accept the change with amendments	Extend Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield, and associated changes) so that a single building platform is provided on the remaining part of 353 Main South Road.
<p><u>Background</u></p> <p>Figure 11 - General area proposed for rezoning for GF05</p>			



Figure 12 - General area proposed for rezoning for GF05a



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF05	Part of 353 main South Road, Sunnyvale, Fairfield, as shown in Figure 11 and Figure 12.	Rural Residential 2 Zone	General Residential 1 Zone	<ul style="list-style-type: none"> • Application of a 'new development mapped area' • Application of a 'structure plan mapped area' • Removal of the High Class Soils mapped area • New section 15.8.Y (Sunnyvale Structure Plan Mapped Area Performance Standards) • New Assessment Rule 15.12.3.X • Amend Assessment Rule 11.6.2.1.i

GF05 is 11.0 hectares in size and is located in Fairfield. It is on a fairly steep south facing slope, with a flatter plateau at the top, adjoining the Grandvista subdivision in Abbotsford. The estimated feasible capacity is 49 – 70 dwellings under General Residential 1 zoning. The lower part of the site is close to a high frequency bus stop, is reasonably close to the

Green Island centre, and has good access to schools. Costs associated with development at the site include hazards (particularly to the east of the site), nearby scheduled mining activity (Fairfield Sandpit No. 3), loss of a small area of highly productive land, and existing safety issues at the North Taieri Road/Severn Street intersection. 3 Waters upgrades are required.

As a result of a submission by Ron Balchin (S204.001), an adjacent area, designated GF05a, is also to be considered for rezoning. The submitter has asked for provision for a single building platform on GF05a. Refer to Appendix C.5 for details of this site.

The site is proposed to be subject to an NDMA and a structure plan mapped area (Rule 15.8.Y). The structure plan rules manage potential geotechnical hazards issues on part of the site, and require a comprehensive geotechnical investigation report prior to subdivision. The site adjoins an area zoned Industrial on Main South Road.

Submissions on the appropriateness of rezoning

Four submissions are in support of the proposed rezoning: Alex King (S129.003), Ron Balchin (S204.002), Ron and Sue Balchin (S229.002), and Paul and Michelle Barron (S294.002). Ron and Sue Balchin and Paul and Michelle Barron also support the addition of the structure plan mapped area provisions at Rule 15.8.Y (S229.004 and S294.006), and related changes to Rule 11.6.2 (S229.006 and S294.007) and Rule 15.12.3 (S229.007 and S294.008).

The Saddle Hill Community Board (S56.005) supports rezoning provided that development does not put pressure on the infrastructure of existing residential dwellings and surroundings.

A number of other submitters opposed rezoning due to various issues, as outlined below.

Reverse Sensitivity

Tuapeka Gold Print Limited (S277.001 and S277.002) and Tuapeka Business Park Limited (S16.001 and S216.002) raised concerns relating to reverse sensitivity, including noise, vibration, odour and lights, resulting from a proposed storage facility and factory on the Tuapeka site at 375 Main South Road. The proposed factory would operate 24 hours per day and the submitters consider that it could result in effects on adjoining residential landowners. The submitters request that the rezoning is rejected. If not, they seek that:

- the provisions of Rules 15.5.1 and 9.3.1 (acoustic insulation) apply to the land at 353 Main South Road;
- the Record of Titles for all residential sites adjoining the industrial zone boundary include a consent notice that clearly specifies the requirements for acoustic insulation for any rooms used for noise sensitive activities to ensure any future purchasers are aware of the design requirements and potential for industrial related noise to be a nuisance;
- the site and any residential site established by way of subdivision include a consent notice on the Record of Title stipulating the owner, occupier or any surrogate may not lodge a complaint to DCC about the day to day activities on the industrial site; and
- should a resident submit a complaint, the Council will not be bound to investigate the issue and may elect to discard it.

Fulton Hogan Limited (S45.001) opposes the proposed rezoning due to concerns about the potential for reverse sensitivity on the industrial land in and around 377 Main South Road. This land is used as a sand quarry and is scheduled as such in the Plan (Scheduled mining activity SMA004).

Residential activities (along with other noise sensitive activities as defined in the 2GP) within 20m of an industrial zone must comply with Rule 9.3.1, which requires acoustic insulation. I consider that this performance standard adequately addresses noise-related reverse sensitivity issues from the adjacent industrial land. However, the submitters also raise issues of lights, odour and vibration.

Reverse sensitivity issues could be addressed by means of a setback between residential development and the industrial sites. In practice, given the slope of the land, it is highly unlikely that dwellings would be located close to the boundary with the Tuapeka site.

In relation to Fulton Hogan's submission, I note that the Grandvista subdivision immediately north of GF05 is also located adjacent to the Scheduled Mining Activity SMA004. There is no setback in place for the Grandvista subdivision, with dwellings constructed close to the boundary. It seems unlikely that effects on dwellings in GF05 would differ from those in Grandvista, such that additional reverse sensitivity issues were of concern. However, the submitters may wish to provide additional information on this. DCC's Landscape Architect has also raised the possibility of a planted buffer zone between adjacent industrial land and the nearby quarry to avoid reverse sensitivity effects and ensure a good level of amenity for future residents.

I note that reverse sensitivity is not a matter to which discretion is restricted when considering a subdivision application, so if the site is rezoned, any necessary mitigation measures would need to be included in 2GP in the structure plan rules.

Transport

A number of submitters raised concerns about the potential impact of additional traffic on the local roading, including on the southern motorway at peak times (Name Withheld C (S69.002), Name Withheld A (S92.001), Kate Hall (S95.003), Name Withheld B (S97.001) and Lisa Johnston (S133.002)). Submitter S92.001 noted the impracticability of public transport at this location. Submitter S97.001 considered that there would be a significant cost to the DCC and ratepayers to restructure roads and roundabouts in the area.

Name Withheld B (S97.001) raised concerns about the possibility of leg-in shared driveways within the zoned area not providing sufficient parking and causing issues with rubbish collection.

Lisa Johnston (S133.002) raised safety concerns regarding the entrance to the subdivision, which would sit close to the entrance to Sunnyvale Sports Stadium.

DCC Transport has reviewed the above submissions and provided additional assessment on the site. In terms of effects on the wider transportation network, a development of this size is unlikely to have any significant impacts on the surrounding roading network, given the existing high number of vehicle movements in this area. It is noted that the operation of the motorway is managed by Waka Kotahi, not DCC, and Waka Kotahi did not raise any concerns relating to the rezoning of this site in their submission.

The reported crash history does not suggest there are any significant road safety deficiencies on this section of Main South Road. DCC Transport has advised, however, that the crash history does suggest that this section of road can be prone to ice during the winter months, and any road upgrades and/or new road would need to be designed with this aspect in mind.

The location of roading connections is not yet known. DCC Transport has advised that, given the size of the subdivision, road access should be provided through the development site, linking Severn Street (in the Grandvista subdivision) with Main South Road. This would appear possible as DCC owns both 46 and 48 Severn Street, and discussion with the administering department (Parks and Recreation) has confirmed that it is aware of the possibility of using 48 Severn Street as access. This lot was specifically set aside for a future roading connection at the time of the Grandvista plan change. A connection to the Grandvista subdivision would provide a positive outcome for the transport network by providing

a second point of access for both Grandvista and this development, and may provide a safer route for vehicles to access the motorway. The design of a new road would need to be determined following an integrated transport assessment, which could be prepared at the time of subdivision.

Overall, DCC Transport has advised that the proposed rezoning can be supported from a traffic and transportation perspective, subject to the above comments and recommendations. A link road between Severn Street and Main South Road should be a requirement of rezoning. The design of the road and intersection location will need to be considered and assessed at the time of subdivision.

General amenity

Several submitters were concerned that the potential to establish social housing and allow denser development in the area will negatively impact on existing residents' amenity and property values, through an increase in crime, noise and light pollution (Name Withheld C S69.002, Name Withheld A S92.001, Kate Hall S95.003). Additional concerns were raised specifically in relation to the ability to build 2-storey housing, reducing sunlight access. Submitter S97.001 seeks a no-build restriction within 40m of the existing boundary with Tate Crescent properties, and a requirement for single storey houses, to protect the privacy and rural outlook of existing dwellings.

Name Withheld A (S92.001) raised concerns about the felling of a line of trees on the lower farmland that currently provide wind protection.

With regard to loss of sun and privacy for existing properties that share boundaries with the subject site, the rear property boundaries along Tate Crescent and Severn Street run along a ridgeline, with contours falling towards the south (noting there is a small area of higher ground on the site). This means that proposed future house platforms will generally be lower than existing houses along Tate Crescent and Severn Street. GF05 has a generally south or south westly aspect, meaning its potential to block sunlight from residences to the north is limited. Consequently, I do not consider setbacks and height restrictions that differ from those that apply to GR1 zoned land in the 2GP are justified.

Name Withheld A raised concerns that that a line of trees on the lower farmland that currently provide wind protection, could be felled. I note that these trees are not protected through Plan rules and could be felled by the landowner as of right under the current rural zoning.

DCC Parks and Recreation Services has commented that an expansion of the Grandvista Playground Reserve at 46 Severn Street into the rezoning area would be appropriate should rezoning occur and access be formed through 48 Severn Street. I note that expansion of the reserve at 46 Severn Street may not be possible, as the rezoning area and 46 Severn Street are not directly adjacent, but I would consider it reasonable to require that the developer be required to provide for an outdoor recreation area as part of development, should rezoning of GF05 proceed. However, should rezoning proceed, this can be appropriately dealt with at the time of subdivision.

Name Withheld C (S69.002) and Name Withheld B (S97.001) oppose rezoning and state that there is insufficient infrastructure in the Green Island area to cope with additional housing at the scale proposed. Submitters S69.002, S97.001 and Kate Hall (S95.003) raise concerns specifically in relation to schools, noting that the local primary schools are at capacity and the area is out of zone for Taieri College in Mosgiel.

The Green Island principal centre is approximately 900m away and the addition of 49 – 70 dwellings (estimated feasible capacity of GF05) is unlikely to cause any additional infrastructure capacity issues for Green Island.

Regarding schools, the site is within zone for Abbotsford School, which had a roll of 290 in 2022, but has been reasonably stable over the past 10 years. Abbotsford School is approximately 480m away. Te Kura Kaupapa School is 150m from the southern part of the site. Green Island Primary School is 1.5km away and has no zone restriction. While the

site is outside of the Taieri College zone, there are a number of other secondary schools available for which the area is either in zone (e.g. Kavanagh College) or there is no zoning (e.g. Kaikorai Valley College).

Loss of rural outlook and biodiversity

Name Withheld A (S92.001), Name Withheld B (S97.001), and Lisa Johnston (S133.002) cite loss of rural aspect as a reason to reject the rezoning proposal. Submitter S97.001 states that loss of the rural area will also have a negative impact on the environment and local biodiversity.

Name Withheld C (S69.002), Name Withheld A (S92.001), and Lisa Johnston (S133.002) oppose the proposed rezoning due to the diverse range of native birds living in the area and the potential impact development could have on these. Kate Hall (S95.003) opposes rezoning due to the loss of nature and native birds that would occur if development were to occur.

GF05 has been previously assessed by the DCC's Biodiversity Advisor as having no indigenous biodiversity values present. The proposed extension, GF05a, is 100% exotic vegetation. I acknowledge that some birdlife may be lost from the immediate area should development occur and that this may affect amenity values for nearby residents. However, it is likely that birds will be displaced to other locations.

The DCC's Landscape Architect Luke McKinlay has assessed the site. In his report, Mr McKinlay acknowledges that, whilst the existing landcover is rural in character, the surrounding industrial and residential land uses and the adjacent quarry to the northwest diminish a wider sense of ruralness. As such, effects on wider surrounding landscape character are considered to be relatively low. The loss of a broad rural outlook will have adverse visual amenity effects associated with a more enclosed, residential outlook for adjoining residents within the Grandvista subdivision to the north of the site. Mr McKinlay also notes that some existing properties have views towards Saddle Hill, which are likely to be valued.

The landscape assessment considers that options to mitigate adverse visual amenity effects on these neighbouring residents should be considered. It recommends that the potential of linking the existing playground on Severn Street with a new, enlarged greenspace along part of the northern boundary of GF05 could be considered, to address concerns from nearby residents regarding the loss of their current outlook. This option would need to consider the broader site layout and the location of new roads to ensure any new greenspace addressed potential crime prevention through environmental design (CPTED) issues. Alternatively, consideration could be given to limiting dwelling heights within sections adjacent to the existing low density residential area to the north, in order to mitigate against loss of outlook.

I acknowledge the recommendations of Mr McKinlay above. As discussed earlier, if rezoning does proceed, provision of an outdoor amenity space would be dealt with at the time of subdivision. I do not consider it appropriate to require that greenspace is provided along the entire northern boundary of GF05, given this is the flatter area of the site and the most readily developable area of the site with respect to slope. The effects of concerns are limited to a small number of joining residents. Mitigation is not required to address broader landscape issues. Likewise, I do not consider that this is necessary or appropriate to limit dwelling heights within the rezoning area, for the reasons set out under the discussion on general amenity above.

3 Waters

One original submission, Name Withheld C (S69.005), was received broadly opposing the wastewater package of changes in Variation 2, although the submission appears to relate exclusively to wastewater effects that might arise from the rezoning of GF05. A further submission was received from the Otago Regional Council (FS184.104) in opposition requesting that the infrastructure provisions should be retained but amended in accordance with ORC's primary submission. I note that S69.005 was rejected by the Panel in the decision report (section C.4.7.1).

The original section 32 assessment noted a number of 3 Waters upgrades that would be required for development of this site. 3 Waters has advised that the 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes the majority of funding required for existing network upgrades across the city, however the exact upgrades funded aren't yet confirmed.

Issues #6 - Hazards

I note that the submitters and further submitters on this site have not specifically mentioned hazards. In the original section 32 assessment, the hazards assessment indicated a high-level hazard associated with slope instability. An area on the eastern part of the site was identified as being subject to landslide hazard and consequently is not proposed to be rezoned. The western part of the site was identified as being of lower risk with potentially developable sites, although overall Stantec still assigned the site a "high level hazard". Some limited geotechnical information was provided to the DCC by the landowner prior to notifying Variation 2. This referred to a geotechnical "walkover" of the property by a geotechnical consultant. This walkover identified an area to the west of the site that is suitable for residential subdivision, subject to test pitting investigations (a hole dug to assess the geotechnical conditions of the ground) and specific design. A second area was identified as being possibly suitable for residential subdivision, subject to thorough geotechnical investigations. This area is identified in the proposed structure plan as a "Restricted Development Area (Hazard)".

More recently, I requested that Stantec review the original assessment, particularly in relation to the additional area GF05a (refer below). Stantec has advised that both GF05 and GF05a remain in the high level hazard category. This high level hazard is associated with slope instability and a precedent for land instability. Global stability of the site could be affected by development, especially from earthworks and/or groundwater changes. Stantec advise that any global instabilities would be large to massive in scale and affect multiple potential lots. The site is located within the same geology and slope angles as other large historic landslides nearby. Geological investigations are required to determine the suitability of the site, and these may require deep drilling. Stantec concludes that it is possible that much of this area is not developable without earthworks that may destabilise a large slip. It does note, however, that there is precedent for development in the area, through the Grandvista subdivision. This underwent intensive geotechnical investigation to identify land instability and no build zones.

In my view, the more recent information provided by Stantec raises serious concerns about the suitability of the entire site for residential development, and suggests that too much reliance was placed on the information provided by the landowner when initially assessing the site. I agree that the limited geotechnical information supplied by the landowner (which references a 10 year old "walkover" of the property) appears to be insufficient to adequately address the geotechnical concerns identified by Stantec. Rezoning a site with an assessed high level hazard is contrary to Policy 2.6.2.1.d.viii unless mitigation can be achieved which reduces that hazard level to low. In this case, there is significant uncertainty that this could be achieved.

Based on the above, unless appropriate geotechnical evidence can be produced at the hearing that demonstrates development is geotechnically feasible, I consider that it would be inappropriate to rezone the site. Alternatively (but less preferred), the entire site should be subject to a 'restricted development area (hazards)' and be subject to the requirement in Rule 15.8.Y.1 to undertake comprehensive geotechnical investigations as part of a subdivision application. However, this would be inconsistent with the approach taken on other sites identified as having high hazard risk, and is not my recommended approach.

Recommendation on rezoning GF05

As noted above, I am unable to recommend rezoning based on the hazards information currently available. I therefore recommend that the zoning remain Rural Residential 2 and that the submissions seeking rejection of Change GF05 are accepted.

Should the Panel consider that zoning is appropriate, I would recommend that an additional rule is included within the existing structure plan (Rule 15.8.Y), as discussed above. This is:

- A requirement for a road linking Severn Street with Main South Road; and

Submissions seeking a change to the boundary of the rezoning

Ron Balchin (S204.001) seeks extend the area of Change GF05 to the east. Mr Balchin seeks that a single building platform is provided on the remaining part of 353 South Road, as shown as GF05a in Figure 12.

Recommendation on Change GF05a

Stantec has assessed this proposed extension as having a high hazard level. The site is located entirely within the Miller Street landslide with distinct head scarps from historic landslide features as recent as 1970s. Stantec consider that it is uncertain that there will be any location within the site that a geotechnical engineer would consider stable enough for a dwelling. As such, it is a possibility that any new structures within this area will be uninsurable, though this cannot be known until geotechnical investigations have been undertaken. Stantec recommends that specific geotechnical advice is sought before any zone changes are made in this area.

The other expert evidence obtained does not oppose rezoning GF05a as proposed by the submitter. However, given Stantec's advice, I do not recommend rezoning GF05a, even for a single building platform.

Submissions seeking new or different rules to manage development in the rezoning area

The Dunedin City Council (S187.027) seeks that Change GF05 is amended as it relates to Rule 11.6.2.1.i as follows:

~~"In the Hazard 2 (land instability) Overlay Zone and any Restricted Development Area (Hazard), a~~ A report by a suitably qualified person confirms that the risk to the activity, or resulting from the activity, will be no more than low."

This change is proposed so that the rule accurately covers all consenting situations that are directed to this rule, including within the new mapped areas. The Otago Regional Council opposes OS187.027 (FS184.511) on the basis that the proposed change makes the rule less clear and less certain such that there is no clarity about what type of report a person is obtaining if the reference to hazards is removed.

I agree that this change will ensure the rule will accurately cover all consenting situations that are directed to this rule, including within the new mapped areas. I would therefore recommend accepting S187.027. I note that the above change from the DCC was also requested in relation to an intensification area (IN07), through another submission (S187.028) which was addressed in Hearing 2. S187.028 was accepted by the Panel and therefore the requested change is already made. However, unlike S187.028, there is a further submission from the Otago Regional Council (FS184.511) on S187.027 that raises issues of rule clarity.

Recommendation on submissions seeking new or different rules to manage development in the rezoning area

I agree with the clarity issue raised by the Otago Regional Council, and would recommend that a further change is made to Rule 11.6.2.1.i in order to improve clarity. I would recommend the following amendment to Rule 11.6.2.1.i:

"A report by a suitably qualified person confirms that the risk from natural hazards to the activity, or resulting from the activity, will be no more than low."

Recommended amendments

Do not retain GF05 as notified:

- Do not rezone GF05 from Rural Residential 2 to General Residential 1.
- Do not apply a 'new development mapped area'.
- Do not apply a 'structure plan mapped area'.
- Do not remove the high class soils mapped area
- Do not add new section 15.8.Y (Sunnyvale Structure Plan Mapped Area Performance Standards)
- Do not add new Assessment Rule 15.12.3.X
- Do not amend Assessment Rule 11.6.2.1.i

Do not rezone GF05a.

Amend Rule 11.6.2.1.i to read:

A report by a suitably qualified person confirms that the risk from natural hazards to the activity, or resulting from the activity, will be no more than low."

5.2.8 Weir Street, Green Island (GF06)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S82.008	Yolanda van Heezik	Accept the change with amendments	<p>Amend Change GF06 (Rezoning from Rural Coastal zone to General Residential 1 zone at 27 Weir Street and part of 1 Allen Road, Green Island, and associated changes) as follows:</p> <ol style="list-style-type: none"> 1. Review ways to minimise housing footprints and the loss of private gardens through hard landscaping on residential sites. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access) and a review of site coverage limits to minimise hard landscaping (inferred not stated). 2. Require the protection of vegetation cover at sites adjacent to major biodiverse areas. 3. For infill and new development, require biodiversity protection and enhance measures to ensure no overall reduction in vegetation area or the fragmentation of existing corridors.

Background

Figure 13 - General area proposed for rezoning for GF06



Change ID	Address	Current zoning	Proposed zoning	Other changes
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GF06	27 Weir Street, part 1 Allen Road, Green Island, as shown in Figure 13.	Rural Coastal Zone	General Residential 1 Zone	<ul style="list-style-type: none"> • Application of a 'new development mapped area' • Removal of the High Class Soils mapped area
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GF06 is 5.8 hectares in size and comprises 27 Weir Street and part of 1 Allen Road, Green Island. Under General Residential 1 zoning, the site has an approximate feasible capacity of 32 - 72 dwellings. The site is close to Green Island centre and its services and schools, and close to a bus route. It is gently sloping with a north-west aspect. There is a small area of high class soils present on the site. There are some 3 Water issues; however these are considered to be manageable. There are also significant but manageable local transport issues and local roading upgrades that would be required. At the time of the section 32 assessment, the Ministry of Education raised concerns regarding the capacity of Green Island School. Subsequent discussions with the Ministry of Education have clarified that this schools growth capacity remains very constrained, but the relatively small yield of GF06 is unlikely to significantly impact capacity. Refer to Appendix C.6 for details of this site.

Submissions received – urban biodiversity/landscaping

Yolanda van Heezik (S82.008) supported the rezoning, subject to the DCC:

- considering ways of reducing housing footprints while increasing density, particularly regarding access/drives. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access);
- protecting vegetation cover at sites adjacent to major biodiverse areas;
- implementing compensatory plantings/greenspace creation to ensure there is no overall reduction in vegetated area;
- putting conditions on infill and new development regarding biodiversity protection and enhancement measures, including planting and creation of corridors. No new development should further fragment existing corridors; and
- considering ways to minimise hard landscaping resulting in incremental loss of permeable surfaces in private gardens: the submitters data indicated that over a five year period about 19 ha of permeable surface was likely to have been lost from private gardens across Dunedin's main urban area.

No submissions were received opposing the rezoning.

Discussion

Professor van Heezik's submission applies to a number of sites proposed for new General Residential 2 (GR2) zoning and several greenfield sites proposed for General Residential 1 zoning (GR1). The part of the submission relating to the new GR2 sites was made in Part A.2.2 of the decision report with the change reference being 'Change A2 Alt 3 IN-LANDSCAPE/S82.004 and others'. In response to this (and other) submissions, the Panel made a number of amendments, including requiring minimum landscaping for new GR2 areas.

I have considered the appropriateness of similar landscaping requirements also being applied to the greenfield areas that Professor van Heezik has also submitted on. These sites, including GF04, are generally proposed to be rezoned to GR1. A key difference between GR2 and GR1 zoned areas is the minimum site size for subdivision and the development density. The GR1 zone has a minimum site size of 400m² and a restriction of one dwelling per site (or a duplex on a 500m² site). The GR2 zone has a minimum site size of 300m² and a maximum development potential per site of 1 habitable room per 45m² site area. GR1 areas are therefore less built up and more likely to have garden areas and trees, relative to the GR2 areas. Consequently, I consider that there is likely to be less need for minimum landscaping requirements in GR1 zoned areas.

I acknowledge the evidence presented by Professor van Heezik at previous hearing, and evidence given by Mr Ian Munro for DCC. I also note the Panel's decision not to apply similar landscaping requirements to GR1 areas following rule changes allowing denser development. The Panel accepted evidence that that additional controls to manage character and amenity effects or loss of greenspace are not required in the areas affected by the rule changes. I also note the Panel's comments in A.2.2.1 of the decision report, that further changes to protect greenspace and biodiversity can be considered as part of a future plan change relating to biodiversity.

I also note that Professor van Heezik's submission relates only four greenfield sites – GF02, GF06, GF07, and GF08 (sites in Mosgiel, Green Island and Concord). As a result, any rule changes requiring landscaping could only apply to those four sites. This would result in an inconsistent approach across the city. I agree with Panel that it may be appropriate to consider the need for similar controls across the city is a more holistic way, and if appropriate, apply them more broadly through a future plan change. Consequently, I recommend that Professor van Heezik's (S82.008) submission on GF06 is rejected.

Recommendation

There are no submissions that directly oppose the proposed residential zoning of GF06 specifically, although I do note there are a number of broad submissions that oppose all greenfield rezoning. I do not recommend that the amendments proposed by Professor van Heezik are implemented for this site. In my view, the key assessment criteria identified in Policy 2.6.2.1 are achieved and I recommend the proposed residential zoning should be confirmed.

Recommended amendments:

None. Retain GF06 as notified, being:

- Rezone GF06 from Rural Coastal Zone to General Residential 1 zone.
- Application of a 'new development mapped area'.
- Remove the 'high class soils mapped area'.

5.2.9 33 Emerson Street, Concord (GF07)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S82.010	Yolanda van Heezik	Accept the change with amendments	<p>Amend Change GF07 (Rezoning from Rural Coastal zone to General Residential 1 zone at 33 Emerson Street, Concord, and associated changes) as follows:</p> <ol style="list-style-type: none"> 1. Review ways to minimise housing footprints and the loss of private gardens through hard landscaping on residential sites. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access) and a review of site coverage limits to minimise hard landscaping (inferred not stated). 2. Require the protection of vegetation cover at sites adjacent to major biodiverse areas.

			3. For infill and new development, require biodiversity protection and enhance measures to ensure no overall reduction in vegetation area or the fragmentation of existing corridors.
S284.003	Robert Mathieson	Accept the change	Retain Change GF07 (Rezoning from Rural Coastal zone to General Residential 1 zone at 33 Emerson Street, Concord, and associated changes).

Background

Figure 14 - General area proposed for rezoning for GF07



Change ID	Address	Current zoning	Proposed zoning	Other changes
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GF07	33 Emerson Street, Concord, as shown in Figure 14.	Rural Zone	General Residential 1 Zone	Application of a 'new development mapped area'	
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GF07 is 5.8 ha in size and is located to the south of Concord, adjacent to existing residential zoned land. The site is elevated and slopes to the north, providing a sunny site. It is relatively close to a high frequency bus stop and the school and the commercial services in Concord. The estimated feasible capacity of GF07 is 23 – 28 dwellings under General Residential 1 zoning. Costs associated with developing the site include that it is relatively steep, which will reduce yield, and it has been assessed as having a medium level hazard associated with slope instability, with geotechnical investigations required prior to development. 3 Waters upgrades are required. There are also transportation concerns regarding the current standard of Emerson Street, and the feasibility of carrying out the required upgrades. Refer to Appendix C.7 for details of this site.

Submissions received on the appropriateness of rezoning

Yolanda van Heezik (S82.010) supported the rezoning, subject to DCC:

- considering ways of reducing housing footprints while increasing density, particularly regarding access/drives. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access);
- protecting vegetation cover at sites adjacent to major biodiverse areas;
- implementing compensatory plantings/greenspace creation to ensure there is no overall reduction in vegetated area;
- putting conditions on infill and new development regarding biodiversity protection and enhancement measures, including planting and creation of corridors. No new development should further fragment existing corridors; and
- considering ways to minimise hard landscaping resulting in incremental loss of permeable surfaces in private gardens: the submitters data indicated that over a five year period about 19 ha of permeable surface was likely to have been lost from private gardens across Dunedin's main urban area.

Discussion on the appropriateness of rezoning

This submission point from Professor van Heezik, and subsequent discussion, is identical in nature to that in GF06 above. Please refer to this section of the report for full discussion on this submission (refer section 5.2.8). My recommendation, which applies equally to GF07, is that there is less need for minimum landscaping requirements in GR1 zoned areas, and I recommend that Professor van Heezik's (S82.010) submission point on GF07 is rejected

I note that, while there are no submissions on the topic of transport, DCC Transport has undertaken a more detailed assessment following notification and raised significant issues in relation to both this site and the adjacent site RS169. It notes that the standard of Emerson Street itself is of significant concern when considering the prospect of reasonably dense residential development as proposed. As it passes the development site, Emerson Street typically comprises a 5.5m wide sealed carriageway with no kerb and channel, footpaths or street lighting. There are banks on both sides. The road has a legal width of about 25m, though much of the land within the corridor is very steep and would likely require substantial earthworks and potentially retaining walls in order to make use of it for roading purposes, such as footpaths and kerbs. DCC Transport considers that the following upgrades would be required at a minimum to support rezoning:

- construction of a new footpath, kerb and channel that safely links with existing infrastructure on the northern parts of Emerson Street. This could be problematic given the topography and also noting that there is currently no footpath on the western side of the road until northeast of Thoreau Street (i.e., beyond the frontage of the development site).
- installation of street lighting in accordance with AS/NZS1158

- a safety analysis to review whether any engineering intervention is required to mitigate the potential for errant vehicles to leave the road on the downhill (eastern) side.
- a review of new intersection location(s) and confirmation that compliant sight distances and longitudinal gradients can be achieved in accordance with NZS4404:2010.

While the effects of rezoning of GF07 on the wider transportation network is anticipated to be minor, DCC Transport considers that in the absence of any detailed information, there are reservations around the feasibility of ensuring new residents are provided with appropriate levels of service from a roading / transportation infrastructure perspective.

Recommendation on the appropriateness of rezoning

There are no submissions directly opposing the proposed residential zoning of GF07, and I do not recommend that the amendments proposed by Yolanda van Heezik should be implemented for this site. However, DCC Transport has flagged concerns regarding the feasibility of the required transport upgrades. Therefore, while I recommend rezoning GF07 in-principle, this recommendation is predicated by information being provided at the hearing to satisfy the concerns of DCC Transport regarding the feasibility of upgrading Emerson Street. Alternatively, it may be appropriate to apply a structure plan significantly limiting the number of sites that can be developed. While there are no submissions directly opposing the rezoning of GF07, there are a number of broad submissions that oppose all new greenfield rezoning (refer to section 5.1.3). If the Panel decide that rezoning GF07 is inappropriate, there is scope to refuse the zoning based on these submissions.

Recommended amendments:

Subject to information being provided to satisfy the concerns of DCC Transport regarding the feasibility of upgrading Emerson Street, I recommend retaining GF07 as notified, being:

- Rezone GF07 from Rural Zone to General Residential 1 Zone.
- Application of a 'new development mapped area'.

5.2.10 19 Main South Road, Concord (GF08)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S82.011	Yolanda van Heezik	Accept the change with amendments	<p>Amend Change GF08 (Rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes) as follows:</p> <ol style="list-style-type: none"> 1. Review ways to minimise housing footprints and the loss of private gardens through hard landscaping on residential sites. This could include the use of housing styles that have the same footprint (e.g. low rise, common walls, shared drives/access) and a review of site coverage limits to minimise hard landscaping (inferred not stated). 2. Require the protection of vegetation cover at sites adjacent to major biodiverse areas.

			3. For infill and new development, require biodiversity protection and enhance measures to ensure no overall reduction in vegetation area or the fragmentation of existing corridors.
S239.001	Dunedin City Baptist Church	Accept the change with amendments	Amend Change GF08 (Rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes) so that the entire site is rezoned to General Residential 2 instead of parts rezoned to General Residential 1.
S239.002	Dunedin City Baptist Church	Accept the change with amendments	Amend Change GF08 (Rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes) to remove the new development mapped area and apply a structure plan mapped area instead.
S71.004	Andrew Rutherford	Reject the change	Remove Change GF08 (Rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes).
FS226.3	Southern Heritage Trust	Support S71.004	Allow submission and remove Change GF08, rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord
S235.008	Waka Kotahi (NZ Transport Agency)	Reject the change	Remove Change GF08 (Rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zones at 19 Main South Road, Concord, and associated changes), unless a specific assessment of this site is undertaken to determine if there needs to be additional development controls to mitigate potential effects on the motorway prior to the rezoning of this area.
S235.003	Waka Kotahi (NZ Transport Agency)	Not stated	Add rules for greenfield rezoning areas that are adjacent to a state highway to require that access is achieved from roads other than a state highway.
<p><u>Background</u></p> <p>Figure 15 - General area proposed for rezoning for GF08</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF08	19 Main South Road, Concord, as shown in Figure 15.	Rural Hill Slopes Zone	Part General Residential 1 Zone and part General Residential 2 Zone	<ul style="list-style-type: none"> Application of a 'new development mapped area' Application of a 'structure plan mapped area' to manage indigenous vegetation clearance

				<ul style="list-style-type: none"> New section 15.8.AB (Main South Road Concord Structure Plan Mapped Area Performance Standards) 	
<p>GF08 is 7.4 ha in size and is located between Concord and the Southern Motorway (SH1). It is the current site of the Dunedin Baptist Church. The proposal is to rezone part of the site to General Residential 1 and part to General Residential 2. With the proposed zoning, the site has an approximate feasible capacity of 32 – 54 dwellings. It is very close to the Concord commercial area, primary school, and a high frequency bus stop, making it particularly suitable for General Residential 2 zoning in areas where the slope allows higher density development. The southern part of the area contains a small stream that has had riparian planting, providing good amenity for residents. The site is moderately sloped in part, but is generally elevated above Concord. It adjoins State Highway 1 (the Southern motorway) and acoustic insulation will be required for houses within 40m of the highway (see rules 15.5.1 and 9.3.1). 3 Waters upgrades are required. Roading access will require careful consideration at the time of subdivision.</p> <p>Refer to Appendix C.8 for details of this site. It is proposed that the site is subject to an NDMA and a structure plan mapped area (Rule 15.8.AB). The structure plan rules manage vegetation clearance close to the stream on the southern boundary of the site.</p> <p><u>Submissions on the appropriateness of rezoning GF08</u></p> <p>Three original submissions were received that supported the change, but sought amendments (S82.011, S239.001, S239.002). Reasons given in support included that rezoning would alleviate Dunedin's shortage of residential capacity, the site is close to services, public amenities, and public transport, the site's solar aspect and slope make it suitable for medium density development, and the site's developer wishes to help provide social and community housing to build on the sense of community both within the Church and also the wider community. I also note that one of the submitters in support, Dunedin City Baptist Church (S239.001), seeks the entire site be rezoned to General Residential 2, as discussed further below.</p> <p><u>Reverse sensitivity effects in relation to State Highway 1</u></p> <p>Two submissions were received opposing GF08, both raising issues of reverse sensitivity in relation to the motorway (Andrew Rutherford (S71.004), supported by Southern Heritage Trust (FS226.3), and Waka Kotahi (NZ Transport Agency) (S235.008)). Waka Kotahi suggests that due to the unique situation of the site (a high speed area where cars are braking and accelerating), the standard 2GP acoustic insulation rules may not be sufficient. It requests that an assessment is undertaken to determine if there needs to be additional development controls prior to rezoning.</p> <p>I acknowledge the concerns of Waka Kotahi. I agree that a specific assessment should be undertaken to identify whether any additional development controls are needed to mitigate potential adverse effects from reverse sensitivity. If this information is available at the hearing, any additional controls required could be incorporated into the proposed structure plan (Rule 15.8.AB). Alternatively, a requirement should be included in the structure plan rules for such an assessment to be undertaken prior to any development, to inform those processes.</p> <p><u>Need for additional green space</u></p> <p>Yolanda van Heezik (S82.011) supported the rezoning, but sought amendments to the change regarding green space and biodiversity. I have discussed Professor van Heezik's submission under site GF06 earlier in this report (refer section 5.2.8). In summary, my recommendation is that there is less need for minimum landscaping requirements in GR1</p>					

zoned areas. However in relation to new GR2 areas, which were primarily addressed in Hearing 2, the Panel has made a number of amendments to the rules governing these areas via application of a “Variation 2 mapped area”.

The changes resulting from Professor van Heezik’s (and others) submissions impose minimum landscaping requirements for development and subdivision to require 20% of the site area or 30m² (whichever is the greater) as minimum landscaping which must meet specified requirements. Applying a “Variation 2 mapped area” would be a consistent way of ensuring the same requirements apply to this new GR2 area. I note that, in addition to landscaping requirements, additional rules also apply in the “Variation 2 mapped area” to manage demolition of pre-1940’s buildings, solid waste collection, maximum building site coverage and impermeable surfaces. Additionally, stormwater open watercourse mapped areas were also added within the Variation 2 mapped area, and although the rule is not applied using the Variation 2 mapped area I would recommend the same approach be taken for GF08 (i.e. to apply a stormwater open watercourse mapped area through the lower part of the site where there are open watercourses). I consider it appropriate to apply the “Variation 2 Mapped Area” overlay to any part of GF08 being zoned General Residential 2 as, while changes have occurred to these rules following the hearings process, the core rules of General Residential 2 were notified in the original section 32 report, and it is necessary to ensure consistency with other intensification areas.

Provision of parks and recreational facilities

While there were no submissions directly addressing provision of parks and recreational facilities for this site, I note that the DCC Parks and Recreation department has considered the rezoning proposal and recommends that the following should occur:

- an upgrade of the existing playground at Emerson Park (10 Emerson Street, Concord) to a community facility. This would include landscaping, new play equipment, and additional amenities such as seating.
- the provision of a safe recreational walk and cycle route to the pedestrian crossing on Main Road South to encourage sustainable transport to Emerson Park.
- consideration should be given to street vegetation and landscaping as set out in the native planting guide for Dunedin Hillslopes Forest, along with consideration of other opportunities for restoration planting or enhancement of existing vegetation.

I note that the provision of parks and amenity plantings within the site is a consideration that is generally dealt with at the time of subdivision rather than at the time of rezoning. Policies 12.2.X.1 and 12.2.X.4 provide for consideration of provision of outdoor recreation opportunities and amenity planting in new development mapped areas. Regarding the possible need for off-site upgrades (e.g. at Emerson Park), such upgrades would usually be completed by the DCC and funded through development contributions. However, I note that DCC Parks and Recreation has commented that these may often not be sufficient to undertake the required works in full. Therefore, a discussion on appropriate funding is likely to be required at the time of subdivision.

I also note that Dunedin City Council made a submission on GF08 (S187.029) seeking to amend the vegetation rules in the proposed structure plan for the site. This submission has been discussed in section 5.1.1.

Recommendation on the appropriateness of rezoning GF08

I support the rezoning of GF08, but acknowledge the concerns of Waka Kotahi regarding the potential for reverse sensitivity at this site from the adjacent motorway. Therefore, while my overall position is to support rezoning, I consider that further discussion is warranted at the hearing with respect to identifying any additional development controls needed to mitigate potential adverse effects from reverse sensitivity. If additional controls are required, I recommend they are incorporated into the existing proposed structure plan for this site (Rule 15.8.AB).

Submission seeking a change to the type of zoning or density provided

Dunedin City Baptist Church (S239.001) submitted to rezone the whole of area GF08 to General Residential 2 zone. The reasons for this include alleviating shortage of residential capacity in Dunedin, the rezoning meeting relevant criteria specified in the 2GP, and providing for flexibility of development.

In addition to the criteria specified in Policy 2.6.2.1, rezoning to a medium density zoning such as General Residential 2 requires consideration of additional factors as set out in Policy 2.6.2.3. In particular, this includes being close to public transport and other facilities/amenities, having lower quality housing stock more likely to be able to be redeveloped, having topography that is not too steep, receiving reasonable levels of sunlight, and having market desirability.

The section 32 report states that the site meets the above criteria and is suitable for General Residential 2 where the slope allows higher density development. I understand that the site owners originally sought rezoning to a mix of GR1 and GR2 density, although they now seek GR2 for the entire site. I agree that the site as a whole, broadly aligns with the criteria for medium density zoning specified in Policy 2.6.2.3. While some small sub-areas of GF08 have slopes of up to 15 – 20 degrees, the vast majority of the site has a slope of less than 12 degrees. The following map shows the slope for the site (green represents a slope of less than 12 degrees; areas of light-green/yellow represent slopes of between 12 – 20 degrees):

Figure 16 - Slope map for GF08



Overall, I consider that more of the site is suitable for General Residential 2, as the areas of higher slope appear small and discrete, and if necessary can be managed through subdivision design. However, balanced with this is the need to ensure development is undertaken at a density that appropriately considers the reverse sensitivity issues outlined above.

Recommendation on the submission seeking a change to the type of zoning or density provided

Based on the above, I am not opposed to extending General Residential 2 zoning over more of the site. However, this is conditional on further discussion at the hearing with respect to identifying any additional development controls needed to mitigate potential adverse effects from reverse sensitivity. It may be the case the higher density development is not appropriate for areas in close proximity to the motorway and/or structure plan rules are required to manage these effects.

Submission seeking removal of the new development mapped area

Dunedin City Baptist Church (S239.002) sought to remove the new development mapped area (NDMA) and manage development instead through a structure plan mapped area. The reasons given include that there is only a single landowner within GF08, there is no ability to provide connections of infrastructure to adjoining areas, development of this site is more skin to 'infill development' than 'large greenfield development', and provision of infrastructure is adequately governed by existing performance standards in the 2GP.

I note that a proposed structure plan for GF08 is included in Rule 15.8.AB of the 2GP, but only includes performance standards relating to vegetation clearance.

3 Waters has assessed this submission and commented that the proposed NDMA should remain on the site, especially if the entire were to be rezoned to General Residential 2, to ensure that stormwater management is adequate and is integrated into the site. Currently, the existing structure plan (Rule 15.8.AB) is silent on stormwater management. 3 Waters note that if a structure plan were to be adopted instead of an NDMA, all provisions and requirements relevant to stormwater management in the NDMA should be transferred into the structure plan.

In addition, I note that the NDMA provisions are applied to sites throughout the city to ensure that subdivision of large areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan, as outlined in Policies 12.2.X.1 – 12.2.X.7 and assessment rules in 12.X.2.5.

Recommendation on the submission seeking different rules to manage development in the rezoning area

For the reasons above, I recommend rejecting the submission seeking to remove the NDMA over GF08.

Recommended amendments:

Subject to discussion at the hearing, I recommend amending Change GF08 as follows:

- Rezone GF08 from Rural Hill Slopes to General Residential 2.
- Apply a 'Variation 2 mapped area' over GF08.
- Amend the structure plan mapped area rule 15.8.AB either to require that subdivision and development does not take place until an acoustic assessment is undertaken, including identifying any necessary mitigation measures; or, if this information is available at the time of the hearing, to include appropriate mitigation in the structure plan rules.

I also recommend retaining the following from GF08 as notified:

- Application of a 'new development mapped area'.
- Application of a 'structure plan mapped area' to manage indigenous vegetation clearance.
- New section 15.8.AB (Main South Road Concord Structure Plan Mapped Area Performance Standards)

5.2.11 41-49 Three Mile Hill Road, Halfway Bush (GF09)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S197.001	Keep Halfway Bush Semi Rural Inc	Reject the change	Remove Change GF09 (Rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at 41-49 Three Mile Hill Road, and associated changes).
S311.001	Alice Wouters	Reject the change	Remove Change GF09 (Rezoning from Rural Residential 1 zone to Large Lot Residential 1 zone at 41-49 Three Mile Hill Road, and associated changes).

Background

Figure 17 - General area proposed for rezoning for GF09



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF09	41-49 Three Mile Hill Road, Halfway Bush, as shown in Figure 17.	Rural Residential 1 Zone	Large lot Residential 1 Zone	Application of a 'no DCC reticulated wastewater mapped area'.

This area comprises a small group of existing developed sites on Three Mile Hill Road near Dalziel Road. The sites are zoned Rural Residential 1, but are approximately 2,000m² in area. The proposal is to amend the zoning to Large Lot Residential 1, to reflect the size of the sites and the existing development. The rezoning will not provide any additional development potential. The rezoning will mean that residential performance standards apply, reducing the need for resource consent as matters such as development close to boundaries are reduced (the rural residential rules require a significantly greater setback from boundaries than in the residential zones). The sites are outside the area serviced by DCC for water and wastewater (they are currently self-served) and this situation would continue under the proposed rezoning. Refer to Appendix C.9 for details of this site.

Submissions received

Alice Wouters (S311.001) and Keep Halfway Bush Semi Rural Inc (S197.001) seek that the change GF09 be removed due to concerns about setting a precedent which could encourage more intensified subdivision and development in the future. They also raise concerns about stormwater run-off and flooding, and the impacts to the Dunedin Branch Pony Club located across Three Mile Hill Road from these properties.

Discussion

I note that GF09 is not a greenfield area, but is a row of existing dwellings that are currently zoned rural. The sites are each ~2,000m² in area, and so rezoning to Large Lot Residential 1 would not create any potential for further subdivision (subdivision into smaller residential lots would be non-complying). Rezoning would mean that residential performance standards apply to the existing dwellings, reducing the need for resource consent for matters such as development close to boundaries. The sites are outside the area serviced by DCC for water and wastewater and are currently self-serviced. This situation will continue.

Given the proposed rezoning is to reflect existing land use, I do not consider it will set a precedent, and will not enable further intensification.

Recommendation

I recommend rejecting the submissions by Alice Wouters (S311.001) and Keep Halfway Bush Semi Rural Inc (S197.001) seeking that the change is removed.

Recommended amendments:

None. Retain GF09 as notified, being:

- Rezoning from Rural Residential 1 to Large Lot Residential 1
- Application of a 'no DCC reticulated wastewater mapped area'.

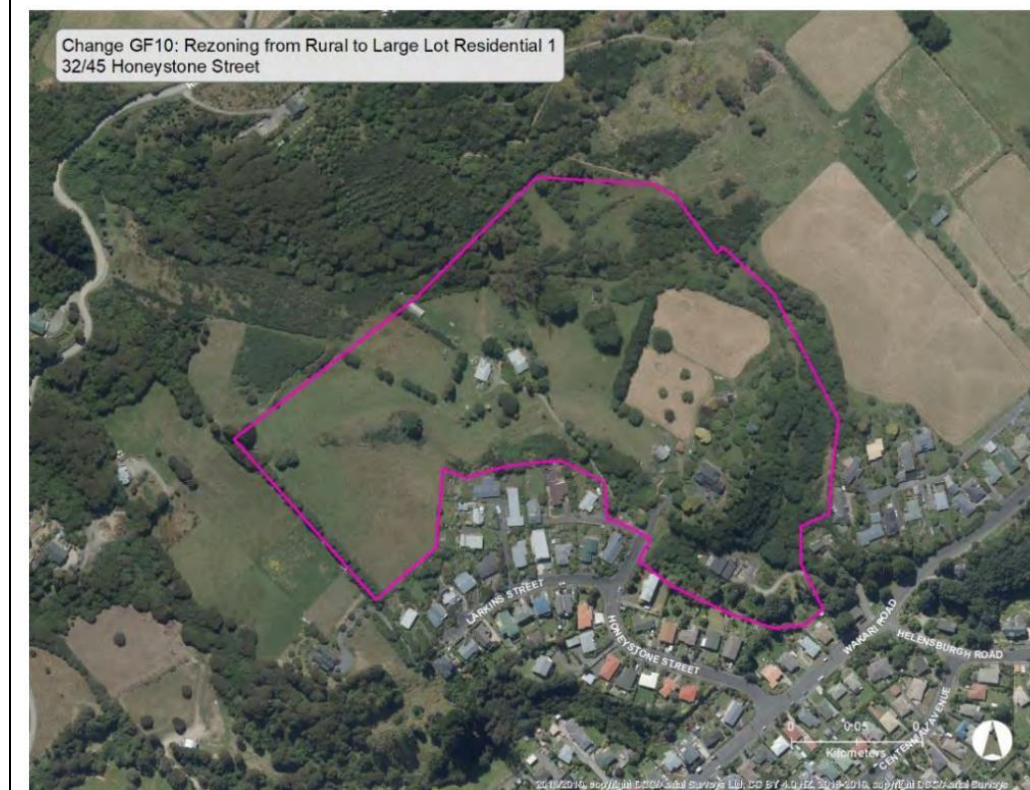
5.2.12 Honeystone Street, Helensburgh (GF10)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S145.002	Merrin Brewster	Accept the change with amendments	Amend Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes) to include these controls; a) ensure external cladding and colour blends into the hillside to maintain the rural outlook. b) Monitor the impact on native bird life in the area c) There may need to be consideration around how those roads are maintained in winter if there is an increase in the number of residents requiring access to their homes and work
S272.001	Murray and Gloria Harris	Accept the change with amendments	Amend Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes) to allow for a minimum site size of 2500- 3000m ² and retain the high class soils mapped area to recognise the production value of the area.

S27.001	Susan Yule	Accept the change	Retain Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes) as it relates to 32 Honeystone Street.
S52.001	Anna-Lynn Milliken	Accept the change	Retain Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes).
S147.002	Tony Purvis	Accept the change	Retain Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes).
S166.002	Malcolm Owens	Accept the change	Retain Change GF10 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at 32 and part of 45 Honeystone Street, and associated changes).

Background

Figure 18 - General area proposed for rezoning for GF10



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF10	45 Honeystone Street (in part), 32 Honeystone Street, 157 Wakari Road (in part), as shown in Figure 18	Rural Hill Slopes Zone	Large lot Residential 1 Zone	<ul style="list-style-type: none"> • Application of a 'new development mapped area' • Application of a 'structure plan mapped area' to manage indigenous vegetation clearance • Remove the 'high class soils mapped area' • New section 15.8.AA (Honeystone Street Structure Plan Mapped Area Performance Standards)

Site GF10 is a 9 ha area adjoining existing residential development close to Wakari Road. The area adjoins the Flagstaff - Mount Cargill Significant Natural Landscape Overlay (SNL) area to the north and includes a small creek with riparian planting along it. It is close to a high frequency bus stop, Helensburgh neighbourhood centre and Wakari School. It has a reasonable estimated feasible capacity of 28 – 29 dwellings. Part of the site has a medium level hazard associated with slope instability within the wider area. Geotechnical assessment will be required prior to development. The site can be serviced for drinking water and wastewater. Stormwater attenuation will be required. See Appendix C.10 for further details.

The site is proposed to be subject to an NDMA and a structure plan mapped area. The proposed structure plan rules manage vegetation clearance within 5m of the creek and within a small part of the site identified as having high indigenous vegetation values.

Submissions on the appropriateness of rezoning

All submitters support zoning GF10 to Large Lot Residential 1. The reasons for support include proximity to services and the central city, flat, developable land, limited primary productive potential and its location, being relatively hidden from other parts of the city. As there are no submissions opposing the proposed residential zoning, I recommend that this is confirmed. However, several submitters request amendments, or new provisions, to manage effects. These are discussed below.

Submission on site size

Murray and Gloria Harris (S272.001) support a minimum site size of 2,000m², but note that a site size of 2,500m² – 3,000m² would be more practical when considering landscape and local terrain.

I agree with the submitters that given the biodiversity and hazards constraints, and existing building within the site, some lots are likely to be larger in size than the minimum 2,000m². However, I do not agree with requiring a larger minimum site size; some sites may feasibly be close to the minimum and a higher minimum may constrain effective use of the land. The NDMA rules require that subdivision design ensure the efficient use of the land, while also achieving the other objectives. Other objectives to be considered include ensuring that subdivision will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values. The draft structure plan performance standards (Rule 15.8.AA) also act to appropriately protect indigenous vegetation.

Recommendation on site size

I consider that a minimum site size of 2,000m² (Large Lot Residential 1) remains appropriate and, together with other plan provisions, will ensure landscape and biodiversity values are protected and maintained.

Submissions on external cladding

Merrin Brewster (S145.002) requests that new builds are required to have external cladding and colour that blends into the hillside to maintain the rural outlook.

The site has been assessed by Mr McKinlay who considers that there will likely be some visual amenity effects of this proposed rezoning on nearby properties associated with the loss of a rural outlook. In response, given the context of the adjacent SNL, he considers it reasonable to place some control on external materials of buildings to prevent the use of highly reflective materials or colours that contrast strongly with the surrounding environment

Recommendation on external cladding

While I note the concerns of Merrin Brewster, and acknowledge the recommendation of Mr McKinlay, I do not recommend controls on external cladding be implemented. As discussed in section 4.4, the 2GP does not manage urban design in residential zones. I do not consider there is sufficient justification for requiring controls in relation to this site. The site is not easily viewed from nearby streets due to the local topography, existing vegetation and other dwellings. There are other localities across the city where a SNL directly borders a residential area, so this situation is not unique. Furthermore, I consider that Large Lot Residential 1 zoning will help retain green space and ensure a less abrupt transition between residential areas and the adjacent SNL. This approach is consistent with my recommendation on adjoining site GF11. I therefore recommend that S145.002 is rejected.

Other issues raised

Ms Brewster seeks that the impact on bird life is monitored, due to a potential increase in predation associated with an increase in domestic pets, and notes that Wakari Road is subject to ice in winter, making it impassable.

I note that an increase in domestic pets, and the impacts they may have on surrounding birdlife, is an acknowledged impact of an increase in residential density. This is likely to occur in all greenfield areas subject to rezoning.

The submitter's comment on icing of Wakari Road is noted. DCC's Transport department responded that the DCC continually monitors the performance of the roading network from a maintenance perspective. Any new road needed within the subdivision would also be given appropriate consideration for future maintenance when it is designed, but it is not considered that the proposed development would influence the maintenance schedule to any significant degree.

I also note that Dunedin City Council made a submission on GF10 (S187.030) seeking to amend the vegetation rules in the proposed structure plan for the site. This submission has been discussed in section 5.1.1.

Recommendation on other issues

No changes are proposed in relation to the matters raised.

<p><u>Recommended amendments:</u></p> <p>None. Retain GF10 as notified.</p>
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5.2.13 Polwarth Road and Wakari Road, Helensburgh (GF11, GF11a)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S18.001	Susan Prendergast	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) so that the existing encumbrance of approximately 20 metres along the southern property boundary is extended an additional 20 metres to be developed as a green space that is unable to be built on, and Large Lot Residential 1 zone be applied to sections along the rear boundaries of existing homeowners.
FS123.1	John Kidston (On behalf of the Kidston Family)	Oppose S18.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S48.001	Chris Batchelor	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to: a. rezone to Large Lot Residential 1 zone, and b. set aside the current 20m strip as a 'Green Zone'.
FS123.2	John Kidston (On behalf of the Kidston Family)	Oppose S48.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S65.001	Garry Wadsworth	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to require a minimum site size of 800m ² and the retention of the 20 metre wide green border zone adjacent 165 to 205 Wakari Road as a green reserve not to be utilized for roading or other services.
FS123.3	John Kidston (On behalf of the Kidston Family)	Oppose S65.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S145.001	Merrin Brewster	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to include these controls;

			<p>a) ensure external cladding and colour blends into the hillside to maintain the rural outlook.</p> <p>b) Monitor the impact on native bird life in the area</p> <p>c) There may need to be consideration around how those roads are maintained in winter if there is an increase in the number of residents requiring access to their homes and work.</p> <p>d) Wakari Rd leading to and from the mountain bike park and Ross creek will need additional protection for pedestrians (walkers, runners, dog walkers) and cyclists, going to and from those particular recreation areas.</p>
FS123.4	John Kidston (On behalf of the Kidston Family)	Oppose S145.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S196.001	James and Mary Murphy	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) so the minimum site size is increased to 600m ² .
FS123.5	John Kidston (On behalf of the Kidston Family)	Oppose S196.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S196.002	James and Mary Murphy	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to ensure that traffic management for future subdivision is managed and ensures that emergency services are easily able to access all houses.
FS123.018	John Kidston (On behalf of the Kidston Family)	Oppose S196.002	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S196.003	James and Mary Murphy	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to retain the 20m buffer zone of Bain Reserve and maintain it as a green belt.
FS123.6	John Kidston (On behalf of the Kidston Family)	Oppose S196.003	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S200.001	Jim and Patsy Laughton	Accept the change with amendments	<p>Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) as it applies to 195 Wakari Road to include the following:</p> <p>a. Require that the section size is a minimum of at least 2000m² within GF11; and</p> <p>b. Ensure that the effects of runoff and drainage onto lower lying residential houses is considered.</p>

FS123.7	John Kidston (On behalf of the Kidston Family)	Oppose S200.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S222.001	John Hurley	Accept the change with amendments	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to realign the boundary of the proposed rezoning to exclude the creek (as shown on the attached map to this submission).
S272.004	Murray and Gloria Harris	Add a change	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to retain the encumbrance of the 20m wide buffer strip for the Bain Reserve and not let it be altered and upgraded as an access road.
FS123.11	John Kidston (On behalf of the Kidston Family)	Oppose S272.004	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S272.005	Murray and Gloria Harris	Add a change	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) as it relates to 195 Wakari Road, to ensure stormwater effects are assessed prior to any future development.
FS123.12	John Kidston (On behalf of the Kidston Family)	Oppose S272.005	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S241.002	Grant Motion	Accept the change with amendments	Amend GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to replace the new development mapped area with a Structure Plan mapped area.
S13.003	Bill Morrison	Reject the change	Amend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to remove the new development mapped area and apply a structure plan mapped area instead.
S243.002	Bruce & Denise Todd	If the change is not rejected, amend	If the proposed Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) is not removed, rezone GF11 from Rural Residential 2 zone to Large Lot Residential 1 zone.
FS123.14	John Kidston (On behalf of the Kidston Family)	Oppose S243.002	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S94.001	Nigel and Pamela Blair	Reject the change	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes).

FS123.15	John Kidston (On behalf of the Kidston Family)	Oppose S94.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S129.004	Alex King	If the change is not rejected, amend	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes), unless the bus service is first extended along Wakari Road to service it.
S139.001	Win Anderson	If the change is not rejected, amend	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes), unless: a. there is a green space 20 metres back from the private road that cannot be built on; b. in the middle of this green space area there are planted low growing trees/bushes which can act as a noise reducer and create a visual barrier to the new subdivision; c. guaranteed maintenance of this area by the Council to keep trees/bushes tidy and not overgrown and certainly not expanding closer than 5 metres from the private road or areas used as walkways when fully grown; and d. the grass in this area to be maintained by the DCC.
FS123.16	John Kidston (On behalf of the Kidston Family)	Oppose S139.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S221.001	Brent David Hastie	Reject the change	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes).
S225.001	Neil and Linda Brown	If the change is not rejected, amend	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes). If Change GF11 is not removed, amend to include a structure plan mapped area rule to manage the uses of the encumbrance area to retain its natural values and give effect to its intended purpose. This could include giving effect to subdivision requirements to provide for: D4. Social and recreational space D5. Solar access D6. Protecting natural environmental values including biodiversity D7. Amenity planting And If Change GF11 is not removed, amend by limiting the density of zoning to reduce environmental impacts, providing for green space around dwellings and minimising hard surface areas, by rezoning as Large Lot Residential 1.
FS123.17	John Kidston (On behalf of the Kidston Family)	Oppose S225.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part),

			301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S272.002	Murray and Gloria Harris	If the change is not rejected, amend	Remove Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes). If Change GF11 is not removed amend as follows: 1. Allow a minimum site size of 2500m2 -3000m2 or greater; 2. Retain the high class soils mapped area to recognise the production value of the area; and 3. Undertake a comprehensive traffic study of the area prior to rezoning the area and require a comprehensive traffic management plan as part of any proposed subdivision/development (inferred not stated).
FS123.9	John Kidston (On behalf of the Kidston Family)	Oppose S272.002	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S243.001	Bruce & Denise Todd	Reject the change	Remove the Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes).
FS123.13	John Kidston (On behalf of the Kidston Family)	Oppose S243.001	Disallow submission and continue with GF11 rezoning of 307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh from Rural Residential 2 to General Residential 1.
S13.002	Bill Morrison	Accept the change	Retain Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) as it relates to 307 Wakari Road.
S103.001	John Kidston	Accept the change with amendments	Retain Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) as it applies to 195 Wakari Road with the following amendments: 1. Extend the proposed GF11 boundary to include the entire site at 195 Wakari Road (Lot 2 DP12686). 2. Remove the historical set back encumbrance along the front road boundary (along Wakari Road) at 195 Wakari Road.
S154.005	Gillian Thomas	Accept the change	Retain Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) as it relates to the part of 297 Wakari Road that is included.
S241.001	Grant Motion	Accept the change	Retain Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes).
S154.003	Gillian Thomas	Accept the change with amendments	Amend the extent of the High Class Soils mapped area over 297 Wakari Road to reflect the requested extension to the General Residential 1 zone.
S154.002	Gillian Thomas	Accept the change with amendments	Amend the extent of the significant natural landscape overlay zone at 297 Wakari Road to reflect the natural boundary provided by the creek and tree line and the requested extension to the General Residential 1 zone.

S154.001	Gillian Thomas	Accept the change with amendments	Extend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to include part of 297 Wakari Road at its southernmost end, as shown in the diagram provided by the submitter.
S154.004	Gillian Thomas	Accept the change with amendments	Extend Change GF11 (rezoning from Rural Residential 2 zone to General Residential 1 zone at multiple properties in Wakari Road, and associated changes) to apply an NDMA over the requested addition to GF11 (part of 297 Wakari Road).
<p><u>Background</u></p> <p>Figure 19 - General area proposed for rezoning for GF11 (note adjacent RTZ is shown in red dots)</p>			

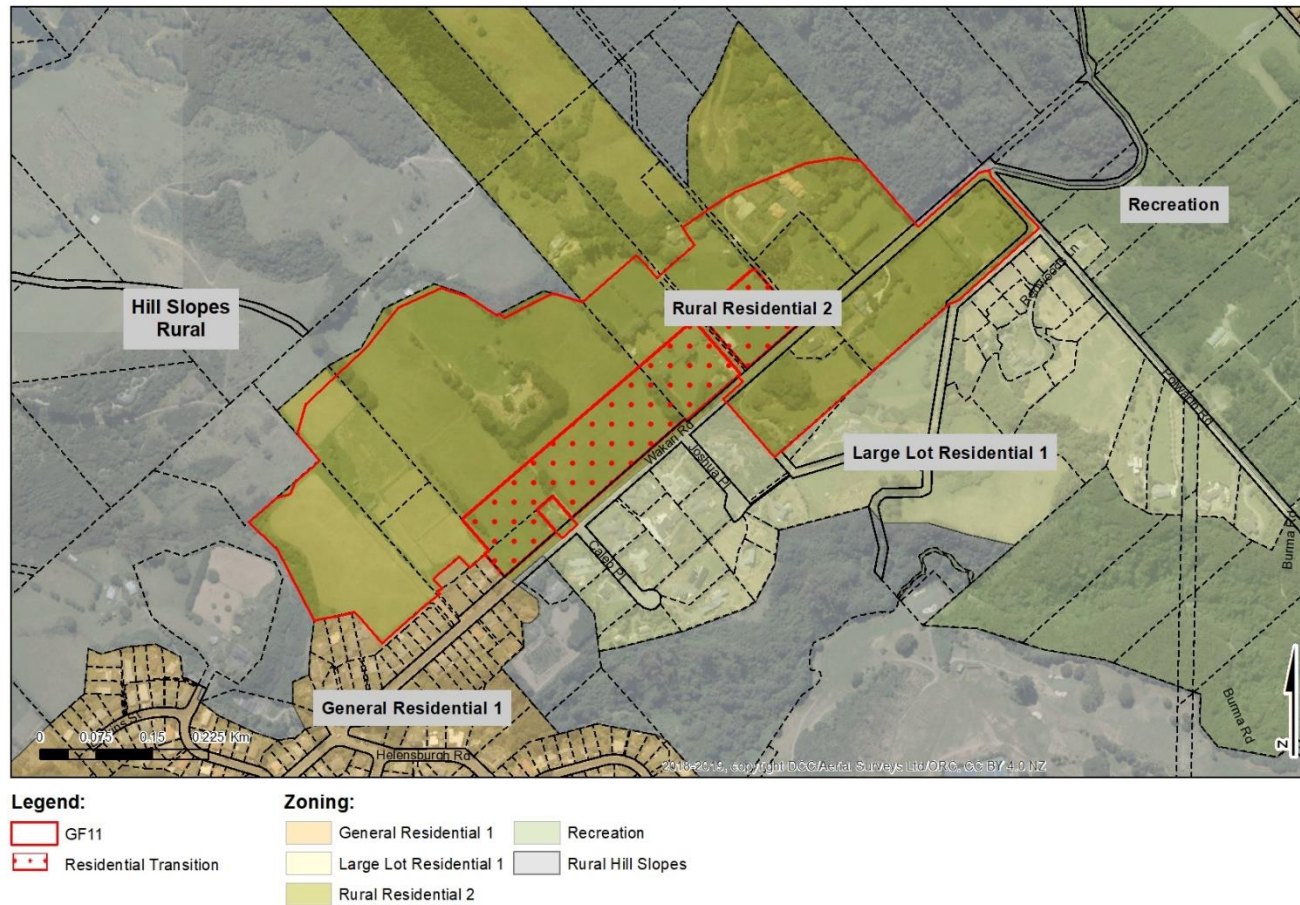


Figure 20 - General area proposed for rezoning for GF11a



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF11 and GF11a	307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh, as shown in Figure 19. Requested extension shown in Figure 20.	Rural Residential 2 Zone	General Residential 1 Zone	<ul style="list-style-type: none"> • Application of a 'new development mapped area' over both GF11 and the existing Wakari Road RTZ. • Remove the 'high class soils mapped area'

GF11 is a large area along Wakari Road. It is currently zoned Rural Residential 2 and adjoins the existing Residential Transition Overlay Zone area on the north side of Wakari Road. The area extends to the Ross Creek reserve at the end of Wakari Road, to the Flagstaff – Mount Cargill Significant Natural Landscape Overlay Zone (SNL) and across to the south side of Wakari Road, adjoining existing residential zoned land. In the section 32 report it was noted that, if the zoning is approved, it is proposed to release the existing Residential Transition Overlay Zone (RTZ) that runs along Wakari Road for residential use, providing a large area for comprehensive development. See section 4.11 for further explanation on RTZ.

The area is generally gently sloping and provides an extension of the existing residential area. The western part of the site is within 500m of a high frequency bus stop, and the site is reasonably close to Helensburgh neighbourhood centre and Wakari School. There is relatively easy access to the CBD via Taieri Road. The site has significant development potential (estimated capacity of 240 – 308 dwellings).

Development of the area will reduce local rural character and amenity values from what is currently experienced due to the increase in residential development. There are some mapped high class soils in the area, but limited primary productivity occurring. 3 Waters upgrades are required. Additional traffic studies and local roading and intersection upgrades will also be required.

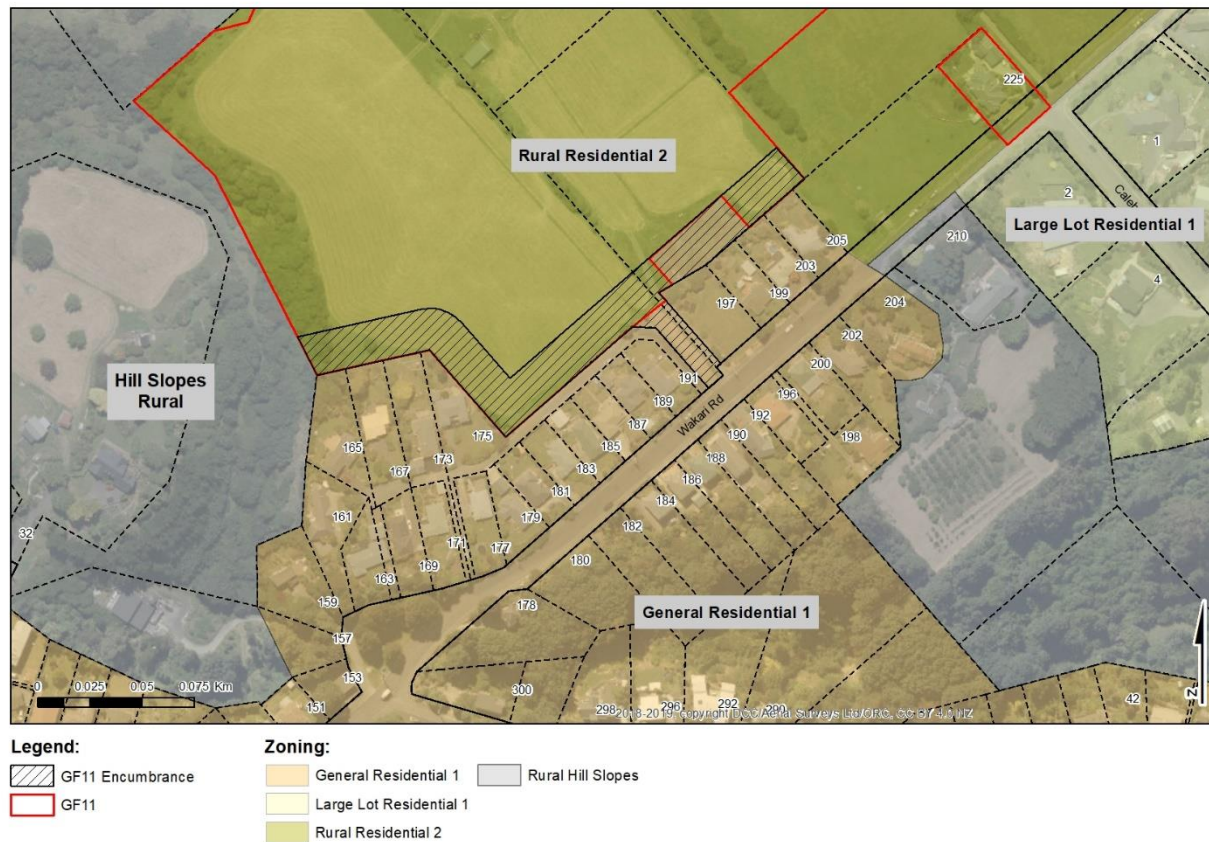
Refer to Appendix C.11 for site details.

A large number of the submissions outlined below mention an encumbrance at this site. This encumbrance states that no building shall be built or erected on the land within a distance of 20 metres perpendicular from the rear boundary of the land between the following two points:

- The north western corner of the property described as part Lot 15 Deposited Plan 10300 (Certificate of Title 14D/550) – 165 Wakari Road.
- The north-eastern corner of the property described as Lot 2 Deposit Plan 6234 (Certificate of Title 325/111) – 205 Wakari Road.

The land subject to the encumbrance is 195 Wakari Road and 175 Wakari Road. It represents a 20m wide no-build area shown in black hashed lines on the map below:

Figure 21 - Encumbrance on GF11



A number of submissions also refer to an existing right of way, providing vehicle access to 163, 165, 167, 169, 171, 173, 175, 177, 179 Wakari Road and rear or side access to a number of other properties. This right of way runs alongside 195 Wakari Road, which is part of the proposed rezoning area, and can be seen on the Plan above adjacent to the encumbrance area.

Submissions received on the appropriateness of rezoning

Bill Morrison (S13.002) and Grant Motion (S241.001) submitted to retain Change GF11. Gillian Thomas (S154.005) also submitted to retain Change GF11 as it relates to the part of 297 Wakari Road that is included in Change GF11. Merrin Brewster (S145.001), John Kidston (S103.001), Gillian Thomas (S154.001), Jim and Patsy Laughton (S200.001) and John Hurley (S222.001) support the rezoning, but seek proposed amendments or raise issues of concern, as detailed below.

A number of submissions oppose the change, citing various concerns as outlined below. In some cases, amendments were proposed should the change not be rejected. These are identified below in relation to the specific issues raised. While these submissions in opposition are on the proposed change as a whole, many focus on development on 195 Wakari Road. The submissions in opposition were all opposed by John Kidston (on behalf of the Kidston Family) (FS123), owner of 195 Wakari Road.

Loss of open space, including the existing 20m encumbrance

Nigel and Pamela Blair (S94.001), Chris Batchelor (S48.001), Garry Wadsworth (S65.001), Win Anderson (S139.001), James and Mary Murphy (S196.003), Murray and Gloria Harris (S272.004), Bruce & Denise Todd (S243.001), Neil and Linda Brown (S225.001) all oppose the rezoning and raise issues in relation to potential loss of the 20m encumbrance strip noted above. They (variously) seek retention of the strip as a green zone, access for recreation, that it is not used as an access road, planting part of the area to provide a visual screen to further development, and improving biodiversity values and maintenance of the area by DCC. Some of the submitters have proposed that a structure plan be implemented to ensure these values are protected.

Susan Prendergast (S18.001) supports the change but seeks to extend the existing encumbrance by an additional 20 metres in width, with a commitment to develop a green space that is unable to be built on.

Concerns about the impact subdivision will have on amenity values and loss of rural ambience in general were raised by Neil and Linda Brown (S225.001), Bruce & Denise Todd (S243.001) and Brent David Hastie (S221.001). Some of these submitters specifically noted that the area acts as a second green belt for the city and development would detract from the visual transition from the urban areas to the significant natural landscape area.

John Kidston (S103.001) seeks to remove the encumbrance at 195 Wakari Road. This submission, and Mr Kidston's further submission (FS123), notes that the encumbrance is contrary to the efficient and effective use of land in the area, but notes possible design requirements which would mitigate loss of the encumbrance on neighbour's privacy and amenity, including increasing the size of sections closest to neighbouring houses and imposing a single level height restriction. Removal of the encumbrance would also provide extra space for improvements to the existing right of way. Mr Kidston questions who would be responsible for the ongoing maintenance of the land if the encumbrance were to remain.

The section 32 assessment identified that the site has relatively high rural character and amenity values. The DCC's Landscape Architect, Luke McKinlay, has reviewed the site in light of the issues raised by the various submitters. GF11 and the surrounding area occupies the foot-slopes of Flagstaff/Te Whanaupaki. The site includes broad, gently sloping pastures, typically divided into smaller paddocks by post and wire fences and tall macrocarpa shelter belts. There is a high ratio of natural to built features. Buildings are limited to several dwelling and farm sheds. As viewed from hill suburbs to the southeast, such as Maori Hill and Roslyn, the subject area is not highly prominent, but visible from some locations as a narrow strip of rural residential/pastoral land.

Mr McKinlay advises that, whilst not highly prominent when viewed from hill suburbs, the site forms an important transition between neighbouring residential areas and the adjacent SNL hillslopes. As such, he considers that adverse effects of rezoning on existing rural residential character values are likely to be moderate-high at a local level, adversely affecting the amenity of residents in the adjacent suburbs of Wakari and recreation users of the nearby walking and mountain biking tracks. Mr McKinlay agrees with the submitters that, given the adjacent SNL and semi-rural character of much of the subject site, there is a risk that General Residential 1 (GR1) development in this area will contrast strongly with existing surrounding natural landscape attributes.

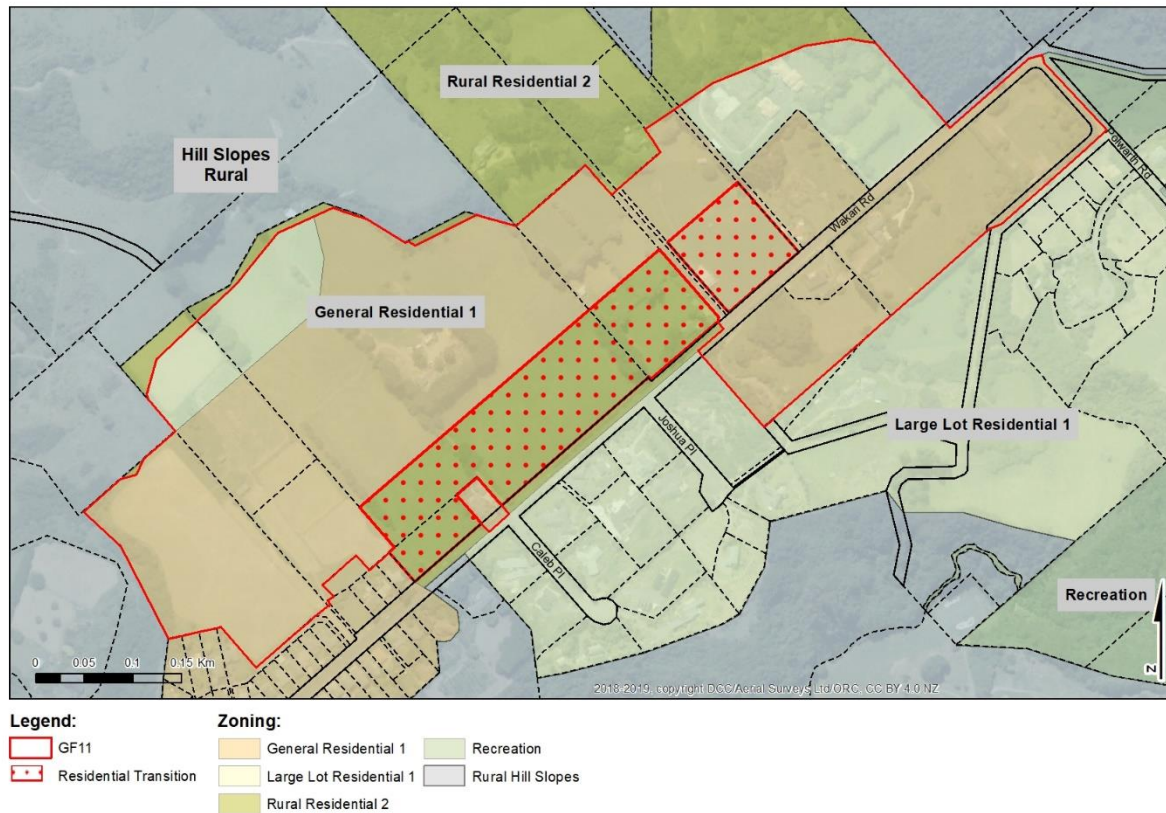
Mr McKinlay recommends that large lot residential development may be more appropriate in parts of this site, in particular areas adjacent to the SNL and Ross Creek Reservoir. He also comments that the relatively steep topography within 280, 296 and 312 Wakari Road would mean large lot densities are likely to be more suited to this area than development at general residential densities. Large Lot development would also integrate more readily with the large lot properties which currently border these sites.

While I acknowledge there will be some loss of rural and amenity value through rezoning to GR1, the appropriate zoning must consider the existing Residential Transition Overlay Zone, which runs immediately adjacent to Wakari Road and enables development to GR1 density. Once developed, this will change the look and feel of the area, particularly close to the road. I also note that Large Lot Residential 1 density has previously been considered for 312 Wakari Road through a submission on the 2GP. In its decision, the Panel considered the efficient use of land and noted that: "If the area is considered suitable for future residential zoning ..., we consider this would be more appropriately facilitated by standard or medium density zoning on these sites." I note that due to topography or other constraints, development will not be possible to a GR1 density on all sites; however, applying this zoning provides flexibility to develop the area in the most efficient way.

I have further discussed with Mr McKinlay his recommendation to incorporate some Large Lot Residential zoning within GF11 area. Mr McKinlay recommends that Large Lot Residential zoning would be most appropriate immediately adjacent to Ross Creek Reservoir, and in the more elevated areas of the site on 195 and 245 Wakari Road. This would create a less abrupt transition between the proposed residential development and the adjacent SNL.

A map showing the proposed zoning recommended by Mr McKinlay is provided below:

Figure 22 - GF11 showing proposed Large Lot Residential zoning



I note that, in the above map, the entire property adjacent to Ross Creek is shown as Large Lot Residential 1. I have recommended this to avoid further split zoning the site. I also note that the western part of the site is already developed, so rezoning this area to General Residential 1 is unlikely to provide significant further development capacity.

Mr McKinlay also notes that consideration should also be given to implementing low impact urban design and development principles (LIUDD) to mitigate some of the potential adverse amenity effects of more dense patterns of residential development in this area. These include establishing a planted buffer zone along the Wakari Road frontage to integrate with the existing pattern of planted boundaries along nearby large lot properties, the road reserve and nearby forested parts of the Ross Creek Reservoir should also be considered. The extent and design of such a buffer would be dependent on the proposed number and location of future road connections to Wakari Road and would need to take into consideration sight distances/wider transport safety matters. This buffer could potentially include pedestrian/cycle ways if there was potential to link to the wider network. Consideration should also be given to potentially linking this planted buffer with the encumbrance to the rear of existing residential properties at 165-205 Wakari Road. An opportunity also exists here to link with and/or expand the Bain Reserve.

I agree with Mr McKinlay that roadside planting may be appropriate, but do note that a relatively small part of the rezoning area adjoins the road. Additionally, I also note that the provision of amenity planting is primarily a consideration to be dealt with at the time of subdivision, rather than at the time of rezoning, and the new development mapped area provisions provide for this (see assessment rule 12.X.2.5.b). As discussed further below, I do not recommend urban design and development requirements be included in the proposed structure plan for the site.

In relation to use of the encumbrance, rezoning changes made through Variation 2 cannot remove the restrictions on this land. There is an opportunity to retain this as open space, linked to the existing Bain Reserve, to provide both additional green space and a buffer between existing residences and the new development. Increasing the size of Bain Reserve (or provision of an alternative, centrally located amenity space of equivalent size) is supported by the DCC Parks and Recreation (PARS) department. This space could include seating, landscaping, and playground equipment.

I also note that PARS has commented that one of the following would be required if the site is developed for residential use:

- Option 1: Bain Neighbourhood Park is increased to 5,000m² in size, and additional facilities (additional seating, landscaping, and playground equipment) are included in this larger space. A new smaller sized outdoor public amenity between 700m² - 1,000m² is also required for more passive and quiet recreation activities. This should be located in the top section of 245 Wakari Road. This space needs to have street frontage along two sides to provide passive surveillance.
- Option 2: Bain Neighbourhood Park is not enlarged, but a separate outdoor public amenity space is provided that is a minimum 5,000m². This needs to be centrally located within the site.

The PARS preference would be for Option 2, as this will provide more reserve area, the possibility of a large reserve centrally located within the site, and also provide the community with a greater choice for recreation. I note that the provision of parks and amenity spaces is primarily a consideration to be dealt with at the time of subdivision, rather than at the time of rezoning, and the new development mapped area provisions provide for this (see assessment rule 12.X.2.5.c). However, given the size of the rezoning area, I consider it appropriate to ensure that provision of an appropriately sized amenity area is required through a structure plan mapped area rule. The specifics details of what is provided can be dealt with at the time of subdivision.

Transport

Nigel and Pamela Blair (S94.001), Neil and Linda Brown (S225.001) and Murray and Gloria Harris (S272.002) oppose rezoning and raise concerns about an increase in traffic along Wakari Road, including difficulty in turning in and out of the private right of way, the narrow width of the road, lack of footpaths and difficulty navigating the Helensburgh Road intersection. Mr and Mrs Harris request that a comprehensive traffic study of the area is undertaken and a comprehensive traffic management plan is required as part of any proposed rezoning.

Alex King (S129.004) opposes rezoning unless the bus service is first extended along Wakari Road. Mr King notes that part of the proposed area has poor public transport and establishing housing without public transport sets a precedent practice of car use which will be difficult to change in the future.

James and Mary Murphy (S196.002) support the change, but request that traffic management for future subdivision is appropriately managed and that consideration is given to how emergency services will access all houses.

Merrin Brewster (S145.001) supports the change, but requests that consideration is given as to how roads are maintained in the winter due to ice, and additional protection is given to pedestrians and cyclists along Wakari Road.

Submissions S94, S196 and S272, S145 were opposed by John Kidston (on behalf of the Kidston Family) (FS123.15, 18, 9, 4). He notes that, associated with removing the encumbrance (see above), options for widening the right of way, incorporating parking and establishing a grass berm could be considered.

Initial comments from DCC Transport identified the likely need for road and intersection upgrades. Further information and a response to submissions has now been provided. These note that upgrades will need to provide for additional traffic, pedestrians, cyclists, and street lighting. Upgrades are not currently planned or budgeted for. The classification of Wakari Road in the 2GP's Road Classification Hierarchy would also need to be reviewed.

Wakari Road narrows at 205 Wakari Road and there is no kerb and channel or footpaths or space for on-road parking past this point. Footpath construction and road widening is expected to be a substantial civil construction task. It is possible that land acquisition would be required to facilitate widening the road. This is especially the case north-east of Joshua Place, where the legal road corridor reduces from 20m to 15m. It is also likely the Helensburgh Road / Wakari Road intersection and the Wakari Road / Taieri Road intersection would need upgrading.

Provision for public transport may need to be reviewed (this is the responsibility of ORC). Construction of cycling facilities will also need to be considered.

Given that development will be able to provide several connection points to the existing transport network, concerns relating to emergency vehicle access can be easily addressed. Road access through 195 Wakari Road to other parts of the site would be beneficial but could be problematic to achieve due to the constrained width of the existing access and location of the driveway (the right of way referred to above) immediately adjacent. Incorporating the right of way into a new road would create a wider road corridor and remove conflict at the new intersection. Achieving this would require the co-operation of neighbouring property owners, but could also benefit those users by providing a wider access road and removing a portion of privately maintained access (and therefore reducing annual maintenance costs). DCC Transport encourages consultation with these property owners in order to allow for a better result for the new and existing transport network.

I note that many of the matters discussed above (location and width of driveways, provision of footpaths and cycling facilities, local road and intersection upgrades) are matters that can be determined at the time of subdivision application.

To ensure connectivity across the site, DCC Transport considers that structure plan rules for the site should include:

- A requirement to link the site with the Honeystone Street rezoning area (GF10) with a road connection for the benefit of both sites.
- A requirement to provide access to the subdivision through 245 and 297-301 Wakari Road.

DCC Transport has noted that, based on aerial imagery and contour lines, there is a reasonably substantial gully that would appear to bisect GF11 and GF10 (the Honeystone Street proposed rezoning area). It is therefore anticipated that a bridge would be required for a new road to connect 45 and 32 Honeystone Street (GF10) with 195 Wakari Road and the remainder of the Wakari Road rezoning area (GF11).

I consider that provision of a roading link between GF10 and GF11 is problematic. In particular, the proposed Honeystone Street Structure Plan Mapped Area Performance Standards (refer Rule 15.8.AA) limits the number of crossing points of the creek/gully to one, in order to limit indigenous vegetation clearance in this area. Crossing the stream is required to access the northern part of GF10, and a connection to GF11 would mean either permitting an additional crossing point (and accepting loss of indigenous vegetation),

or accepting that the northern part of GF10 could not be accessed. I also consider that additional evidence might be required as to the feasibility of a crossing in this location and how critical it is, given that there could be multiple access points from GF11 to Wakari Road.

While I agree that access through 245 and 297-301 Wakari Road would be a good outcome, this cannot be required through the proposed structure plan rules as the parts of these sites within the rezoned area (to which the structure plan relates) do not have road frontage to Wakari Road. There is no scope to apply the structure plan for GF11 over the remaining parts of these sites. I note that 2GP policies and assessment rules for subdivision require that roads provide connections to surrounding areas and the wider network, and so appropriate access and internal road connections can be considered at this time.

I also re-iterate that substantial upgrades to the transport network will be required, and the detail of these upgrades is not yet fully understood. More work is required to identify the extent of the upgrades and a funding plan will need to be developed to ensure the upgrades are delivered in a fair manner. Given the large area covered by GF11, and the fact that there are multiple landowners, I recommend that a rule is included requiring an Integrated Transport Assessment (ITA) at the time of subdivision to ensure that all access and transportation issues are appropriately considered and provided for.

3 Waters

Nigel and Pamela Blair (S94.001) and Murray and Gloria Harris (S272.005) both oppose the rezoning and raise concerns about provision of 3 Waters infrastructure. Mr and Mrs Harris note that consideration is given to managing stormwater run-off from 195 Wakari Road onto the right of way, which has previously caused flooding of 179, 177 and 171 Wakari Road. This issue was also raised by Jim and Patsy Laughton (S200.001).

A further submission from John Kidston (on behalf of the Kidston Family) (FS123) generally agrees with the matters raised, and notes that appropriate design of stormwater infrastructure will be undertaken.

The section 32 assessment notes that some upgrades are required for potable water supply and wastewater servicing. 3 Waters has advised that the 10 year plan includes funding for all costs associated with extending 3 Waters servicing to new sites, where this is necessary or desired. The 10 year plan also includes funding for a number of network upgrades across the city. 3 Waters has advised that stormwater management will be required as per the NDMA rules, which are proposed to be applied to GF11. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system are to be no more than minor.

John Hurly (S222.001) requested information regarding the timeline of installation of DCC foul sewer network in Wakari Road, if Variation 2 is approved. 3 Waters has advised that the work is funded; however, the timing will depend on the availability of contractors, the proposed timing of development, and the relative priority against other sites being developed.

Biodiversity

Nigel and Pamela Blair (S94.001) and Merrin Brewster (S145.001) raise concerns about the potential loss of bird, animals and plants in the area from an increase in residential development.

A further submission from John Kidston (on behalf of the Kidston Family) (FS123.15) supports these views. Mr Kidston notes that regeneration of a large bushed gully to the west of the site with native planting is proposed. Design controls that prefer hedging over fences are also proposed. In addition, the feasibility of including roadside berms, including trees and planting will also be assessed.

I note that the site was assessed for biodiversity values as part of the section 32 assessment by the DCC's Biodiversity Advisor. No biodiversity values needing protection were identified.

I consider that any wildlife displaced by the increased residential development in this area would be able to be accommodated in the surrounding areas of bush, and the SNL which backs on to the proposed rezoning site.

High class soils

Murray and Gloria Harris (S272.002) oppose the rezoning and note the significant area of high class soils within the site. Mr Harris has expertise in soil mapping and notes that LUC Class 3 soils are present in the area but are poorly reflected in previous soil surveys due to the scale at which the original survey was undertaken. The submission notes that the inherent potential of the soils on site still exists, despite current land use patterns (rural residential development). If the rezoning is approved, they request that the high-class soil mapped area is retained to recognise the productive value of the area and the residential density is reduced (see below). A lower density would provide for small scale horticultural enterprises.

Gillian Thomas (S154.003) supports the rezoning and the removal of the high-class soil mapped area from the rezoned area.

I acknowledge Mr Harris' expertise and advice that the site contains LUC Class 3 soils. These are not recorded on the 2GP data map; however almost the entire site is subject to a high class soils mapped area. I acknowledge that rezoning to residential will result in the effective loss of the productive potential of these soils. However, I also note that the area in question is likely to have a relatively low potential for economic productivity as it lies immediately adjacent to existing residential areas and is currently zoned Rural Residential 2 and largely divided into smaller lots. Property Economics and Beca noted that, while the majority of this area is identified as high class soils, the affected sites are residential or lifestyle with only two fitting the size and activity criteria to meet production thresholds (see the Supporting Documents of the s32 report). That said, it was concluded that the relative potential production cost associated with rezoning GF11 (relative to the other areas assessed in the report) was 'medium'. The economic costs assessed include primarily land-based production value as well as considering any reverse sensitivity issues. The economic benefits include the extent and location of potential residential capacity and its ability to meet future demand projections in a managed environment. While there will be a loss of high class soils, I consider this will be relatively minor when considering the area of such soils over Dunedin as a whole, and this loss must be balanced against the benefits of providing additional residential capacity for the city.

If the area is rezoned, it has been usual practice to remove the high class soils mapped area. This is because Rule 8A.5.8 restricts earthworks that involve the removal or topsoil or subsoil that is located within a high class soils mapped area from the site. The purpose of this rule is so that the productivity of rural activities in the rural zones is maintained or enhanced (Objective 16.2.4). The rationale for removing the high class soils mapped area from GF11 is that it is impracticable to require earthworks to comply with Rule 8A.5.8 during residential development of the land. Overall, should rezoning proceed, I recommend the high class soil mapped layer is removed from GF11.

I consider the appropriate density for the site below.

Minimum site area

A number of submitters (both in support and in opposition) seek that if the area is rezoned, the minimum site size is increased. These include:

- 600m² minimum site size - James and Mary Murphy (S196.001)
- 800m² - Garry Wadsworth (S65.001)
- 2,000m² (Large Lot Residential 1 Zone) - Susan Prendergast (S18.001) – sections along the rear boundaries of existing homeowners, Chris Batchelor (S48.001), Jim and Patsy Laughton (S200.001) - 195 Wakari Road, Bruce & Denise Todd (S243.002), Neil and Linda Brown (S225.001).
- 2,500m² – 3,000 m² - Murray and Gloria Harris (S272.002)
- Not stated - Nigel and Pamela Blair (S94.001)

These submissions were opposed by John Kidston (on behalf of the Kidston Family) (FS123.1).

While several of the submitters are supportive of the need for increased residential development in general, the reasons given for a larger site size include that a 400m² minimum site size is inconsistent with the surrounding landscape, will impact on the semi-urban location and amenity values for existing residents, including sunlight, privacy and peacefulness, and will reduce the primary productive potential of the site.

John Kidston's further submission (FS123) notes that an increase in minimum site size would not achieve an efficient and effect use of the land. Provision of a range of site sizes would provide for a more diverse neighbourhood with more options for future residents. Denser development would also provide more land for green space and walkways.

As outlined previously, based on the landscape evidence from Mr McKinlay, I recommend some small areas of GF11 be rezoned to Large Lot Residential 1. This is to provide a less abrupt transition with neighbouring undeveloped areas and reduce effects on visual amenity values. I recommend that the remainder of the site is rezoned to General Residential 1. While I acknowledge that rezoning more of GF11 to a lower density would retain a more open character, it would still have a residential character and would not represent the most efficient use of the land. Rezoning the majority of the site to General Residential 1 will enable provision of a wider range of lot sizes and will also make the required infrastructure upgrades more economically feasible (e.g. transport/roading upgrades). I consider that the existing rules in the 2GP (including rules such as height and setbacks) will adequately manage many of the submitters' concerns including privacy and potential loss of sunlight.

Other infrastructure

Nigel and Pamela Blair (S94.001) note the need to supply electricity and telephone/fibre cable to the area, and that these services will need to be able to cope with the increased usage. This submission was opposed by John Kidston (on behalf of the Kidston Family) (FS123.15).

Consultation with a range of infrastructure providers (including both Aurora and Chorus) was undertaken for all greenfield sites. No issues were raised with respect to supplying services to this area. I note the site is immediately adjacent to existing residential zoning, and therefore existing servicing will already be located nearby. I do not consider this to be an issue.

Design controls

Merrin Brewster (S145.001) seeks that controls are implemented to ensure external cladding and colour blends into the hillside to maintain the rural outlook. A further submission from John Kidston (FS123) supports this and proposes (in relation to development on 195 Wakari Road) controls on height, building materials, colour, reflectivity, lighting and fencing. Single storey housing is also proposed for sites closest to existing neighbours.

The DCC's Landscape Architect Mr McKinlay agrees that controls on cladding colours/materials is reasonable given the proximity to the SNL.

While I note the concerns of Merrin Brewster and acknowledge the recommendation of Mr McKinlay, I do not recommend controls on external cladding be implemented should rezoning occur. The 2GP does not manage urban design in residential zones, and I would not consider it appropriate to make an exception for GF11. There are other localities across the city where a SNL directly borders a residential area without any additional design controls³, so this situation is not unique. I also note that Mr McKinlay's evidence was that the area is not highly prominent when viewed from the hill suburbs. Furthermore, should rezoning occur, I recommend Large Lot Residential 1 be implemented in key areas of GF11 adjoining the SNL. This lower density zoning will help retain green space and will ensure a less abrupt transition between residential areas and the adjacent SNL. My initial view is therefore that additional design controls are not justified and that S145.001 is rejected.

Recommendation on rezoning the area

Overall, I consider that rezoning GF11 generally meets the criteria specified in Policy 2.6.2.1. I acknowledge that there will be some loss of local rural character and amenity, and the area is highly productive land. Significant transportation upgrades will also be required. However, balanced with this is the significant development potential of the area in a location reasonably close to town, with no issues related to hazards, loss of significant natural landscapes or indigenous biodiversity. 3 Waters upgrades are funded, although on-site stormwater attenuation would be required at the developers' cost. While I consider rezoning broadly appropriate, implementing structure plan mapped area rules requiring provision of a suitable outdoor amenity area and completion of an ITA is recommended.

Policy 2.2.4.1 requires that land is generally zoned at a standard or medium residential density unless particular factors make this inappropriate. I consider that zoning the most prominent parts of the site closest to the SNL to Large Lot Residential 1 to obtain a more appropriate transition between the GR1 areas and the SNL is consistent with this policy.

While I consider rezoning GF11 broadly appropriate, there is an issue in that a number of upgrades will be required to infrastructure and there is currently limited provision to recoup these costs through development contributions, particularly for transport works. Where a rezoning site is owned by one or a small number of landowners, upgrades can be required to be completed by the developers as part of the subdivision process. This is not straightforward where multiple landowners are involved and parts of the area will be developed at different times. With this in mind, I am unwilling to recommend rezoning the site to residential at this time, without processes in place to ensure that appropriate funding mechanisms are in place. I therefore recommend that, rather than directly rezoning to residential, a Residential Transition Overlay Zone (RTZ) is applied to GF11. This RTZ would have a site-specific rule governing release of the land for residential development, rather than the standard criteria specified in Rule 12.3.1 of the 2GP. Release of the RTZ would be subject to one of the following:

1. A cost sharing agreement is in place between all landowners within the RTZ area and DCC (where appropriate), that would cover:
 - a. preparing an Integrated Transportation Assessment (ITA),
 - b. undertaking the necessary transportation upgrades
 - c. providing an appropriate recreational reserve; or
2. The required upgrades are included in the DCC's 10 year plan, and funding for these upgrades is able to be recovered via development contributions.

³ Examples would include Ravensbourne, Macandrew Bay, Broad Bay.

As I am recommending two different zonings within GF11 (General Residential 1 and Large Lot Residential 1), each area would require its own RTZ Overlay Zone (Wakari 2 and Wakari 3). However, the cost sharing agreement would need to encompass both RTZ areas. I also note that there is an existing RTZ (Wakari) adjacent to the areas to be rezoned. While ideally, this area would be included in any cost sharing agreement, there is no scope to require that through Variation 2.

RTZ are normally applied to sites where infrastructure is not planned within the medium term. Significant infrastructure upgrades are anticipated to be required to service the level of development that this rezoning would provide for. I am recommending an RTZ is applied here specifically for the purpose of ensuring that appropriate cost sharing agreements are in place, or funding is included the DCC's 10 year plan, before subdivision occurs. This is particularly important as the site is owned by multiple owners, making developer-led upgrades more complex.

Submissions seeking to replace the NDMA with a structure plan mapped area

Both Grant Motion (S241.002) and Bill Morrison (S13.003) seek to remove the new development mapped area and instead apply a structure plan mapped area. The reasons for this include that provision of infrastructure is already adequately governed by existing performance standards, the application of a structure plan provides an opportunity for Council to insert appropriate performance standards, and that the new development mapped area provisions in their current form act as an impediment to development.

DCC 3 Waters has reviewed the above submissions and commented that most existing 2GP structure plan rules do not contain provisions to adequately manage stormwater. In their view, it is essential that the requirement for stormwater management to be adequately considered, designed, and approved by DCC is included via the NDMA to ensure a holistic and appropriate approach is taken to stormwater management for the whole structure plan area. The NDMA provisions serve to avoid the piecemeal or individual site approaches to the management of stormwater.

I note that the NDMA provisions are applied to sites throughout the city to ensure that subdivision of large greenfield areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan. In my opinion, replacement of the NDMA mapped area and associated provisions with structure plan mapped area provisions would require the same management tools and requirements to be included within the structure plan provisions, in order to achieve the desired outcome. Therefore, while I am not opposed to additional site management rules being required via a structure plan, I do not agree that the NDMA mapped area and associated provisions should be removed.

Recommendation on submissions seeking to add a structure plan mapped area

I recommend rejecting the submissions seeking to replace the new development mapped area with a structure plan mapped area over GF11. I recommend that, should rezoning proceed, that the new development mapped area over GF11 is retained notified. I note that the original scope included the NDMA over both GF11, and the existing Wakari Road RTZ. I recommend this approach is maintained, and that the NDMA is applied over both GF11 and the adjacent Wakari Road RTZ.

Submissions seeking to extend the rezoning area

Three submissions were received to amend the boundary of the area proposed to be rezoned. These are discussed in turn below.

John Hurley (S222.001) submitted to exclude the creek on his property at 301 Wakari Road due to flooding issues. Mr Hurley states that flooding happens once or twice a year, after periods of rain. A map of the proposed amended area is shown below:

Figure 23 - Submission from John Hurley (S222.001)



I have sought advice from Stantec regarding the flood hazard raised by the submitter. Stantec has advised that the area of concern is relatively minor and would be addressed through the subdivision process. The hazard risk for the site as a whole remains low. The flood risk is an engineering issue that would be addressed through offsets from the creek or fortifying the banks. Exact details can be determined through the subdivision process. Stantec does not consider that an adjustment of the boundary is necessary to address the risk. I also note that Rule 10.3.3.5 would generally require a 5m setback from any water body with a clearly defined bed.

Given there is no hazard management need to exclude the creek, and the existing 2GP rules will likely require a setback regardless, I therefore recommend that S222.001 is rejected and the boundary of GF11 remain where it is in this location.

Gillian Thomas (S154.001 and S154.004) seeks to extend the rezoned area to include part of 297 Wakari Road at its southernmost end. In addition, as a consequential change, she seeks that the significant natural landscape overlay and high class soils mapped area are removed from this part of the site, and the NDMA overlay is applied (S154.002, 003 and 004). The proposed extension is shown below as GF11a:

Figure 24 - GF11a - Submission from Gillian Thomas (S154)

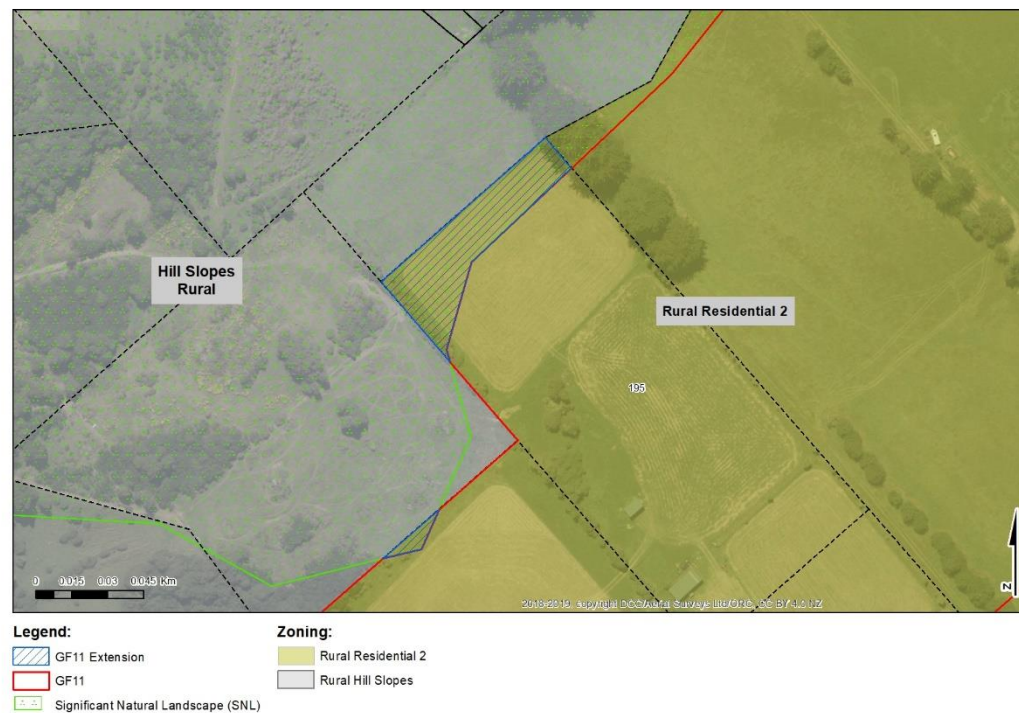


I have discussed this proposed change with the DCC's Landscape Architect, Mr McKinlay, who has commented that this is a relatively minor amendment which would have no more than minor effects on landscape values associated with the SNL. The area is below the elevation at which the hillslopes become steeper and more visually prominent. Mr McKinlay noted that, should GF11a be approved, the northern boundary would now adjoin a stream, and a buffer may be necessary. I note that Rule 10.3.3.5 would generally require a 5m setback from any water body with a clearly defined bed.

I have no objection to the extension of the area to be rezoned as requested, and the consequent removal of the two overlays, and I would therefore recommend that S154.001, S154.002, S154.003, S154.004, and S154.005 are accepted.

John Kidston (S103.001) submitted to amend GF11 to extend the proposed GF1 zoning to the top of the site boundary of 195 Wakari Road. At present, the proposed rezoning area follows the boundary of the Flagstaff-Mt Cargill SNL and so does include the northwest corner of 195 Wakari Road. A map of Change GF11 including this proposed amendment to 195 Wakari Road is shown below (195 Wakari Road is the property in the far southwest corner of GF11):

Figure 25 - Extension of rezoning area, submission from John Kidston (S103.001)



I have also discussed this change with Mr McKinlay who has commented that this minor amendment is unlikely to have any more than minor additional effects on the landscape values associated with the SNL. It is essentially a small addition to the adjoining pastoral blocks. I do note however that, as discussed previously, this is an area I am recommending

be rezoned to Large Lot Residential 1 rather than General Residential 1. This would represent a size increase of approximately 2,130m² and given the small area does not affect my assessment of the rezoning against Policy 2.6.2.1. I therefore recommend that S103.001 is accepted.

Recommendation on submissions seeking to adjust the area

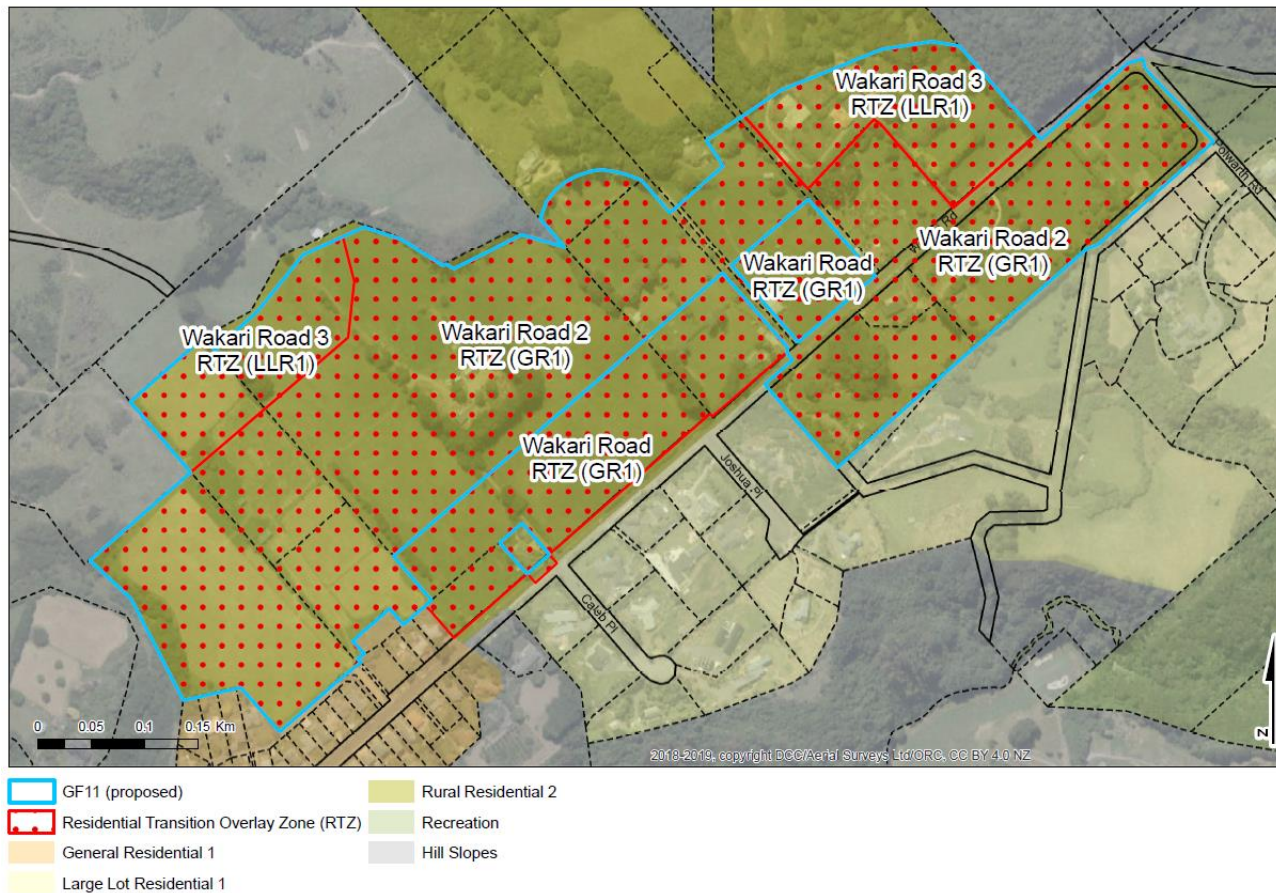
As discussed above, I recommend rejecting S222.001. Regarding the requested extension of areas, I recommend S154.001, S154.002, S154.003, S154.004, S154.005, and S103.001 are partially accepted. While I recommend these areas are included in GF11, as outlined previously, I recommend that a Residential Transition Overlay Zone (RTZ) is applied to GF11, rather than rezoning the site to residential at this time.

Overall recommendation on GF11 and requested extensions

My overall recommendation is that GF11 and the two requested extensions (consisting of the northern part of 195 Wakari Road, and GF11a) should have Residential Transition Overlay Zone's (RTZ) applied. One RTZ should be for the proposed General Residential 1 area, the other for the proposed Large Lot Residential 1 area. A structure plan should be included controlling the release of the RTZ, and this rule should be dependent on either appropriate cost sharing agreements being in place, or the required upgrades being able to be recovered by DCC via development contributions.

A map showing the recommending zoning is shown below:

Figure 26 - GF11 - proposed RTZ areas with proposed future residential zone



Recommended amendments:

Do not retain GF11 as notified. Instead, make the following amendments to Change GF11:

- Retain the underlying Rural Residential 2 zoning.
- Apply a Residential Transition Overlay Zone (RTZ) (Wakari Road 2) to GF11a and the part of GF11 and the northern part of 195 Wakari Road recommended for General Residential 1 zoning (see Figure 26).

- Apply a separate Residential Transition Overlay Zone (RTZ) (Wakari Road 3) to the part of GF11 and the northern part of 195 Wakari Road recommended for Large Lot Residential 1 zoning (see Figure 26).
- Apply a 'new development mapped area' over both new RTZ areas, and the existing Wakari Road RTZ.
- Remove the 'high class soils mapped area' from both new RTZ areas.
- Amend the boundary of the Flagstaff-Mt Cargill SNL to exclude GF11a and the northern area of 195 Wakari Road.
- Apply a 'structure plan mapped area' to the area covered by RTZ Wakari 2 and RTZ Wakari 3, to manage (together with the requirements added through the NDMA mapped area) provision of amenity recreation areas, and transportation. This structure plan will also include a rule controlling the release of land in the RTZ for residential development.
- New section 15.8.14 (Wakari Road Structure Plan Mapped Area Performance Standards), as outlined below.
- Add both new RTZ areas to Appendix 12A as: Wakari Road 2, releasing to GR1, and Wakari Road 3, releasing to Large Lot Residential 1 Zone.

15.8.14 Wakari Road Structure Plan Mapped Area Performance Standards

1. In addition to the performance standards in 15.5, 15.6 and 15.7, activities in the Wakari Road structure plan mapped area must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative performance standard to a standard in 15.5, 15.6 or 15.7, the standard in this section supersedes that standard.

15.8.14.2 Release of land in the Wakari Road 2 and Wakari Road 3 Residential Transition Overlay Zones (RTZ)

1. In the Wakari Road 2 Residential Transition Overlay Zone and Wakari Road 3 Residential Transition Overlay Zone, the provisions of the specified future residential zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements in Rule 15.8.14.2 are met.
2. The Chief Executive Officer or their delegate must certify to release land in the Wakari Road 2 Residential Transition Overlay Zone and Wakari Road 3 Residential Transition Overlay Zone following receipt of an application demonstrating that appropriate cost sharing agreements between all landowners and DCC (if appropriate) or funding is included in the DCC's 10 Year Plan and development contributions policy, for all of the following:
 - a. completion of an Integrated Transportation Assessment (ITA) for the whole Wakari Road structure plan mapped area, as required by Rule 15.8.14.4.a;
 - b. provision of any required roading upgrades, which will be determined based on the Integrated Transportation Assessment;
 - c. provision of the recreational reserve as required by Rule 15.8.14.3.a; and
 - d. provision of stormwater management systems, which will be determined through the Stormwater Management Plan required by Rule 9.9.X.
3. For the sake of clarity, this Rule supersedes Rule 12.3.1 of the 2GP.

15.8.14.3 Subdivision performance standards

- a. Reserve
 - i. Subdivision activities must provide for a recreation reserve with a minimum size of 5,000m² within the structure plan mapped area, to be vested in Council. The detailed location of this reserve must be shown in a resource consent application for subdivision of the land.
- b. Activities that contravene this performance standard are a non-complying activity.

15.8.14.4 Information requirements

a. Integrated Transport Assessment



- i. Prior to any subdivision of the structure plan mapped area, an Integrated Transport Assessment (ITA) for the whole structure plan mapped area must be prepared.
- ii. An ITA must include, but is not limited to, the following matters (see further information on the context of ITAs in Rule 6.14.2):
 1. An assessment of the effects of subdivision and any future land use and development on the safety and efficiency of the existing transport network
 2. Suggested transport infrastructural improvements necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.9.
 3. Internal roading design, layout, and connection points to the existing transportation network for all modes of transport in accordance with the Dunedin Code of Subdivision and Development 2010. This must take into account the requirements of Policy 6.2.3.Y, 6.2.3.Z and 6.2.3.12 and consider the feasibility of providing access for vehicles to the structure plan mapped area through 195 Wakari Road.

15.8.14.4A – General advice

1. Where the results of an Integrated Transportation Assessment required by Rule 15.8.14.4.a demonstrate the need for either:
 - a. transportation infrastructure upgrades outside the structure plan mapped area; or
 - b. transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas.The responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
2. The DCC requires those persons undertaking development to pay a fair, equitable, and proportionate portion of the costs of capital expenditure to service growth.
3. DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the structure plan mapped area will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. The balance of the costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10 year plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
4. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.
5. Prior to initiating work on an Integrated Transportation Assessment, applicants are encouraged to contact DCC City Development for the latest information regarding the status of the Residential Transition Zone Overlay (RTZ), and remaining requirements.

Figure 15.8.14A Wakari Road Structure Plan Mapped Area



-  GF11 (proposed)
-  Wakari Road Structure Plan Mapped Area

5.2.14 233 Signal Hill Road, Upper Junction (GF12)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S175.001	Philippa Youard	If the change is not rejected, amend	Amend Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes) so that there is an accurate assessment of the impacts of the proposed change, in relation to (refer submission for full details): a. Proximity to public transport, b. Impact on productive land, c. Natural hazards, d. Potable water supply, e. Storm-water management, f. Transport, and g. Other Issues
S152.001	Angela Dempster-Passang	Reject the change	Remove Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S80.003	Grandview 2011 Limited	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
FS49.1	Christopher Gale	Oppose OS80.003	Oppose OS80.003. Disallow submission and retain current zoning of 233 Signal Hill Road, Upper Junction (in part) as Hill Slopes Rural.
S81.003	Ari Jakobs	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S109.002	Julie Mander	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S120.002	Hilary Calvert	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
FS2.1	Aileen Conboy	Oppose OS120.002	Oppose OS120.002. Disallow submission and retain current zoning of 233 Signal Hill Road, Upper Junction (in part) as Hill Slopes Rural.
S134.001	Judith Layland	Accept the change with amendments	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes), subject to an assessment of the impacts of proposed development of housing on this site, on established properties that sit below the site (particularly on properties at the top of Birchfield Avenue) and addressing concerns related to: a. any changes of natural water courses from building on the land b. wastewater and sewerage discharge c. potential development of Pleasant Place as access to new development.
S138.002	Stuart Hardisty	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).

S161.002	Jane Bokser	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S169.001	Judith Dobson	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S211.002	Hamish Mander	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S212.002	Victoria Broad	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S254.002	William Layland	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S258.002	Kennedy Building Limited	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S280.002	Alistair Broad	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
S287.003	Jakobs Farm Trust	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
FS38.002	Bruce Hayman	Oppose OS287.003	Oppose OS287.003. Disallow submission and retain the current zoning of 233 Signal Hill Road, Upper Junction (in part) as Hill Slopes Rural
FS54.002	Claire Neville	Oppose OS287.003	Oppose OS287.003. Disallow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
S297.002	Harry Harding	Accept the change	Retain Change GF12 (rezoning from Rural Hill Slopes zone to Large Lot Residential 1 zone at part of 233 Signal Hill Road, and associated changes).
<p><u>Background</u></p> <p>Figure 27 - General area proposed for rezoning for GF12</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF12	233 Signal Hill Road, Upper Junction (in part), as shown in Figure 32.	Rural Zone	Large Lot Residential 1 Zone	<ul style="list-style-type: none"> Application of a 'new development mapped area' Application of a 'no DCC reticulated wastewater mapped area'

				<ul style="list-style-type: none"> • Apply an 'Area of Significant Biodiversity Value' • Remove the 'high class soils mapped area' • New row in Schedule A1.2 (C166) 	
<p>Change GF12 includes both rezoning part of 233 Signal Hill Road to Large Lot Residential 1, and protecting a (separate) area of significant vegetation within the property as an Area of Significant Biodiversity Value (ASBV). This adjoins an ASBV on the neighbouring property, 235 Signal Hill Road, encompassing a significant area of native bush.</p> <p>The area proposed for rezoning is the northernmost part of 233 Signal Hill Road, outside the Significant Natural Landscape Overlay Zone (SNL), and is located at the end of Birchfield Avenue and Pleasant Place. The part of the site within the SNL was not assessed for rezoning and is not part of the scope of the zoning proposal.</p> <p>The site slopes to the north and is elevated above North-East Valley, providing a sunny site that is near a high frequency bus route.</p> <p>The site slopes steeply, which will affect development potential. There is a medium level hazard associated with slope and geotechnical investigations will be required prior to development. The site is distant from a commercial centre (4km); however, there is a bus route and cycle lanes along North Road. There are 3 Waters constraints and self-servicing for both wastewater and potable water would be required, along with stormwater attenuation. Access to the site is problematic, with no apparent satisfactory means of accessing the site from North Road and there are potential problems should Pleasant Place be proposed as the access route. Refer to Appendix C.12 for details of this site.</p> <p><u>Submissions received</u></p> <p>14 original submissions seek that rezoning is retained as notified. Reasons given for supporting the rezoning include that it would provide additional residential capacity and help alleviate housing shortages, that the land is not useful for farming, there is high demand for larger residential lots near town, and that it is a convenient location close to local amenities. Four further submissions (Christopher Gale (FS49), Aileen Conboy (FS2), Bruce Hayman (FS38) and Claire Neville (FS54)) were made on these submissions, all opposing rezoning. The reasons given include impacts on biodiversity, general amenity values, water run-off, loss of rural outlook, noise pollution, increased traffic and impacts on property values.</p> <p>Angela Dempster-Passang (S152.001) and Philippa Youard (S175.001) oppose the zoning or seek that if it is not rejected, the proposal is amended. Judith Layland (S134.001) supports the rezoning, but raises issues that require addressing. These three submissions raise the same issues as the further submitters and are discussed below.</p> <p><u>Stormwater management</u></p> <p>Judith Layland notes that run-off from the hill slope above the rezoning site (Mt Mera) runs through properties on Birchfield Avenue and neighbouring sections. She notes concerns about the capacity of the piped watercourse that runs through 50 Birchfield Avenue to cope with additional run-off. This is identified as a private watercourse on the DCC's online water services map, meaning the landowner is responsible for maintenance. Ms Layland notes that the watercourse floods regularly. Earthworks could also change the natural flow of the water course.</p> <p>Angela Dempster-Passang notes that there is existing flooding in Birchfield Avenue and Pleasant Place as a result of previous development in the area, and is concerned that this situation will worsen if further development is allowed.</p>					

Philippa Youard also notes significant stormwater issues to properties below the rezoning site, and hidden springs in the area. Stormwater flows have altered following land clearance and heavy weather events. These issues were canvassed in relation to previous proposals to develop Pleasant Place. She also notes concern about an increase in stormwater run-off from the proposal.

3 Waters has assessed the concerns raised in these submissions and have advised that stormwater management will be required as per the rules covering new development mapped areas (NDMA), which are proposed to be applied to Change GF12. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system must be no more than minor.

3 Waters has noted that requiring self-servicing for potable water reduces the risk of overloading the on-site wastewater disposal systems.

I also note that the site has been assessed as having an overall low to medium hazards level. There are low level hazards associated with slope instability within the direct rezoning area (medium within the wider area which includes 233 Signal Hill Road, but outside of the area proposed for rezoning) and medium level hazards associated with stormwater within the wider area. Geotechnical investigation and assessments of the adjacent slopes is would be required to confirm the extents of the readily developable land.

Overall, with respect to the concerns raised by submitters on this issue, I consider that the new development mapped area (NDMA) rules would appropriately manage stormwater issues for the site. I also emphasise that development of this site would likely be dictated by geotechnical and stormwater constraints, rather than simply optimising the boundaries for maximum geometric efficiency. Further geotechnical investigation and advice would be needed to inform any future development of the site. If the geotechnical advice is found to not be in favour of development, or that the proposal would create or exacerbate any hazard to neighbouring lots, then subdivision consent is unlikely to be granted. It is likely that mitigation will be needed to ensure no negative effects on neighbouring lots. However, overall I consider these issues manageable at the time of subdivision.

Road access

Judith Layland and Philippa Youard both raise concerns in relation to access to the site via Birchfield Avenue or Pleasant Place. Ms Youard states that recent works to form Pleasant Place have resulted in significant damage to local properties due to vibration and flooding. Neither Birchfield Avenue or Pleasant Place are suited to heavy vehicles, including those needed for construction and site clearance. The roads are narrow, resulting in difficulty for emergency vehicle access. Ms Layland notes that Pleasant Place is currently unstable and its use would negatively impact the bank below it (on 50 Birchfield Avenue).

DCC Transport has assessed this site. The key issue is that it is unclear how access to the site would be provided. The site has frontage to the unformed legal roads ('paper roads') Thirlstane Street and Winton Street, along its north-western and south-western boundaries respectively. The Winton Street corridor intersects with Signal Hill Road, however, access in this location does not appear feasible because the land within the Winton Street alignment drops off sharply from Signal Hill Road. Even if access could be provided for vehicles from Signal Hill Road, Signal Hill Road does not have any dedicated infrastructure for non-motorised road users (e.g. footpaths), which would be expected in a residential zone. To the north, legal access is available from Thirlstane Street via Pleasant Place and Birchfield Avenue. The formation of both Pleasant Place and Birchfield Avenue is considered by DCC Transport to be inadequate to support further residential development, as the roads typically support one-way movement only and there are no footpaths. Access for emergency vehicles is likely to be problematic. The feasibility of upgrading these roads to an acceptable standard is unclear.

Overall, from a transport perspective, unless the concerns relating to access can be adequately addressed, rezoning the site is unable to be supported.

Public transport

Ms Youard questions the accessibility of public transport from the site, noting that access to North Road is at present difficult.

I note that the calculated distance of approximately 400m from the site to the closest bus stop was measured from the edge of GF12, adjacent to Birchfield Avenue. The distance from the furthest point in the site to the same bus stop is approximately 650m. However, if access is not possible from North Road, then the closest bus stop would be on Opoho Road, 1,370m from the centre of GF12.

Impacts on biodiversity

All further submitters raise issues of loss of native bush and biodiversity in relation to the proposed rezoning. The same issues are raised by Ms Layland. The further submissions identify that bush on the property is home to a wide range of native species and is part of the 'northern corridor', linking the city with other areas of native vegetation such as Orokonui Sanctuary.

I note that the area identified for rezoning as GF12 does not include the area of native bush identified as meeting ASBV criteria. This area is currently covenanted and Change GF12 includes scheduling this area in the 2GP as an ASBV. Wildlands has commented that fragmentation of indigenous vegetation is a potential adverse effect of residential development and recommends that areas of indigenous vegetation should be protected from development, unless compensatory planting programmes are developed to address any loss. However, given the area of GF12 does not include the area of significant vegetation, and is located immediately adjacent to existing residentially zoned land, I consider the risk of fragmentation is reduced for this locality.

For reference, a map showing 233 Signal Hill Road with both the area proposed for rezoning (GF12), and the area proposed to be scheduled as an ASBV, is shown below:

Figure 28 - 233 Signal Hill Road Showing GF12 and Proposed ASBV



Legend:

- GF12
- Proposed Area of Significant Biodiversity Value
- 233 Signal Hill Road

Zoning:

- General Residential 1
- Rural Residential 1
- Rural Hill Slopes

Water supply

Ms Youard notes the need to water supply for fire fighting, as fire appliances would not be able to connect to the mains system.

There are existing rules in the 2GP (refer Rule 9.3.3) that require appropriate water supplies are provided for firefighting. These rules would apply should the rezoning occur. New residential buildings are required to either connect to the public water supply (where it is provided), or provide an area of minimum dimensions of 4.5m x 11m with suitable fire engine access, water storage of 45,000 litres (45m³) or equivalent firefighting capacity, and have the water supply located within 90m of the fire risk or otherwise provide for water

supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. I consider that firefighting water requirements are appropriately provided for; however, ability for a fire engine to access the site would be dependent on appropriate upgrading of Pleasant Place and Birchfield Avenue, or an alternative access, as discussed above.

Impact on productive land

Ms Youard questions the assessment of effects on high class soils, noting that the area identified as subject to high class soils appears larger than stated in the s32 report.

I agree that the area of GF12 covered by a high class soil mapped area is approximately 9%, not the 3% stated in the s32 report Appendix 6.11. While rezoning the area to residential will result in loss of these high class soils, I consider that the rural productivity potential of the land is low, given its location adjacent to existing residential activity, steep slopes, and current land cover. Furthermore, given that the area of mapped high class soils is only around 1,600m², I consider that overall its loss is not significant compared to the benefits that would result from residential zoning.

Loss of rural amenity and outlook

Several further submitters note the loss of rural amenity and increased noise as reasons for opposing the rezoning.

The site is not easily viewed from Signal Hill Road, due to the local topography and existing vegetation. It is potentially visible from some houses on the west side of North-East Valley. The DCC Landscape Architects considers that Large Lot Residential development, where visible, will likely be seen as an extension of the neighbouring residential area and will not notably intrude on views to the hill slopes within the SNL above the site from surrounding public locations. Consequently, the overall effects on existing visual amenity and landscape character will be low.

Some noise during any development phase is inevitable, but will be short-term in nature.

Other infrastructure

Ms Youard queries the provision of electricity and broadband to the sites.

I do not anticipate provision of electricity and broadband services to be a significant issue, given the site borders existing General Residential 1 land. It is possible a small extension may be required, however this would be the responsibility of the developer. Dunedin infrastructure providers

Recommendation on rezoning

The submitters and further submitters on this site have raised a number of concerns, as outlined above. The section 32 assessment made note that there is no apparent satisfactory means of accessing this site from North Road and there are potential problems should Pleasant Place be proposed as the access route, due to the restricted nature of the road. This issue is equally applicable to Birchfield Avenue. As outlined above, this issue remains unresolved and the more detailed assessment undertaken as part of the s42A report indicates that access remains problematic, with no apparently satisfactory solution.

As there is no apparent means of accessing the site, and no information has been provided by the landowner or developer as to how this issue may be resolved, I consider that there is an inherent conflict with Policy 2.6.2.1.d.x and that residential development is not feasible. I therefore recommend accepting the submissions from Judith Layland (S134.001) and Philippa Youard (S175.001) as they relate to the transportation and access issues, and recommend that the area not be rezoned to residential, and that the zone remains Rural. If appropriate access can be demonstrated, then I could support rezoning to Large Lot Residential 1.

Recommended amendments:

Do not retain GF12 as notified:

- Do not rezone GF12 to residential, retain current Rural zoning.
- Do not apply a 'new development mapped area' over GF12
- Do not apply a 'no DCC reticulated wastewater mapped area' over GF12
- Do not apply an 'Area of Significant Biodiversity Value' over part of 233 Signal Hill Road. The area will remain covenanted.
- Do not remove the '-high class soils mapped area'.
- Do not add new row in Schedule A1.2 (C166).

5.2.15 336 & 336A Portobello Road, The Cove (GF14)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S263.002	GTJM Property Limited (Joe Morrison and Gill Thomas)	Reject the change	Amend Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes) to remove the new development mapped area.
FS230.2	Steve Shaw	Oppose OS263.002	Oppose OS263.002. Disallow submission and retain current zoning of 336 and 336A Portobello Road as Rural Residential 2 and if rezoned do not remove the new development mapped area.
FS234.2	Susan Walker	Oppose OS263.002	Support OS263.002 in part. Only allow submission to rezone 336 & 336A Portobello Road, The Cove (in part) from Rural Residential 1 to Township and Settlement if the subdivision is limited to a maximum of 5 sections that do not encroach on the SNL and issues outlined in Section 32 report are addressed in consultation with residents. If rezoned add a new development mapped area to the site.
S37.001	Anita Chan QC	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S38.001	The Estate of David Cull	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S41.001	Steve Shaw	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S46.001	Sarah Watts	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).

S53.001	Tania Brady	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S72.001	Darren Watts	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S102.001	Kathryn and Ian Temple	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S165.001	Susan Davies	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S180.001	Susan Walker	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S182.001	Ron & Christine Wheeler	Reject the change	Remove Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
S263.001	GTJM Property Limited (Joe Morrison and Gill Thomas)	Accept the change	Retain Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes).
FS215.1	Sarah Watts	Oppose OS263.001	Oppose OS263.001. Disallow submission and retain current zoning of 336 & 336A Portobello Road, The Cove (in part) as Rural Residential 2
FS18.2	Anita and Neil Chan and Harraway (Monarch Wildlife Ltd)	Oppose OS263.001	Oppose OS263.001. Disallow submission and the rezoning of 336 and 336A Portobello Road from Rural Residential 2 zone to Township and Settlement zone
FS230.1	Steve Shaw	Oppose OS263.001	Oppose OS263.001. Disallow submission and retain current zoning of 336 & 336A Portobello Road, The Cove (in part) as Rural Residential 2 and Township and Settlement.
FS234.1	Susan Walker	Oppose OS263.001	Support OS263.001 in part. Only allow submission to rezone 336 & 336A Portobello Road, The Cove (in part) from Rural Residential 1 to Township and Settlement if the subdivision is limited to a maximum of 5 sections that do not encroach on the SNL and issues outlined in Section 32 report are addressed in consultation with residents.
FS65.1	Darren Watts	Oppose OS263.01	Oppose OS263.01. Disallow submission and retain current zoning of 336 & 336A Portobello Road, The Cove (in part) as Rural Residential 2.
S187.032	Dunedin City Council	Accept the change with amendments	Review Change GF14 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 336 and 336A Portobello Road, and associated changes) for whether it should be amended in light of the 2GP appeal by the Preservation Coalition Trust to include this site in a significant natural landscape overlay zone.

Background

Figure 29 - General area proposed for rezoning for GF14

Change GF14: Rezoning from Rural Residential 2 to Township and Settlement
336 and 336A Portobello Road



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF14	336 and 336A Portobello Road, The Cove (in part), as shown in Figure 29.	Rural Residential 2 Zone	Township and Settlement Zone	Application of a 'new development mapped area'

This site is located along Portobello Road, approximately 600m east of The Cove. It is a small site, having an estimated feasible capacity of 5 – 8 dwellings. The site slopes to the north, providing a sunny site and is located close to a bus stop on Portobello Road.

The site is distant from a commercial centre (4km); however, there is a bus route adjacent to the site. Part of the site has a geotechnical hazard associated with slope instability, and geotechnical assessment will be required prior to development. 3 Waters upgrades are required; however, these are not considered to be particularly significant. DCC Transport has previously advised that despite the small yield of this site, additional development on the Otago Peninsula area will contribute to the underperformance of the roading network.

At the time Variation 2 was notified, the SNL was located along the boundary of the proposed rezoning area (i.e., the rezoning area was drawn to avoid the SNL). Since then, an appeal by The Preservation Coalition Trust on the 2GP has been resolved and the boundary of the SNL has moved. This means that part of the area proposed for rezoning is now within the SNL, but a small area of land that was formerly within the SNL is no longer affected by this overlay. This is discussed below.

Refer to Appendix C.13 for details of this site.

Submissions received on the appropriateness of rezoning

GTJM Property Limited (S263.001) support the proposed rezoning. The submission includes a proposed development plan, showing 12 residential sites accessed off Weller Street running behind the existing sites that adjoin Portobello Road (338 – 343 Portobello Road). The submission states that the access road will be widened to 10m wide, with a passing bay to improve access and visibility.

Ten submitters (Anita Chan QC S37.001, The Estate of David Cull, S38.001, Steve Shaw S41.001, Sarah Watts S46.001, Tania Brady S53.001, Darren Watts S72.001, Kathryn and Ian Temple S102.001, Susan Davies S165.001, Susan Walker S180.001, Ron & Christine Wheeler S182.001) all seek that Change GF14 is rejected. All submitters are concerned that the area cannot support additional residential development at the scale proposed by the landowner. Five of these submitters also lodged further submissions opposing GTJM Property's submission. I note that several of the further submitters made comment that if rezoning does occur, the number of sections should be restricted to five, providing other conditions are also met. The reasons for opposing the rezoning are outlined in the following sections.

Land instability and stormwater management

All submitters raise significant concerns around geotechnical and stability issues. Submissions note that the area is steep and unstable, with slipping occurring onto Weller Street and at no. 332 Portobello Road. Additional development is likely to exacerbate this. The issues raised around instability are closely related to stormwater management (see below).

The site was originally assessed by Stantec as having a medium level hazard related to slope instability. Stantec has reviewed the submissions relating to hazards for this site, and advised that the concerns are valid for some of the steeper slopes and within the gully features of the site. The presence of these steep slopes are the original reason for assessing the site has a medium level hazard. There are no mapped landslides, and most of the proposed area lies within a large spur of relatively strong rock types. The gully features steep slopes and possible shallow failures/erosion. Stantec has commented that there will definitely be some localised areas within the proposed rezoning area that are not suitable for development due to geotechnical hazards, and that these areas will need to be identified by appropriate geotechnical assessments.

Overall, Stantec considers that the hazards level should remain as medium and that the ability to develop this site will be dependent on geotechnical investigations and advice. The conditions of subdivision will constrain lot shapes and require that development does not pose any additional hazards to surrounding lots.

3 Waters

All original submitters note that excess stormwater run-off is an existing issue for residents. All are concerned that this will be exacerbated by additional development. Run-off has caused slips, damage to the road, erosion of the cliff face and silt discharge into the harbour. These concerns are re-iterated in several of the further submissions. Mr and Mrs Wheeler note that historically a network of clay pipes drained the area, but these are no longer functional.

Several submitters note that the existing potable water supply (sourced from Highcliff Road) would be put under significant strain if rezoning occurs. The need for upgrades to the wastewater network, both within the rezoning area and to the downstream network are also noted.

I note that that the submission from GTJM (S263.001) opposes the imposition of any conditions requiring the developer to undertake network infrastructure upgrades as a part of the rezoning, if approved.

3 Waters has assessed the concerns raised in these submissions and has advised that stormwater management will be required as per the rules covering new development mapped areas (NDMA), which are proposed to be applied to Change GF14. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system must be no more than minor.

Regarding potable water supply, 3 Waters has advised that a new water supply connection would be necessary for the proposed development, and existing and informal connections would not be used to service the proposed site.

Transport

Steve Shaw (S41.001), Sarah Watts (S46.001), Tania Brady (S53.001), Darren Watts (S72.001), Susan Davies (S165.001), Susan Walker (S180.001), and Kathryn and Ian Temple (S102.001) raise concerns about the effect of the rezoning on the performance of Portobello Road, the existing limitations of Weller Street (width, surface, intersection design and lack of access for emergency vehicles). Concerns were also raised about the potential widening of Weller Street and how this might affect existing houses (in terms of proximity to dwellings), retaining walls, a neighbouring shared driveway, and loss of trees that provide amenity value and bank stabilisation). Finally, the submitters are also concerned about the variability of maps identifying where Weller Street is located, and what other infrastructure improvements (such as footpaths, gutters, stormwater drains, street lighting, 2-way vehicle access, visitor parking) are planned for Weller Street.

The submission by GTJM states that a high level transportation assessment has been undertaken.

DCC Transport has noted that the original comments provided at the time of the section 32 assessment were very high-level, and sites were assessed on a 'cluster-wide' basis in order to make comments on wider effects of increased dwellings on the transportation network. It was noted, however, that consideration was needed over whether improvements to the Weller Street / Portobello Road intersection would be required.

DCC Transport was contacted by the landowner's surveyor (Terramark) in June 2020 to discuss the likely requirements for the intersection, should the rezoning be approved. Feedback was provided by the DCC in July 2020 regarding the substandard state of Weller Street and the assessment and upgrades that would likely be required. This advice included:

- *“Weller Street is substandard in its current state. It is significantly underwidth and intersects with Portobello Road at an acute angle. Transport would therefore be unlikely to support any intensification of this road unless the proposal was considered and assessed by a suitably qualified traffic engineer. The traffic assessment would need to ensure that the development can be safely/efficiently accommodated and would need to investigate in detail, potential options for roading upgrades. The assessment will need to investigate intersection design, traffic generation, crash history, as well as other normal components of an ITA. The intersection would likely need to be redesigned so that it meets Portobello Road at a 90-degree angle and the road will need to be widened to accommodate 2-way vehicle movement. All upgrades would be expected to be undertaken in accordance with the Dunedin Code of Subdivision and Development 2010, or alternative up-to-date land development engineering documents accepted by the Council. This includes sight visibility at the intersection (note that because this is a public road intersection, the 2GP standards are not necessarily applicable as they apply to private accesses and I recommend you/your traffic engineer assesses against AUSTROADS requirements). Consideration needs to be given for refuse collection, construction traffic, emergency vehicles, courier vans etc. There are various structures within the road in this location that may be affected, this needs to be considered.*
- *At this stage, we consider it appropriate to consult with the property owners fronting Weller Street that may be affected by the proposal. At this stage, I am thinking this would include, but not necessarily be limited to #330, 332A, 333, 332 Portobello Road and potentially 486 Highcliff Road, given the proposal may affect their ability to access their properties via their legal road frontage. Beyond that, there may be various easements/rights of way within the site. Transport would typically require that all access complies with 2GP requirements, or landowner approval may be required. There may be an opportunity to upgrade the private way formation to a road standard and vest in DCC as legal road. This will require further discussion.*
- *We expect that the upgrades comply with Code of Subdivision standards in the first instance, but would be open to discuss any constraints and consider solutions from a suitably qualified person i.e., a traffic engineer.”*

Subsequent to this feedback, it is understood that the landowner engaged GHD to provide traffic advice in respect of the development. GHD provided a report to the landowner in August 2020. The assessment is high level and additional detailed matters would need to be considered before being able to determine whether rezoning of the site is acceptable from a transport perspective. The following comment is specifically noted from the GHD report:

“Given the level of constraints at this location, as outlined above, further design work is required in order to determine if / how design and safety issues can be mitigated to allow discussion and agreement with the Council” (pp. 9 Weller Street Planning Advice Letter, GHD, August 2020).

Being able to secure safe and efficient access is a critical consideration for any new residential zoning. GHD has confirmed that further work is required to determine whether this is possible. While DCC Transport acknowledge that the subdivision consent process provides an appropriate platform to consider detailed matters such as vehicle access, I do not consider it appropriate for the DCC to rezone land if it is not satisfied that it could be developed in accordance with the applicable zoning. I note that DCC Transport remains unconvinced that an acceptable outcome is possible based on the information provided to date. I therefore consider it necessary, before a decision could be made to rezone the land, for the developer to provide further design details to demonstrate what outcomes are actually achievable in respect of the upgrade of Weller Street. The type of information required is from outlined in the response from DCC Transport.

I also note that, in June 2022, the developer provided the DCC with additional evidence relating to GF14. This consisted of concept designs for Weller Street, a water, wastewater, and stormwater infrastructure assessment, a geotechnical report, a landscape and visual effects assessment, and an ITA. At the time of this writing, I have not had an opportunity to have these assessed and integrated into this s42A report.

Landscape

Steve Shaw (S41.001), Sarah Watts (S46.001), Tania Brady (S53.001), Darren Watts (S72.001), Susan Davies (S165.001), and Kathryn and Ian Temple (S102.001) oppose rezoning due to the 2GP appeals over the Significant Natural Landscape overlay (SNL) at this locality, and state that extending the natural landscape overlay is preferable to extending the Township and Settlement Zone for the existing residents. Several of the further submissions also note that the proposed development plan provided in GTJM Property Ltd's submission encroaches into the SNL (as it was at the time of submissions).

DCC's Landscape Architect Luke McKinlay has assessed the effects on rezoning the site on landscape values. As noted above, since submissions were made, resolution of an appeal (ENV-2018-CHC-285) on the SNL means that the location of this overlay has now changed and part of GF14 now lies within the SNL. Policy 2.6.2.1.d.iv is to protect Significant Natural Landscapes; achieving this includes generally avoiding the application of new residential zoning in SNL. Mr McKinlay considers that if GF14 is amended to only include areas outside the new SNL overlay area, effects of this rezoning on landscape character can be kept to low levels.

Mr McKinlay also notes that the sites are not easily seen from Portobello Road, due to the intervening topography and roadside vegetation. Where visible, this small area of residential development would be viewed alongside the existing Township and Settlement zoned area. As viewed from West Harbour locations, it is considered that this additional Town and settlement area will visually integrate with the wider residential pattern of small, clustered development at the harbour edge.

Recommendation on the appropriateness of rezoning

Based on the evidence provided by DCC Transport, it is unclear that the necessary upgrades to Wellers Street are feasible. If evidence can be provided to demonstrate that the required upgrades to Wellers Street are feasible, the I could recommend rezoning occur. In the absence of such information, I consider that there is an inherent conflict with Policy 2.6.2.1.d.x and that residential development is not feasible in this location. I therefore recommend accepting the submissions from Steve Shaw (S41.001), Sarah Watts (S46.001), Tania Brady (S53.001), Darren Watts (S72.001), Susan Davies (S165.001), Susan Walker (S180.001), and Kathryn and Ian Temple (S102.001), and recommend that the area is not rezoned to Township and Settlement.

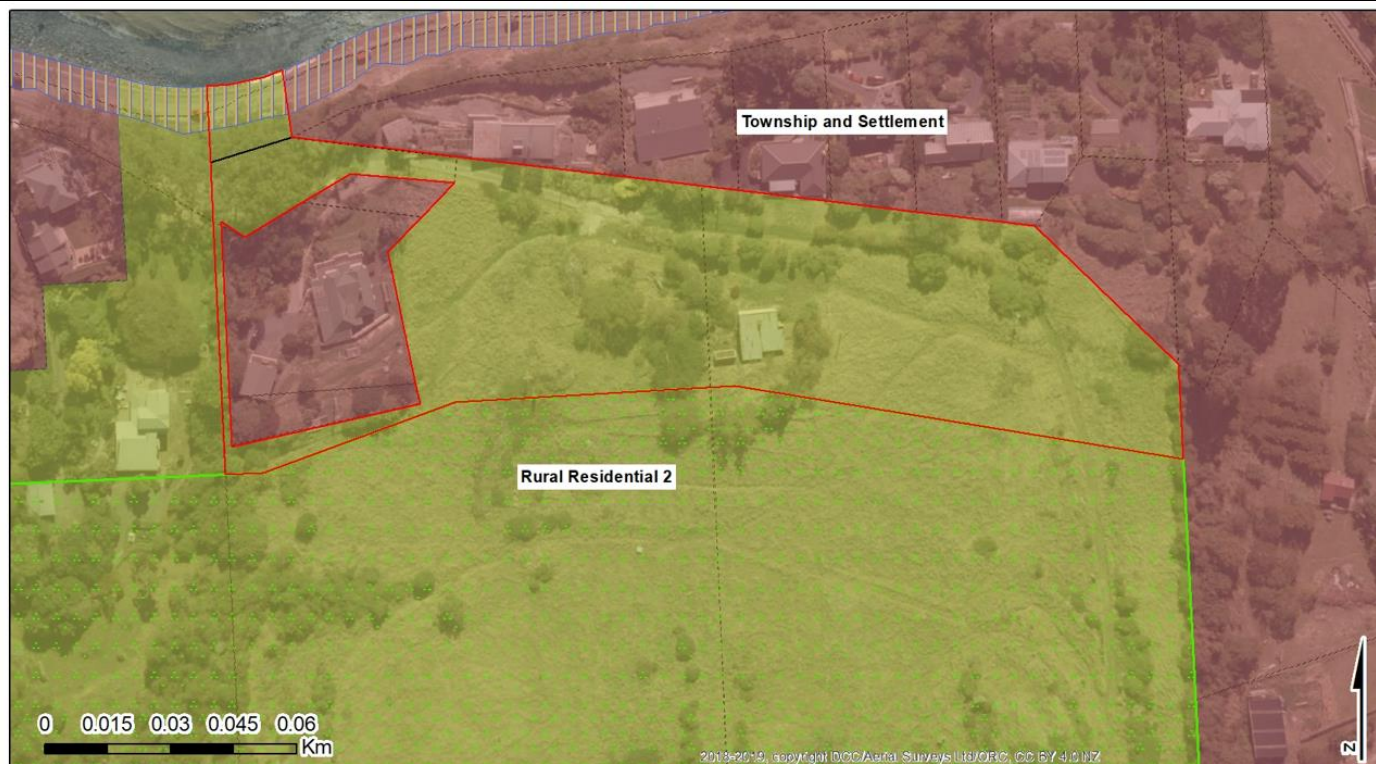
Submission seeking a change to the boundary of the rezoning

Dunedin City Council (S187.032) submitted seeking consideration of whether the boundary of the proposed General Residential 1 rezoning area should be amended in light of the 2GP appeal by the Preservation Coalition Trust to include this site in a Significant Natural Landscape Overlay Zone (SNL).

Recommendation on the submission seeking a change to the boundary of the rezoning

As discussed above, the area subject to the SNL overlay has changed slightly. If the Panel consider that rezoning of this area is appropriate, I recommend that it does not include the area that is now SNL, given the inconsistency of residential activity within an SNL (Policy 2.6.2.1.d.iv). However, it may be appropriate to realign the area to include the small areas of land that are no longer impacted by the SNL. This would have no or minimal effect on development capacity at the site. A map showing what this updated GF14 area would look like is provided below:

Figure 30 - Proposed GF14 area excluding SNL



Legend:

- Other changes
- Rezoning
- Significant Natural Landscape (SNL)
- Hazard 3 (coastal)
- Land Parcel

Zoning:

- Township and Settlement
- Rural Residential 2

Submission seeking to remove the new development mapped area

GTJM Property Limited (S263.002) sought that Change GF14 is amended to remove the new development mapped area. The reasons given include that the controls might negatively affect development and subdivision activities and are inconsistent with the intent of Variation 2 to provide additional housing capacity. The submitter considers that DCC is taking a precautionary approach to infrastructure, and that this may require the installation of infrastructure, at the cost to the developer, that exceeds what is required.

This submission was opposed by two further submissions.

Recommendation on the removal of the new development mapped area

3 Waters has reviewed the submission from GTJM and have commented that NDMA provisions regarding stormwater management need to remain in place as there are residential dwellings immediately downslope of the proposed site that could be negatively impacted by poor/inadequate stormwater management. The NDMA provisions are applied to sites throughout the city to ensure that subdivision of large areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan.

While I have recommended that GF14 not be rezoned due to transportation issues, should rezoning occur, then I recommend that the NDMA remain over GF14 to ensure appropriate stormwater management provisions (and other relevant considerations) apply to the site.

Recommended amendments:

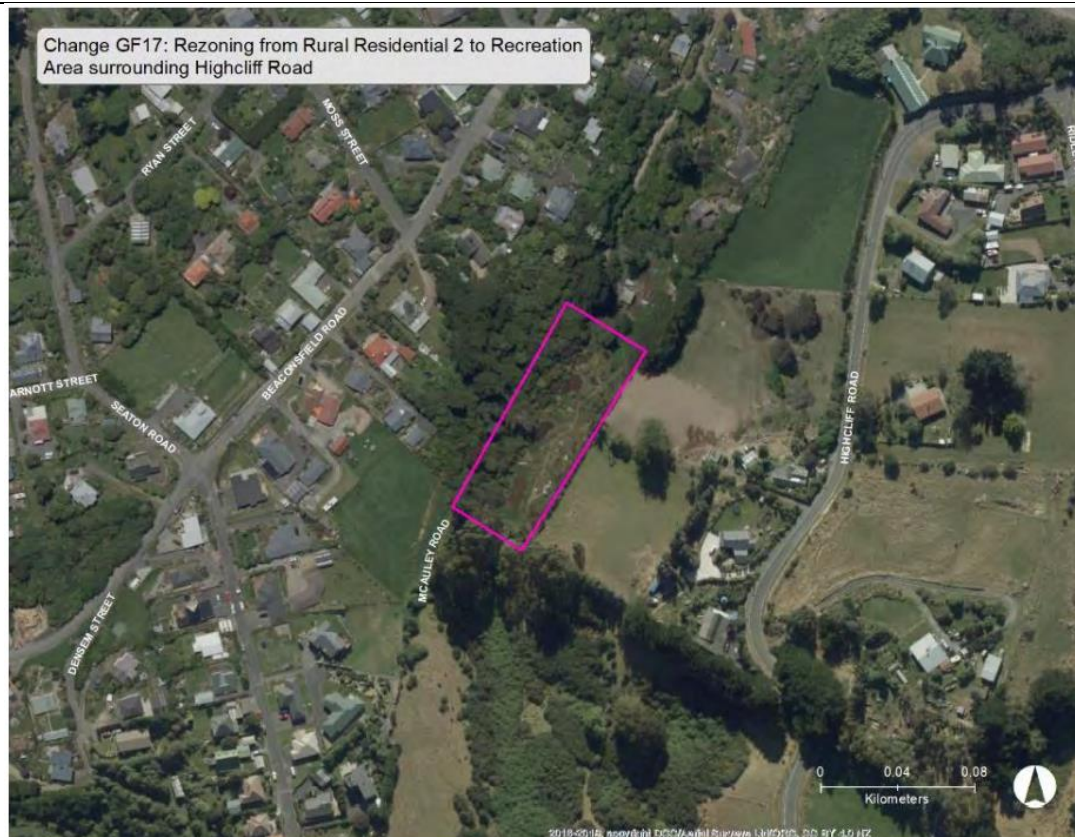
Do not retain GF14 as notified:

- Do not rezone GF14 to residential, retain current Rural Residential 2 zoning.
- Do not apply a 'new development mapped area' over GF14

5.2.16 Area west of Highcliff Road, Portobello (GF15 and GF17)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S271.034	Otago Regional Council	If the change is not rejected, amend	Remove Change GF15 (rezoning from Rural Residential 2 zone to Large Lot Residential 1 zone at 23 and 25 McAuley Road, 1693,1687,1683 and 1661 Highcliff Road, Portobello, and associated changes), unless further information is provided to clarify how water quality will be managed in the downstream receiving environments.
FS62.1	Daniel Parkinson	Oppose OS271.034	Oppose OS271.034. Allow the rezoning of 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello from Rural Residential 2 zone to Large Lot Residential 1 zone.
S6.001	Richard Carlson	Accept the change	Retain Change GF15 (rezoning from Rural Residential 2 zone to Large Lot Residential 1 zone at 23 and 25 McAuley Road, 1693,1687,1683 and 1661 Highcliff Road, Portobello, and associated changes).
FS141.1	Kirsten Parkinson	Support OS6.001	Support OS6.001. Allow the rezoning of 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello from Rural Residential 2 zone to Large Lot Residential 1 zone

FS184.100	Otago Regional Council	Oppose OS6.001 in part	Oppose OS6.001 in part. Allow submission to rezone GF15 from Rural Residential 2 zone to Large Lot Residential 1 conditional on subdivision and development not resulting in any adverse effects on water quality.
S21.001	Daniel Parkinson	Accept the change	Retain Change GF15 (rezoning from Rural Residential 2 zone to Large Lot Residential 1 zone at 23 and 25 McAuley Road, 1693,1687,1683 and 1661 Highcliff Road, Portobello, and associated changes).
FS134.1	Katja Schweikert	Support OS21.001	Support OS21.001. Allow submission and rezone 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello from Rural Residential 2 to Large Lot Residential 1.
FS175.1	Michael Brough (Brocorp)	Support OS21.001	Support OS21.001. Allow the rezoning of 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello from Rural Residential 2 to Large Lot Residential 1 Zone
FS184.41	Otago Regional Council	Oppose OS21.001	Oppose OS21.001 in part. Subdivision and development must not result in any adverse effects on water quality.
FS236.1	Terry Crowley	Support OS21.001	Support OS21.001. Allow the rezoning of 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road, Portobello from Rural Residential 2 to Large Lot Residential 1.
S271.036	Otago Regional Council	If the change is not rejected, amend	Remove Change GF17 (Rezoning from Rural Residential 2 zone to Recreation Zone at 26 McAuley Road), unless further information is provided to clarify how water quality will be managed in the downstream receiving environments.
<p><u>Background</u></p> <p>Figure 31 - General area proposed for rezoning for GF15</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF17	26 McAuley Road, as shown in Figure 32.	Rural Residential 2 Zone	Recreation Zone	None

Sites GF15 and GF17 are located on the western side of Highcliff Road as it approaches Portobello township, and comprise 23 and 25 McAuley Road, 1693, 1687, 1683 and 1661 Highcliff Road (GF15) and 26 McAuley Road (GF17). GF15 has an undulating topography, is steep in parts, and includes a gully which would reduce development capacity. Consequently, it was notified for potential Large Lot Residential 1 zoning, rather than Township and Settlement. GF17 is a relatively low-lying gully area that has been developed with a number of ponds and associated native plantings. It is understood that the owner allows public access to the area for passive recreation. The owner does not support residential development of the site. Given this fact and the current land use, Recreation zone has been proposed for this site.

The two sites adjoin Portobello township and are close (approximately 1km) to a primary school, neighbourhood centre and a bus route into Dunedin. The area generally has a north-west aspect.

There is a medium level hazard associated with slope instability on GF15 and geotechnical assessment will be required prior to development. 3 Waters upgrades are required but these are considered manageable. DCC Transport has previously advised that despite the small yield of this site, additional development on the Otago Peninsula area will contribute to the underperformance of the roading network. Development of the site will also result in changes to rural character.

Refer to Appendix C.14 for details of these sites.

Submissions received on the appropriateness of rezoning

Two original submissions were received in supporting GF15. Richard Carlson (S6.001) and Daniel Parkinson (S21.001) both submitted to retain Change GF15. Four further submissions were received supporting S21.001: Kirsten Parkinson (FS141.1), Katja Schweikert (FS134.1), Michael Brough (Brocorp) (FS175.1) and Terry Crowley (FS236.1).

The Otago Regional Council (S271.034, 271.036 and further submission FS184.41) opposes the rezoning of both GF15 and GF17 on the grounds of potential adverse effects on water quality. Daniel Parkinson (FS62.1) opposes S271.034 and states that existing 2GP objectives, policies, and rules should be sufficient to address any concerns about water quality.

Discussion

The concerns raised in relation to the rezoning of these sites relate to water quality and management. 3 Waters has considered the submissions and notes that stormwater management, including requirements for managing water quality, will be achieved through rule changes made in Variation 2. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system must be no more than minor.

3 Waters has commented that it may be beneficial to include GF17 in a new development mapped area (NDMA) that covers both GF15 and GF17, so that the area of GF17 which already contains stormwater ponding areas and has been planted, could potentially be integrated with stormwater management systems for GF15. I do not consider extension of the NDMA over GF17 is necessary, as the NDMA provisions relate to subdivision, which would not occur within GF17 as this is proposed to be zoned Recreation. The NDMA provisions do not prohibit use of an area outside of the NDMA to be used for stormwater management. I therefore recommend that the NDMA overlay applies to GF15 only as notified.

The section 32 assessment stated that development will result in a local reduction of the rural character and amenity at this location. However, I note there were no submissions that raised issues relating to landscape. Therefore, while I acknowledge this is a likely outcome of rezoning, I do not consider the effect significant enough to prevent rezoning.

I also note there were no submissions received that raised issues relating to transport. The original transport assessment noted that it may be challenging to achieve satisfactory access from Highcliff Road due to the tortuous road alignment and topographical constraints. Consideration of connectivity would be required at the subdivision stage. The comments also noted that increased development density may generate the need for isolated barrier and signage improvements and upgrades / extensions of footpaths to connect the development sites to pedestrian infrastructure within existing settlements will be required. While no submissions were received relating to transportation issues, DCC Transport

has re-assessed the site and elaborated on their earlier comments. These comments below are provided considering GF15 and an adjoining site GF16 (see 5.2.17 below) as a single site.

There is a footpath on the south side of Highcliff Road from Portobello Road up to the Ridley Road intersection – some 170m northeast of the development site. To the south of Ridley Road adjoining GF17), there are no footpaths or kerb and channel. The Highcliff Road carriageway is narrow, in places reducing below 5.0m. Residential development on the site would require footpath extensions to link the site with existing footpath infrastructure near Ridley Road. This would provide safe pedestrian access to Portobello and would help to manage vehicle operating speeds. It appears that some sections of the road present topographical constraints for footpath construction and would likely require construction of retaining walls or creation of suitable batter slopes within the site, but this has not been investigated in detail. DCC Transport considers that the width of the road is such that it would not be appropriate to reduce the width of the carriageway any further.

Provision for access would need to be considered at subdivision stage. It is not clear whether the unformed section of McAuley Street would be used for access. If so, forming a new intersection at the southern (unformed) section of McAuley Street appears problematic due to constrained sight distances along Seaton Road. Land acquisition may be required. Moss Street and the northern parts of McAuley Road are currently substandard and are not suitable for serving residential development in their current form.

DCC Transport has previously stated that additional development on the Otago Peninsula area will contribute to the underperformance of the roading network. I have sought updated comments regarding this. DCC Transport advises that, whilst there may be delays during peak times on the network in this area, these are not significant such that they require intervention at this stage. As part of the Peninsula Connection project, there have been significant improvements in pedestrian and cycling infrastructure, which provides residents with vastly improved transport choice options and improved safety. These enhanced travel choices reduce reliance on private motor vehicles.

Recommendation

The matters raised above in relation to access and footpaths can be addressed at the time of subdivision. The rezoning represents a natural extension to the south of the existing Township and Settlement near Portobello. I consider that rezoning is generally consistent with Policy 2.6.2.1. As the proposed zoning of GF15 is Large Lot Residential 1, Policy 2.2.4.1 is also relevant. This requires that land is generally zoned at a standard or medium residential density unless particular factors make this inappropriate. The topography, in particular the gully running through the site, mean that Township and Settlement zoning is not feasible.

I therefore recommend that the rezoning of both GF15 and GF17 is confirmed. GF15 should be rezoned from Rural Residential 2 to Large Lot Residential 1 and a NDMA applied over the site. GF17 should be rezoned from Rural Residential 2 to Recreation Zone (and no NDMA applied).

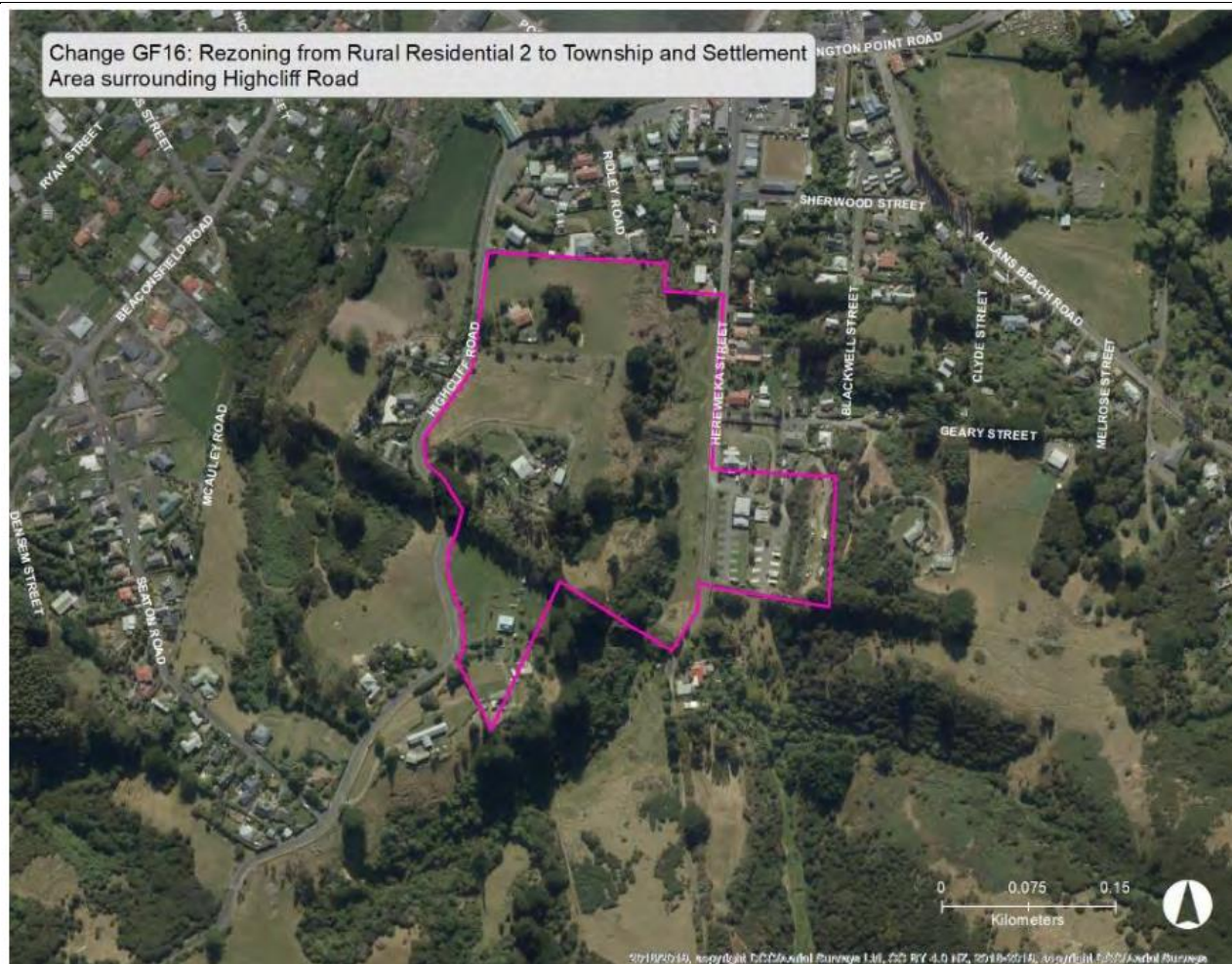
Recommended amendments:

None, retain GF15 and GF17 as notified, being

- Rezone GF15 from Rural Residential 2 to Large Lot Residential 1.
- Rezone GF17 from Rural Residential 2 to Recreation.
- Apply a new development mapped area over GF15.

5.2.17 Area east of Highcliff Road, Portobello (GF16)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S67.001	Mareike and Jack Barton	Accept the change with amendments	Amend Change GF16 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 1664 (in part), 1694, 1680 Highcliff Road and 27 Hereweka Street, Portobello, and associated changes) to ensure that: <ul style="list-style-type: none"> a. the area does not become more prone to flooding and endanger our house (at 13 Hereweka Street); and b. the stream's water quality will not decline, whether through silting, other pollutants from building work, increased water flow/speed or similar. These concerns could be mitigated by making the stream at the bottom of the rezoned area less straight and plant its banks for shade.
FS184.103	Otago Regional Council	Support OS67.001	Support OS67.001. Allow submission and amend rezoning from Rural Residential 2 zone to Township and Settlement at 1664 (in part), 1694, 1680 Highcliff Road and 27 Hereweka Street, Portobello, to ensure that the area does not become more prone to flooding and the stream's water quality will not decline.
S271.035	Otago Regional Council	If the change is not rejected, amend	Remove Change GF16 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 1664 (in part), 1694, 1680 Highcliff Road and 27 Hereweka Street, Portobello, and associated changes), unless further information is provided to clarify how water quality will be managed in the downstream receiving environments.
S25.001	Ernie & Faye Webster	Accept the change	Retain Change GF16 (rezoning from Rural Residential 2 zone to Township and Settlement zone at 1664 (in part), 1694, 1680 Highcliff Road and 27 Hereweka Street, Portobello, and associated changes), as it relates to 1694 Highcliff Road.
FS184.64	Otago Regional Council	Oppose OS25.001 in part	Oppose OS25.001 in part. Allow submission and retain Change GF16 conditional on water clarity not having adverse effects on downstream receiving environments.
<p><u>Background</u></p> <p>Figure 33 - General area proposed for rezoning for GF16</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
GF16	1694, 1680 Highcliff Road, 1664 Highcliff Road (in part), 27 Hereweka Street,	Rural Residential 2 Zone	Township and Settlement Zone	<ul style="list-style-type: none"> • Application of a 'new development mapped area' • Removal of the high class soils mapped area

	Portobello, as shown in Figure 33.				
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The proposed rezoning area is located on the eastern side of Highcliff Road as it approaches Portobello township, and comprises 1694, 1680 Highcliff Road, 1664 Highcliff Road (in part), 27 Hereweka Street, Portobello. It includes the Portobello campground on Hereweka Street.

The area adjoins Portobello township and so is close to a primary school, neighbourhood centre and a bus route into Dunedin. It generally has a northerly or north-easterly aspect. The area west of Hereweka Street is elevated with views over the harbour. This drops sharply towards Hereweka Street. The site has a medium level hazard associated with slope instability and geotechnical assessment will be required prior to development.

There is a small stream (Latham Bay Stream) immediately to the west of Hereweka Street. This is subject to an esplanade strip mapped area, meaning an esplanade strip of minimum width of 20m must be provided through subdivision. In practical terms this means that development of the area immediately adjacent to (and west of) Hereweka Street is unlikely. The area to the east of Hereweka Street, currently occupied by the Portobello motor camp, is subject to a high class soils mapped area.

3 Waters upgrades are required but considered manageable. DCC Transport has previously advised that additional development on the Otago Peninsula area will contribute to the underperformance of the roading network. Development of the site will also result in changes to rural character.

Refer to Appendix C.14 for details of this site.

Submissions received on the appropriateness of rezoning

Ernie and Fay Webster (S25.001) support the proposed rezoning as it relates to 1694 Highcliff Road. A further submission from the Otago Regional Council (FS184.64) opposes S25.001 in part and comments that water clarity must not have adverse effects on downstream receiving environments.

Mareike and Jack Barton (S67.001) support the proposed rezoning as it relates to 1694 Highcliff Road, provided that any rezoning does not adversely affect their property at 13 Hereweka Street. Specifically they are concerned that Latham Bay Stream might become more prone to flooding and endanger 13 Hereweka Street, and that earthworks may lead to decreased water quality. A further submission from the Otago Regional Council (FS184.103) supports S67.001 so far as it aligns with the relief in the Otago Regional Council's original submission (see below).

The Otago Regional Council (S271.035) requests that Change GF16 is removed, unless further information is provided to clarify how water quality will be managed in the downstream receiving environments.

Discussion

DCC 3 Waters has assessed the concerns raised in these submissions and advised that stormwater management will be required in accordance with the rules covering new development mapped areas (NDMA), which are proposed to be applied to Change GF12. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system must be no more than minor.

I also note that there are existing policies in the 2GP which manage a range of activities that could adversely affect water quality. This includes sediment control during earthworks which is managed through Rule 8A.5.7 and requires earthworks be undertaken using best practice sediment control management to prevent sediment entering water bodies. Also of relevance is Rule 8A.5.10 which requires earthworks (large scale) to generally have a setback from coast and water bodies. I also note that discharge of sediment, or of water containing sediment, may require resource consent under the Regional Plan: Water for Otago.

The site has been assessed by Stantec as having a medium level hazard associated with slope instability on the site. Geotechnical assessments are required to substantiate the applicability of earthworks or higher density development in this area. Specific assessment and design would be required to confirm the global stability of the site, and identify weaker geologies. It is possible that much of this area is not developable without earthworks that may destabilise weaker material. Some parts of the site (such as within landslide class 1-2 and sloping less than 15 degrees) are free of any significant hazards. Stantec also note that concerns raised by Mareike and Jack Barton (S67.001). As far as these concerns relate to hazards, any subdivision or development application for the site will result in conditions controlling the impact on neighbouring lots

Overall, with respect to the concerns raised by submitters on this issue, I consider that the new development mapped area (NDMA) rules would appropriately manage stormwater issues for the site. I consider these issues manageable at the time of subdivision.

The section 32 assessment stated that development will result in a local reduction of the rural character and amenity at this location. However, I note there were no submissions that raised issues relating to landscape. Therefore, while I acknowledge this is a likely outcome of rezoning, I do not consider the effect significant enough to prevent rezoning.

I note there were no submissions received that raised issues relating to transport. The original transportation comments noted that it may be challenging to achieve satisfactory access from Highcliff Road, due to the tortuous road alignment and topographical constraints. Connectivity would need to be considered at subdivision stage. It was also noted that increased development density may generate the need for isolated barrier and signage improvements and also upgrades / extensions of footpaths to connect the development sites to pedestrian infrastructure within existing settlements will be required. While no submissions were received relating to transportation issues, DCC Transport has re-assessed the site and elaborated on their earlier comments. These comments below are provided considering GF16 and the adjoining site GF15 (see 5.2.16) as a single site.

DCC Transport considers it unlikely that access would be obtained from Hereweka Street to the remainder of the area on the eastern side of Highcliff Road, due to the steep bank running alongside Hereweka Street. It may be possible to create new house sites fronting Hereweka Street. If this is proposed, it is likely that part of the development site would need to be vested in Council as road, in order to match the legal corridor width outside 8 Hereweka Street (immediately north of GF16). There are no footpaths on Hereweka Street but further development on the street would likely increase pressure for the Council to construct footpaths that link in with existing infrastructure in Portobello. The developer may be required to upgrade Hereweka Street to a better standard for pedestrians and cyclists, and this may need to include carriageway widening in places. Street lighting would need to be reviewed and potentially upgraded.

On Highcliff Road, there is a footpath on the south side of Highcliff Road from Portobello Road up to the Ridley Road intersection – some 170m northeast of the development site. To the south of Ridley Road, the standard of the road reduces where no footpaths are provided and there is also no kerb and channel. The Highcliff Road carriageway is narrow, in places reducing below 5.0m. Residential development on the site would require footpath extensions to link the site with existing footpath infrastructure near Ridley Road. This would provide safe pedestrian access to Portobello and would help to manage vehicle operating speeds. It appears that some sections of the road present topographical constraints for footpath construction and would likely require construction of retaining walls or creation of suitable batter slopes within the site, but this has not been investigated in detail. DCC Transport considers that the width of the road is such that it would not be appropriate to reduce the width of the carriageway any further. Provisions for access would need to be considered at subdivision stage.

DCC Transport has previously advised that additional development on the Otago Peninsula area will contribute to the underperformance of the roading network. I have sought updated comments regarding this. DCC Transport has advised that, whilst there may be delays during peak times on the network in this area, these are not significant such that they require intervention at this stage. As part of the Peninsula Connection project, there have been significant improvements in pedestrian and cycling infrastructure which provides residents on the peninsula with vastly improved transport choice options and improved safety. These enhanced travel choices therefore reduce reliance on private motor vehicles.

Recommendation

The matters raised above in relation to access and footpaths can be addressed at the time of subdivision. Stormwater management can be appropriately managed under the new development mapped area (NDMA) rules. The rezoning represents a natural extension to the south of the existing Township and Settlement near Portobello. I consider that rezoning is generally consistent with Policy 2.6.2.1. I therefore recommend that the rezoning of GF16 to Township and Settlement Zone is confirmed, with the application of a new development mapped area and removal of the small area of high class mapped soils present over a small portion of the site.

Recommended amendments:

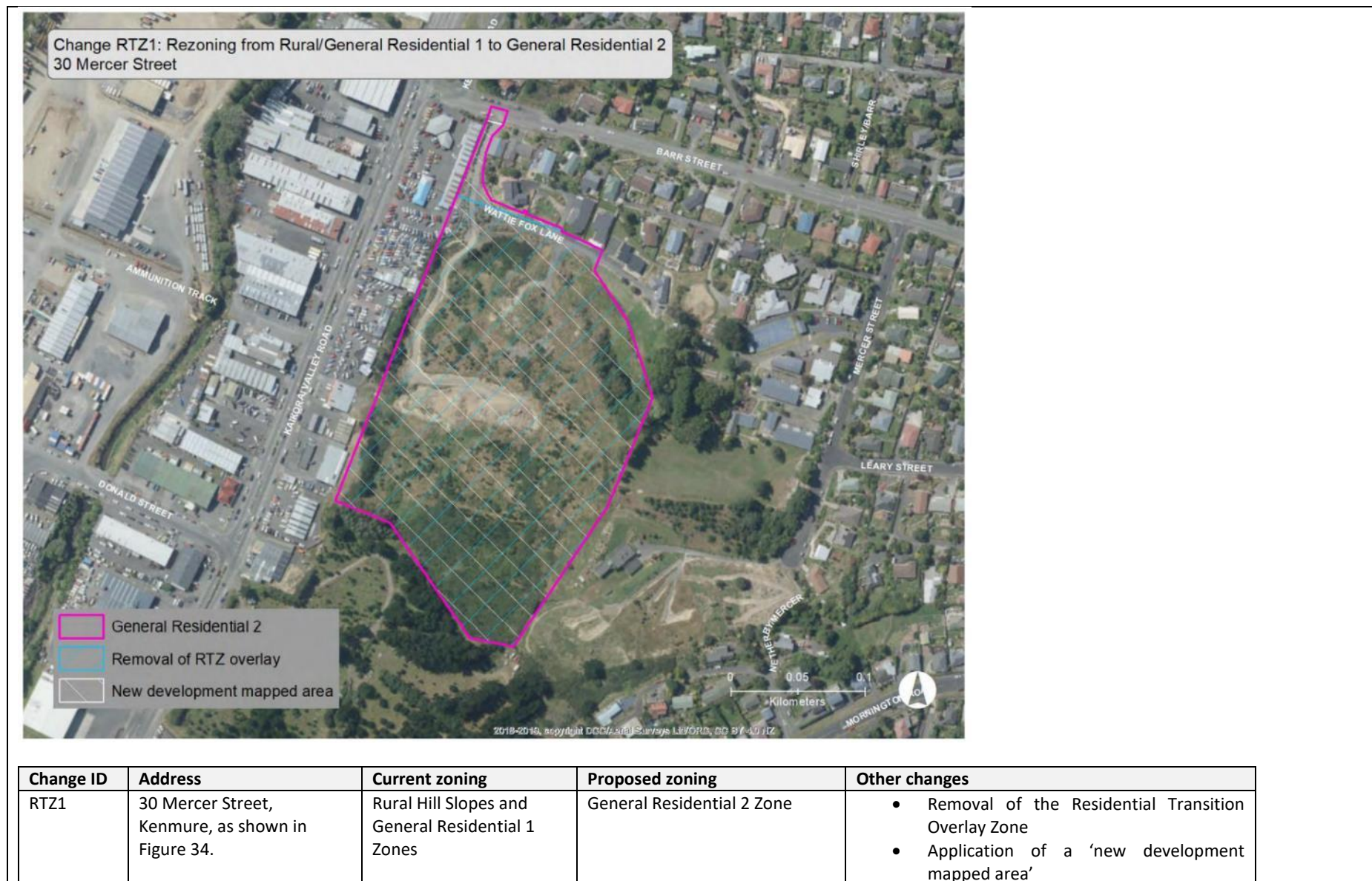
None. Retain GF16 as notified, being:

- Rezone from Rural Residential 2 to Township and Settlement.
- Apply a 'new development mapped area'.
- Remove of the high class soils mapped area.

5.3 Sites proposed for rezoning (residential transition overlay zone removal)

5.3.1 30 Mercer Street, Kenmure (RTZ1)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S74.001	Leah McKay	Accept the change with amendments	Amend Change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes) to: <ol style="list-style-type: none"> limit the number of sections accessing Wattie Fox Lane to avoid potential significant congestion at the bottom entering Barr Street with Kenmure Road and Kaikorai Valley Road; and ensure appropriate roading infrastructure (including opening another entry/exit from Kaikorai Valley Road and Wattie Fox Lane becoming Council owned) and provide for footpaths, street lighting and allow waste collection.
S40.002	Bruce Hall	If the change is not rejected, amend	Remove Change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes) unless this site is restricted to a maximum of 40-50 sections (sites).
FS257.001	Christopher Medicott	Oppose S40.002	Oppose S40.002. Disallow submission and allow Change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes).
S49.001	Timothy Yang	If the change is not rejected, amend	Remove Change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes), unless another access is provided into Wattie Fox Lane and Wattie Fox Lane is vested in Council.
S140.001	Nicole Perry-Ellison	Reject the change	Remove change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes).
FS257.002	Christopher Medicott	Oppose S140.001	Oppose S140.001. Disallow submission and allow Change RTZ1 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone and General Residential 1 zone to General Residential 2 zone at 30 Mercer Street, and associated changes).
<p><u>Background</u></p> <p>Figure 34 - General area proposed for rezoning for RTZ1</p>			



				<ul style="list-style-type: none"> • Amend Assessment Rule 15.11.5 • Amend Assessment Rule 9.6.2 	
<p>This 9.1 ha site is subject to a Residential Transition Zone overlay (RTZ) and therefore has already been considered suitable for residential development. The RTZ provides for the area to be developed for residential use as General Residential 1 density, once infrastructure constraints are resolved (see Rule 12.3.1). It is proposed to rezone the site to General Residential 2, rather than the General Residential 1 provided for through the RTZ overlay, as this will enable a more efficient use of the land. The section 32 report notes that removing the RTZ overlay is only possible through appropriate provision of 3 Waters infrastructure, in particular the use of a communal wastewater detention system to manage flows into the Kaikorai Valley wastewater network. The site will present some challenges due to its slope; however, the developer is confident that at least 50 dwellings can be developed, the minimum necessary for use of a communal wastewater detention system acceptable to DCC 3 Waters. The site has an estimated feasible capacity of 49 – 79 dwellings under General Residential 2 density. Refer to Appendix C.15 for details of this site.</p> <p><u>Submissions received on the appropriateness of rezoning</u></p> <p>Four original submissions were received on Change RTZ1 and one further submission. The submitters have raised issues regarding transport and 3 Waters servicing, as outlined below, and general concern about the number of lots proposed.</p> <p><u>Transport</u></p> <p>All four original submitters (Leah McKay S74.001, Bruce Hall S40.002, Nicole Perry-Ellison S140.001, Timothy Yang S49.001) raised concerns with regard to access and roading infrastructure, given the number of proposed new sites. In particular, the inability of the current single land access through Wattie Fox Lane and the intersection to Barr Street to cope with additional traffic, the consequent need to upgrade Wattie Fox Lane and vest this in Council, the need for a secondary access road to Kaikorai Valley, and congestion at the intersection between Kaikorai Valley Road and Kenmure Road. A further submission from the landowner Christopher Medicott (FS257) opposes S40.002 and S140.001 and asserts that access is achievable through Wattie Fox Lane through the removal of the house at 127 Barr Street.</p> <p>The original DCC Transport comments highlighted that access could be problematic for this site as it is steep, two access points are required, and upgrades to Wattie Fox Lane are likely to be required. It was also noted that there are plans to construct a roundabout at the Barr Street / Kaikorai Valley Road intersection, proposals to introduce a central median along this section of Kaikorai Valley Road, and additional works planned at the Kenmure Road / Barr Street intersection. The roundabout is anticipated to be constructed as part of the National Land Transport Programme 2024-27; however, this is yet to be finalised and would also be subject to funding applications and support from DCC. Hence, the project has not been funded to date, which is likely to influence the timing of this development.</p> <p>DCC Transport has reviewed the issues raised by submitters. The concerns relating to lack of a secondary access point are valid and it is considered that at least two connections to the existing transport network are required. This is to improve traffic distribution and reduce pressure on the existing transport network. DCC Transport considers that a loop road should be provided that connects Barr Street with Kaikorai Valley Road; however, it is unclear where a connection to Kaikorai Valley Road could be achieved.</p> <p>Access for refuse collection should be able to be managed through suitable engineering design of roading at the time of subdivision.</p> <p>DCC Transport agrees that Wattie Fox Lane is currently inadequate for the proposed development. Chris Medicott (FS257) agrees with this assessment and notes that it is the intention to demolish the existing dwelling at 127 Barr Street to facilitate wider access.</p>					

The proximity of Wattie Fox Lane to the Kenmure Road / Barr Street intersection is considered by DCC Transport to be potentially problematic and could create efficiency problems that need to be carefully considered. To address the potential congestion issues, an Integrated Transport Assessment (ITA) will be required from an experienced transport engineer, which considers the design and location of the new intersection and how this will safely integrate with the intersections nearby. Concept designs for Kaikorai Valley Road / Barr Street intersection have been previously developed but these may change depending on traffic volumes from this development.

Overall, it is considered likely that a development of this size could have an adverse effect on the operation of the transport network unless significant improvements to roading infrastructure are undertaken, and suitable transportation designs are adopted. Unless a roundabout at Kaikorai Valley Road / Barr Street is installed, the development would exacerbate existing issues at this intersection. Since the upgrades to this intersection are currently unfunded, and hence the timing of any upgrades is unknown, discussions between the developer and the Council will be necessary to allow for co-ordination between the two projects, including agreement regarding the apportionment of the necessary funding.

3 Waters

Bruce Hall (S40.002) questioned the impact development would have on the wastewater system, even providing that communal wastewater detention is required. A further submission from Christopher Medicott (FS257.001) opposes S40.002 and asserts that a communal wastewater system is both achievable and desirable for the site and will resolve wastewater constraints.

As noted earlier, a communal wastewater detention system would be required, and Rules 15.11.5 and 9.6.2 in the 2GP have been amended to reflect this. A communal wastewater detention system holds wastewater generated by the site until such time as there is capacity in the downstream network to receive the additional flow. Flows are then released into the downstream network. On this basis, I consider that the communal wastewater system will act to appropriately resolve wastewater constraints for this site.

Recommendation on the appropriateness of rezoning

I note that the DCC Transport assessment has highlighted the significant roading upgrades and improvements needed for this development to proceed. This includes a secondary access point and a discussion on the funding of the proposed roundabout at Kaikorai Valley Road / Barr Street. It is important that the developer is fully aware of the likely scale of the upgrades required.

In other respects, I consider that the site is suitable for medium density housing, as the topography is likely able to support a reasonably high density, the location has been assessed as having 'good' access to sunlight, and the site is located in a central location with good connectivity (refer to Policy 2.6.2.3 for criteria for medium density zoning). However, my support for rezoning is conditional on the developer fully understanding and committing to the likely transport infrastructure assessments and upgrades. Subject to this, I recommend that the area is rezoned to General Residential 2.

Recommended amendments:

None. Retain RTZ1 as notified, being:

- Rezoning from Rural Hill Slopes/General Residential 1 to General Residential 2.
- Removal of the Residential Transition Overlay Zone.

- Application of a 'new development mapped area'
- Amend Assessment Rule 15.11.5 to require that subdivision provides for a communal wastewater detention system.
- Amend Assessment Rule 9.6.2 to require that subdivision provides for a communal wastewater detention system.

5.3.2 87 Selwyn Street, North East Valley (RTZ2)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S11.001	Anthony Fitchett	Accept the change with amendments	Amend Change RTZ2 (rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, North East Valley, and associated changes) to add a requirement that trees growing on the adjacent property at 14A Forrester Avenue cannot be requested to be removed by the developer or future residents of 87 Selwyn Street for reasons other than physical safety.
FS184.6	Otago Regional Council	Oppose OS11.001	Oppose OS11.001. Disallow submission and do not amend RTZ2 as the proposed stormwater management provisions of Variation 2 are not appropriate for the Lindsay Creek catchment.
FS241.2	Tim Hyland	Support OS11.001	Support OS11.001. Allow submission and add a requirement that trees growing on the adjacent property of 87 Selwyn Street, North East Valley are protected.
S70.001	Tim Hyland	Accept the change with amendments	Amend Change RTZ2 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes) as it relates to the structure plan mapped area provisions (Section 15.8.AC) to enable good walkway/roadway connections with the existing communities in Liberton/Pine Hill (potentially off Truby King Crescent /Croydon Street). A walking passageway would be sufficient and any streets within the development would follow contours as much as possible, avoiding excessive steepness.
FS184.105	Otago Regional Council	Oppose OS70.001	Oppose OS70.001. Disallow submission as rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street as the proposed stormwater management provisions are not appropriate for the Lindsay Creek catchment
FS232.1	Sue Novell	Support OS70.001	Support OS70.001. Allow the amendment of RTZ2 (87 Selwyn Street, North East Valley) to enable good walkway/roadway connections with the existing communities.
S82.014	Yolanda van Heezik	Accept the change with amendments	Amend Change RTZ2 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes) so the rezoning is subject to the restoration of native biodiversity in a strip of at least 20 metres width along the western edge of Lindsay Creek. This could be part of a general naturalisation strategy for the waterway, similar to that which has been applied to the Leith. Amenity value could be enhanced by a walkway along the river, including through this section affected by the rezoning (the south eastern).
FS184.534	Otago Regional Council	Oppose OS82.014	Oppose OS82.014. Disallow submission and do not amend Change RTZ2.

FS241.1	Tim Hyland	Support OS82.014	Support OS82.014. Allow submission and ensure that the rezoning is subject to the restoration of native biodiversity in a strip of at least 20 metres width along the western edge of Lindsay Creek.
S10.001	Rosalind Whiting	Reject the change	Remove Change RT22 (rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, North East Valley, and associated changes).
FS184.2	Otago Regional Council	Support OS10.001	Support OS10.001. Disallow submission and do not remove change RT22 (rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, North East Valley
S121.001	Manson Wright	Reject the change	Remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes).
FS184.12	Otago Regional Council	Support OS121.001	Support OS121.001. Allow submission and remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street,
S164.001	Eric Dakin	Reject the change	Remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes).
FS184.536	Otago Regional Council	Support OS164.001	Support OS164.001. Allow submission and remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes).
S171.001	Hazel Heal & Robert Van Hale	Reject the change	Remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes).
FS184.23	Otago Regional Council	Support OS171.001	Support OS171.001. Allow submission and remove Change RT22, Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street
S271.037	Otago Regional Council	Reject the change	Remove Change RT22 (Rezoning from Rural Residential 2 zone with a Residential Transition Overlay Zone to General Residential 2 zone at 87 Selwyn Street, and associated changes), and retain the Rural Residential 2 Zone.
<p><u>Background</u></p> <p>Figure 35 - General area proposed for rezoning for RT22</p>			



Change ID	Address	Current zoning	Proposed zoning	Other changes
RTZ2	87 Selwyn Street, 42 Crown Street, and 44 Crown Street, North East Valley	Rural Residential 2 Zoning	General Residential 2 Zone	<ul style="list-style-type: none"> • Removal of the Residential Transition Overlay Zone • Application of a 'new development mapped area' • Application of a 'structure plan mapped area' • Amend Assessment Rule 15.11.5 • Amend Assessment Rule 9.6.2

				<ul style="list-style-type: none"> New section 15.8.AC (Selwyn Street Structure Plan Mapped Area Performance Standards) 	
<p>RTZ2 is an approximately 9 ha site between Pine Hill and North Road that is currently zoned Rural Residential 2 but is subject to a Residential Transition overlay zone (RTZ). This provides for the area to be developed for residential use at a General Residential 1 density once infrastructure constraints are resolved. The proposal is to remove the RTZ and rezone the site to General Residential 2, to allow more efficient use of land. Wastewater infrastructure constraints still remain in the catchment, but will be managed through use of a communal wastewater detention system. The site slopes moderately to steeply and has a generally easterly aspect. The lower portion of the site is immediately adjacent to Lindsay Creek. The rezoning would provide for approximately 48 – 50 dwellings under General Residential 2 density. Refer to Appendix C.16 for details.</p> <p>The site is proposed to be subject to an NDMA and a structure plan mapped area (Rule 15.8.AC). The proposed structure plan rules manage vegetation clearance within three small areas of identified biodiversity value.</p> <p><u>Submissions received on the appropriateness of rezoning</u></p> <p>Four original submissions were received on Change RTZ2 seeking amendments and an additional five submissions opposed the change. Three further submissions were received; two appear to support rezoning, while the third is in opposition. Issues raised by submitters are discussed below.</p> <p><u>Biodiversity</u></p> <p>Anthony Fitchett (S11.001) sought to amend the change so that development of the site could not require removal of the trees on 14A Forrester Avenue. Yolanda van Heezik (S82.014) sought that rezoning is subject to the restoration of native biodiversity in a strip of at least 20m width along the western edge of Lindsay Creek. Manson Wright (S121.001), Eric Dakin (S164.001), and Hazel Heal and Robert Van Hale (S171.001) oppose the change and raise concerns about the impact on native birds and other wildlife in the area, and effects on Lindsay Creek. Both Eric Dakin and Hazel Heal and Robert Van Hale have also raised concerns about the impacts to the green corridor between the coast, Leith Valley, and Orokonui Ecosanctuary, and the potential loss of landscape values and amenity.</p> <p>Wildland Consultants has provided some broad comments regarding development in the North East Valley area and the potential impacts to biodiversity from development. It notes that one of the most concerning adverse effects of increasing residential development is the fragmentation of existing indigenous vegetation. Areas of indigenous vegetation should therefore be protected from development, unless compensatory planting programmes are developed to address any loss.</p> <p>The biodiversity assessment undertaken by DCC prior to notification identified three areas of indigenous biodiversity value (two areas of low diversity young regenerating kanuka and an older more diverse broadleaved-kanuka forest), which are proposed to be protected via structure plan mapped area rules (refer to Rule 15.8.AC for the Selwyn Street Structure Plan Mapped Area Performance Standards). The structure plan restricts indigenous vegetation clearance within these three areas. I consider that indigenous biodiversity values of the site would be appropriately protected through this mechanism.</p> <p>Wildland Consultants also advised that intensive residential development has the potential to adversely affect the nearby Lindsay Creek through increased runoff and degraded water quality. Higher rates of stormwater runoff resulting from increased impervious cover may lead to erosion of the stream channels and riparian vegetation. Furthermore, these hard surfaces may increase sediment and toxin loadings to the creek. Purpose-built stormwater management systems (such as attenuation or bioretention facilities) can be used to minimise the effects of development. However it may still be difficult to prevent adverse effects of higher density of residential development, particularly contamination. It is</p>					

also noted that Lindsay Creek has already been highly modified and in its lower reaches is an urban water course consisting of mostly concreted channels. Areas of the upper Lindsay Creek still contain good stream habitats and biodiversity. If development is increased in North East Valley the existing vegetation surrounding the creek (particularly the upper reaches) should be protected, and compensatory planting and enhancement measurements should be undertaken to further limit adverse effects of development. Indigenous riparian vegetation along the creek could act as a biodiversity corridor, and would benefit freshwater habitats through shading and contribution of organic matter.

In relation to the stormwater management issues raised by Wildland Consultants, the NDMA stormwater provisions added through Variation 2 should allow appropriate management of stormwater in these sensitive areas. The esplanade reserve, along with the NDMA provisions, should address the concerns of and Hazel Heal and Robert Van Hale (S171.001) regarding the potential impacts on the Lindsay Creek.

Yolanda van Heezik (S82.014) sought that development should require restoration of indigenous biodiversity in a 20m wide strip along the western edge of Lindsay Creek. I note that there is an existing requirement at this location for subdivision to provide a 20m wide esplanade reserve (Rule 10.3.1). While there appears to be existing vegetation cover in this area, it has not been identified by the DCC Biodiversity Advisor as needing specific protection and therefore has not been included in the proposed structure plan (Rule 15.8.AC). However, based on the advice from Wildland Consultants above, if rezoning proceeds, I recommend accepting the submission from Yolanda van Heezik and requiring that indigenous planting takes place within this reserve. This requirement should be added to the existing proposed structure plan for this site (Rule 15.8.AC). This proposal is also supported by DCC's Landscape Architect Luke McKinlay.

Mr McKinlay further recommends that consideration is given to linking the two remnant clusters of kanuka forest that to be protected through the structure plan rules with additional native planting to create one larger area. This will both enhance existing biodiversity values and create a more prominent green space that will provide a less abrupt transition from this proposed rezoned site to the adjoining SNL overlay area. I consider this recommendation reasonable should rezoning proceed, given it would enhance both biodiversity and landscape outcomes for the site.

I note the concern from Anthony Fitchett (S11.001) regarding the trees on adjacent 14A Forrester Avenue. As these trees are outside the RTZ2 area, they could not be required to be removed through development of RTZ2. Further protection of these trees (e.g. including in the 2GP as Scheduled Trees) is not part of Variation 2.

I also note that Dunedin City Council made a submission on RTZ2 (S187.031`) seeking to amend the vegetation rules in the proposed structure plan for the site. This submission has been discussed in section 5.1.1.

Issues #2 – Transportation/Access

Tim Hyland (S70.001) sought that the change is amended so that there is a connection (walkway or roadway) between the site and Pine Hill/Liberton, in order to connect this area with houses and schools in North-East Valley. Manson Wright (S121.001) opposed the change due to concerns regarding the ability of the existing roading network to cope with increased demand, and also due to a potential lack of off-street parking. Eric Dakin (S164.001) raised concerns about additional traffic. Hazel Heal and Robert Van Hale (S171.001) submitted that Selwyn Street is unsuitable for access, being dangerously icy at times, and that North Road is congested at peak times.

DCC Transport has assessed the submissions above. The original transportation comments identified significant issues with the rezoning of RTZ2, specifically in relation to upgrading the Selwyn Street bridge and road into the site, and the need to upgrade the Selwyn Street / North Road intersection. The transport upgrades required are significant. It is likely that the bridge would need to be widened in order to safely accommodate pedestrians and cyclists as well as vehicles, and to improve safety at the curve. Visibility is currently constrained due to vegetation. The condition of the existing bridge would need to be investigated by an engineer, to confirm that the bridge can accommodate the additional loading, including from heavy traffic during construction. Footpaths would need to be constructed on the north side of the bridge and link into existing pedestrian infrastructure

on Selwyn Street. DCC Transport notes that due to the constrained legal width of Selwyn Street north of the bridge, along with the topography and utility poles, footpaths could be difficult to provide. However, it is understood that the current landowner / potential developer's surveyor considers this is possible. DCC Transport has also noted that road drainage provisions would need to be investigated. South of the bridge, Selwyn Street has an 8m carriageway with footpaths on both sides. It is possible that current provision for on-street parking provision may need to be removed if this is found to unacceptably obstruct safe and efficient traffic flow.

Given the unsatisfactory nature of the existing roading network and concerns relating to additional traffic generation, DCC Transport emphasises that the developer would be required to address these issues and implement suitable solutions. The developer would need to undertake an Integrated Transport Assessment (ITA) at the time of subdivision to ensure that the effects of the development on the transport network are properly considered and adequately mitigated. The ITA would also need to consider the internal design of the roading network within the site, and potential linkages to other parts of the transport network.

DCC Transport is supportive of potential connections to Liberton and Pine Hill. Alternative connection points would reduce the reliance on Selwyn Street, enhance connections for pedestrians and cyclists and improve general inter-neighbourhood connectivity. Further information from the landowner on potential connections would be beneficial, as it is currently unclear how these could be achieved.

Overall, I consider that the transportation assessments and upgrades that are required are significant. Being able to secure safe and efficient access is a critical consideration for any new residential zoning. Further information from the developer would assist in ensuring these are feasible prior to a decision being made on any rezoning to General Residential 2.

3 Waters

Rosalind Whiting (S10.001) opposes rezoning due to concerns about stormwater and the potential flooding of Lindsay Creek. Manson Wright (S121.001) and Eric Dakin (S164.001) oppose the change and state that the infrastructure of the area cannot handle an additional 50+ houses, and that it is unclear how the wastewater detention and stormwater control would work. Hazel Heal and Robert Van Hale (S171.001) note the steepness of the site and consider that dealing with run-off through storage and pumps would be problematic. The Otago Regional Council (S271.037 and FS184) opposes the change due to concerns about stormwater management and the potential impacts to the Lindsay Creek catchment.

The s32 assessment identifies that a communal wastewater detention system would be required, and Rules 15.11.5 and 9.6.2 in the 2GP are proposed to be amended to reflect this. 3 Waters has assessed the submissions and advised that stormwater management will be required as per the rules covering new development mapped areas (NDMA), which are proposed to be applied to Change RT22. Policy 9.2.1.Y of the 2GP will need to be met. This requires that there is no increase in the pre-development peak stormwater discharge rate from the development area into any public or private stormwater system. Where this is not practicable, any adverse effects from an increase in the discharge on any public or private stormwater system must be no more than minor.

In response to a concern raised from Hazel Heal and Robert Van Hale (S171.001) regarding potential noise from pumping stations, DCC 3 Waters notes that the noise generated from pump stations is typically very low as pump motors are located below ground in chambers that are almost entirely sealed.

3 Waters has advised that on-site wastewater detention systems prevent discharge into the public network during peak flows. When the downstream wastewater network is at full capacity, the on-site wastewater detention system holds wastewater generated by the proposed site until such time as there is capacity in the downstream network to receive additional flow. At this time, flows are released from the on-site wastewater detention system into the downstream network.

Overall, I consider that the concerns regarding 3 Waters, and in particular stormwater (refer also to discussion above regarding biodiversity), can be appropriately resolved through the application of the NDMA stormwater management provisions and use of an on-site communal wastewater system as proposed.

Hazards

Manson Wright (S121.001) opposes the change and raises concerns about the lack of a geological survey to identify the effect of development on ground stability. He considers that construction could de-stabilise the area. Mr Wright noted the presence of underground aquifers that result in run-off from Pine Hill and cause problems at peak times.

The section 32 assessment note that there are no hazard overlays mapped in the 2GP for this site, and that no site-specific assessment was undertaken as the site is already identified in the Plan as suitable for residential use (i.e. it is subject to an RTZ overlay zone). Geotechnical assessment would be required prior to development.

Since then, the site has been assessed by Stantec, which has advised that the site contains high level hazards associated with slope instability. It notes that the majority of the site consists of land over 15 degrees, and half the site is over 20 degrees. There is a previous history of land instability nearby within similar geology and slope angles. Some of the site is within typical stability limits; however, there are significant areas of possible instability. Geotechnical assessment would be required to confirm the general stability of the site, especially for the steeper areas. This may also identify any offsets from unstable features that might be required. Provided the site is found to be globally stable, requirements for earthworks consent would be normal for the lower lying land with a slope of less than 12 degrees. If the site is assessed to be stable by a geotechnical engineer, it is likely that development on slopes greater than 15 degrees would still have restrictions such as limitations to earthworks and control of stormwater runoff.

This recent hazards assessment represents a significant departure from the information available at the time of the section 32 report was prepared, and has implications for the appropriateness of rezoning RTZ2, as discussed further below.

Other issues

Manson Wright (S121.001) and Hazel Heal and Robert Van Hale (S171.001) opposed the change due to concerns about the area being an enclave and amplifying sound, which would be of concern if there were a significant number of houses built.

I acknowledge that the area is a natural enclave. I consider that this issue would be most notable during any construction phase, but would decrease (but not be completely eliminated) once construction was completed. While I acknowledge this is a valid concern, I do not consider it a strong enough reason alone to restrict rezoning.

I also note that the DCC Parks and Recreation department consider that an outdoor public amenity space, with a minimum size of 5,000m² should be provided if the site is rezoned. This would need to be either centrally located, or located within a flat part of the site and not shaded and damp. Consideration should also be given to street vegetation and landscaping as set out in the native planting guide for Dunedin Hillslopes Forest, and broader consideration for planting to support the local network of native birds that are being encouraged at Dalmore Reserve. I note that the provision of parks and amenity planting is generally considered at the time of subdivision, rather than at the time of rezoning. I also note that the new development mapped area provisions include Policy 12.2.X.1 and 12.2.X.4, which provide for consideration of outdoor recreation opportunities and amenity planting. I consider that the specifics details of these amenities can be appropriately dealt with at the time of subdivision.

Recommendation on the appropriateness of rezoning

The high hazard risk indicates that the site is not suited for medium density development as it is not consistent with Policy 2.6.2.3.a, which itself requires consistency with Policy 2.6.2.1. Policy 2.6.2.1.d.viii requires that the risk from natural hazards is no more than low. It is possible that there are parts of the site that are appropriate for development; however, there is no certainty that the minimum of 50 residential units required to support an on-site communal wastewater system is achievable.

There are also significant constraints associated with providing appropriate transport infrastructure to service the site at a higher level of development.

Given the issues identified above, I do not support providing for denser development and I recommend that the submission from Manson Wright (S121.001) is rejected. I note that removal of a RTZ overlay is not part of Variation 2. I therefore recommend that the site remains zoned as Rural Residential 2.

If the Panel considers that rezoning is appropriate, I recommend that additional structure plan rules are added to:

- maintain a 20m vegetated strip adjacent to Lindsay Creek; and
- link the two northern areas of kanuka biodiversity (identified as 'Restricted Development Area (Biodiversity)' in Rule 15.8.AC) together with additional native planting to create a single larger area.

Recommended amendments:

- Do not rezone RT22 to residential, retain current Rural Residential 2 zoning.
- Do not remove the Residential Transition Overlay Zone from RT22.
- Do not apply a 'new development mapped area' over RT22.
- Do not apply a 'structure plan mapped area' over RT22
- Do not amend Assessment Rule 15.11.5
- Do not amend Assessment Rule 9.6.2.
- Delete section 15.8.AC (Selwyn Street Structure Plan Mapped Area Performance Standards) from the 2GP.

5.3.3 13 Wattie Fox Lane (RTZ3)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S40.001	Bruce Hall	If the change is not rejected, amend	Remove Change RTZ3 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone to General Residential 1 zone at 13 Wattie Fox Lane, and associated changes) unless: <ul style="list-style-type: none"> a. written approval is forth coming from 3 Waters that future development is able to connect to the Council foul water system, and b. the minimum site size is 750-800m².

S140.002	Nicole Perry-Ellison	Reject the change	Remove change RTZ3 (rezoning from Rural Hill Slopes zone with a Residential Transition Overlay Zone to General Residential 1 zone at 13 Wattie Fox Lane, and associated changes).
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Background

Figure 36 - General area proposed for rezoning for RTZ3



Change ID	Address	Current zoning	Proposed zoning	Other changes
RTZ3	13 Wattie Fox Lane (in part), Kenmure	Rural Hill Slopes Zone	General Residential 1 Zone	Removal of the Residential Transition Overlay Zone

13 Wattie Fox Lane is currently zoned General Residential 1 in part (700m²) and Rural in part (2,350m²). The rural zoned part is subject to a Residential Transition Overlay Zone (RTZ), which provides for the area to be developed for residential use at a General Residential 1 density, once infrastructure constraints are resolved. There is one dwelling on the General Residential 1 zoned part. The proposal is remove the RTZ overlay and rezone the full site to General Residential 1. Although infrastructure constraints in the catchment are not yet resolved, the site is small and the proposed rezoning of 30 Mercer Street to General Residential 2 (see Change RTZ1) would leave the rural portion of 13 Wattie Fox Lane as a small rural-zoned 'island'. Refer to Appendix C.17 for details of this site.

Submissions received on the appropriateness of rezoning

Bruce Hall (S40.001) opposes the rezoning unless written approval from DCC 3 Waters is received that future development is able to connect to the Council wastewater system. If connection is not possible, he considers that the zoning would increase the financial burden (through an increase in land value) without the actual ability to subdivide.

Mr Hall also considers that a 400 m² minimum site size is not appropriate due to the topography of the site, and believes that a 750-800m² minimum section size is more appropriate, allowing for 3 additional sections.

3 Waters has reviewed Mr Hall's submission and have advised that, as part of the rezoning of RTZ3 to General Residential 1, the site would be granted access to connect to the DCC foul sewer network.

In relation to Mr Hall's request to reduce the density of the sites at this location, RTZ3 is a very small area, only 2,350m², and has an estimated feasible capacity of 3 dwellings under General Residential 1 zoning. While it may be the case that local topography will reduce the number of dwellings that would be ultimately constructed, I consider that it remains appropriate to zone to General Residential 1 to provide sufficient development options in order to ensure efficient use of the land.

Nicole Perry-Ellison (S140.002) opposes rezoning due to concerns around traffic congestion and the single road in and out of RTZ1. Discussion on this is already outlined in the discussion on RTZ1 in Section 5.3.1.

Recommendation on the appropriateness of rezoning

Provided the recommendation for RTZ1 is also adopted, the rezoning of RTZ3 is recommended, as while there is the potential for increased wastewater overflows the development potential is extremely small and the effects are considered to be minor. Rezoning will remove the split zoning of the site and remove a small, isolated pocket of rural zoned land. It is recommended that the RTZ layer is removed, and the area rezoned to General Residential 1.

Recommended amendments:

None. Retain RTZ3 as notified, being:

- Rezoning from Rural Hill Slopes to General Residential 1.
- Removal of the Residential Transition Overlay Zone.

5.4 Sites requested for rezoning

5.4.1 Part 235 Signal Hill Road (RS052)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S88.002	Barton Acres	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ol style="list-style-type: none"> protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), addition of some community elements to the project such as community open space and public walking areas, and a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.1	Harry Stocker	Support OS88.002 in part	<p>Support OS88.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ol style="list-style-type: none"> protection of biodiversity values addition of some community elements to the project such as community open space and public walking areas
FS154.24	Lynlee Margaret Heenan	Support OS88.002	<p>Support OS88.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).</p>
S111.002	Robin Dignan	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ol style="list-style-type: none"> protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary),

			<ul style="list-style-type: none"> b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.5	Harry Stocker	Support OS111.002 in part	<p>Support OS111.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.25	Lynlee Margaret Heenan	Support OS111.002	Support OS111.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).
S112.001	Erin Kathleen Morton	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.3	Harry Stocker	Support OS112.001 in part	<p>Support OS112.001 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.5	Lynlee Margaret Heenan	Oppose OS112.001	Oppose OS112.001. Disallow submission and retain the current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
S124.002	Aleeza Turnbull (nee Stettner)	If the change is not rejected, amend	If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:

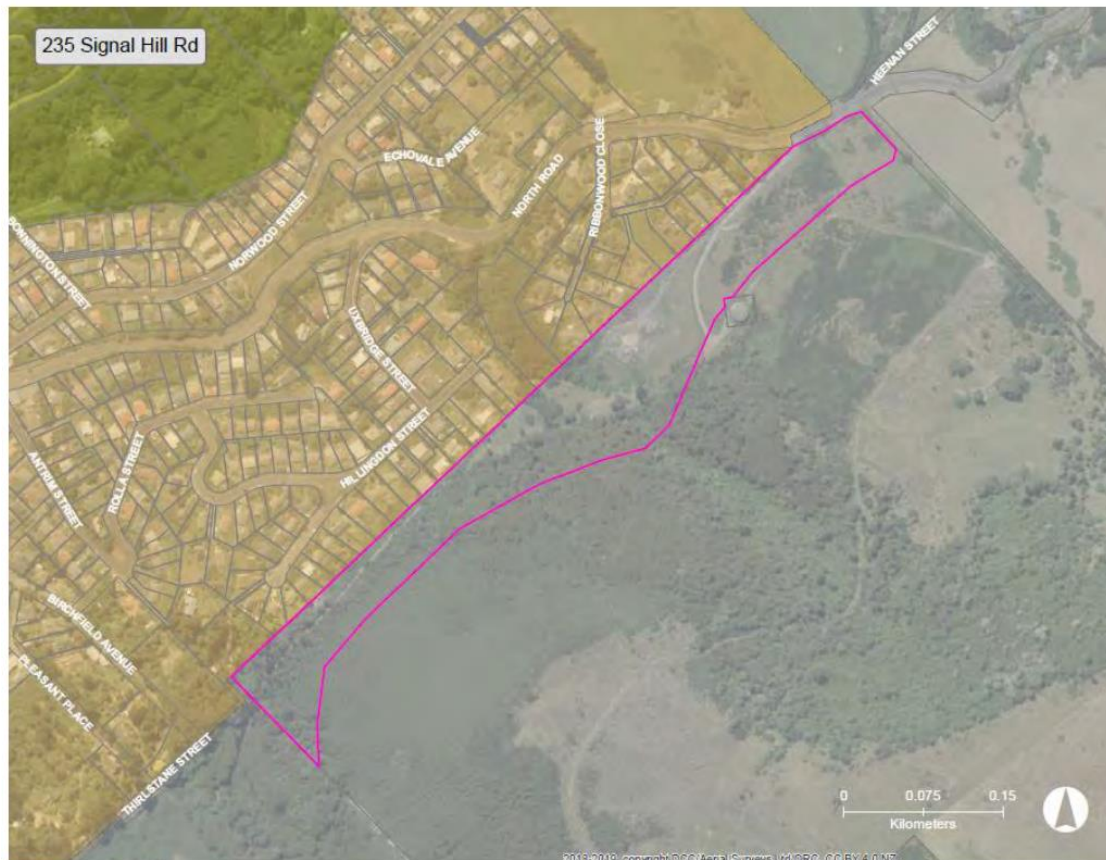
			<ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.9	Harry Stocker	Support OS124.002 in part	<p>Support OS124.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.21	Lynlee Margaret Heenan	Support OS124.002	Support OS124.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).
S127.002	Scott Turnbull	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.7	Harry Stocker	Support OS127.002 in part	<p>Support OS127.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.22	Lynlee Margaret Heenan	Support OS127.002	Support OS127.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).

S131.001	Samuel Brent Patrick	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.6	Harry Stocker	Support OS131.001 in part	<p>Support OS131.001 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
S146.002	Christine Keller	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.2	Harry Stocker	Support OS146.002 in part	<p>Support OS146.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.27	Lynlee Margaret Heenan	Support OS146.002	<p>Support OS146.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).</p>

S167.002	Amy Wilson	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.10	Harry Stocker	Support OS167.002 in part	<p>Support OS167.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.23	Lynlee Margaret Heenan	Support OS167.002	Support OS167.002. Allow submission and retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes to a residential zone with a Structure Plan mapped area).
S173.001	Susan Margaret Procter	Add a change	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.8	Harry Stocker	Support OS173.001 in part	<p>Support OS173.001 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas

S186.002	Megan Drysdale	If the change is not rejected, amend	<p>If the part of 235 Signal Hill Road outside the significant natural landscape overlay (Requested Site RS052) is rezoned from Rural Hill Slopes zone to a residential zone, add a Structure Plan mapped area to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values brought by established and regenerating native bush which is in jeopardy if development was to go ahead in some areas of the site (along the north western boundary), b. addition of some community elements to the project such as community open space and public walking areas, and c. a small allowance for residential zoning on the upper limits of the SNL on the northern corner of the property (north and east of the water tank) in order to retain the areas of native and regenerating bush along the north western boundary.
FS101.4	Harry Stocker	Support OS186.002 in part	<p>Support OS186.002 in part. Support the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 1. However, a Structure Plan mapped area must be added to include:</p> <ul style="list-style-type: none"> a. protection of biodiversity values b. addition of some community elements to the project such as community open space and public walking areas
FS154.26	Lynlee Margaret Heenan	Oppose OS186.002	Oppose OS186.002. Disallow submission and retain the current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
S88.001	Barton Acres	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS14.1	Amber Hannah	Support OS88.001	Support OS88.001. Disallow the rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only). Retain the current zoning as Hill Slopes Rural.
FS156.1	Malcolm Topliss	Support OS88.001	Support OS88.001. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
FS161.1	Mark Henderson	Support OS88.001	Support OS88.001. Disallow rezoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) from Hill Slopes Rural to General Residential 2.
FS189.1	Paul Hannah	Support OS88.001	Support OS88.001. Support the submission and retain the current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
FS2.3	Aileen Conboy	Support OS88.001	Support OS88.001. Allow submission and retain the current zoning of 235 Signal Hill Road as Hill Slopes Rural.
S111.001	Robin Dignan	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS253.13	Yolanda van Heezik	Support OS111.001	Support OS111.001. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S112.002	Erin Kathleen Morton	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).

FS253.2	Yolanda van Heezik	Support OS112.002	Support OS112.002. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S124.001	Aleeza Turnbull (nee Stettner)	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS197.1	Philip Seddon	Support OS124.001	Support OS124.001. Support submission and retain the current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural.
FS253.1	Yolanda van Heezik	Support OS124.001	Support OS124.001. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S127.001	Scott Turnbull	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
S131.002	Samuel Brent Patrick	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS253.15	Yolanda van Heezik	Support OS131.002	Support OS131.002. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S146.001	Christine Keller	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS253.14	Yolanda van Heezik	Support OS146.001	Support OS146.001. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S167.001	Amy Wilson	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
FS253.16	Yolanda van Heezik	Support OS167.001	Support OS167.001. Allow submission and retain current zoning of 235 Signal Hill Road (the part of the site outside the significant natural landscape overlay only) as Hill Slopes Rural
S173.002	Susan Margaret Procter	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
S186.001	Megan Drysdale	Accept the change	Retain the rejection of Requested Site RS52 (rezoning the part of 235 Signal Hill Road outside the significant natural landscape overlay from Rural Hill Slopes zone to General Residential 1 zone).
<p><u>Background</u></p> <p>Figure 37 - General area proposed for rezoning for RS052</p>			



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS052	Part 235 Signal Hill Road, as shown in Figure 37	Rural Residential 1	General Residential 1	None

This 5.47 ha site is located in the North East Valley and consists of the land located outside of the Significant Natural Landscape (SNL) Overlay Zone. At the time of the section 32 report, this area was zoned Rural Hill Slopes but, as a result of an appeal on the 2GP (ENV-2018-CHC-225), has since been rezoned to Rural Residential 1 zoning.

I note that there are no submissions seeking that the area be rezoned to residential through Variation 2 (the submissions lodged seeking rezoning were subsequently withdrawn). The site is included in this report as submissions have been made (and not withdrawn) seeking either that the change is rejected, or if it not rejected, that various requirements are included within a structure plan.

In the section 32 report, the site was rejected as there was no wastewater capacity and no certainty that 50 houses (the minimum number required by DCC 3 Waters for installation of a communal wastewater detention tank) could be developed. There are high biodiversity values over part of the site.

Discussion

The submissions above do not seek rezoning of RS052 to residential; therefore the current zoning (Rural Residential 1) remains in place. I recommend accepting the submissions seeking that the site continues to be rejected, and reject those seeking inclusion of a structure plan.

Recommended amendments:

None. Maintain rejection.

5.4.2 Freeman Cl. & Lambert St., Abbotsford (RS14)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S298.001	Bill Hamilton	Reject the change	Rezone 25 McMeakin Road (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.
FS124.2	John Michael Rawling (Wylde Willow Garden)	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural
FS148.15	Laurence Potter	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS168.2	Melinda Stevenson-Wright	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS173.2	Mervyn Hancock	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS184.85	Otago Regional Council	Oppose OS298.001	Oppose OS298.001. Disallow submission and do not rezone 25 McMeakin Road (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.
FS206.4	Rodger Reid	Support OS298.001	Support OS298.001. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.

FS229.2	Steve Ross (Nash and Ross Ltd.)	Support OS298.001	Support OS298.001. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1 with a new development mapped area overlay as long as the land is free from unresolvable hazards.
FS251.2	Wendy Campbell	Support OS298.001	Support OS298.001. Allow rezoning of area north of Freeman Close & Lambert Street, Abbotsford from Rural Hill Slopes to General Residential 1 pursuant to the application of a structure plan mapped area.
FS255.002	Brian Benn (Benn Family Trust)	Support OS298.001	Support OS298.001. Allow submission and rezone the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS60.2	Dallas Roff	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS82.2	Donald Paterson	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS85.2	Elizabeth Hancock	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS88.2	Erica Betts	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS94.2	Gerald Finn	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS187.004	Patti Napier	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS4.004	Alec Weavers	Oppose OS298.001	Oppose OS298.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
S281.001	Nash and Ross Ltd (Steve Ross)	Add a change	Rezone 42 Lambert Street (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.
FS124.3	John Michael Rawling (Wylde Willow Garden)	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS148.14	Laurence Potter	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS168.3	Melinda Stevenson-Wright	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS173.3	Mervyn Hancock	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS184.76	Otago Regional Council	Oppose OS281.001	Oppose OS281.001. Disallow submission and do not rezone 42 Lambert Street (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.
FS187.2	Patti Napier	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS207.1	Roger Bailey (The Bailey Family Trust)	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.

FS251.1	Wendy Campbell	Support OS281.001	Support OS281.001. Allow rezoning of area north of Freeman Close & Lambert Street, Abbotsford from Rural Hill Slopes to General Residential 1 pursuant to the application of a structure plan mapped area.
FS255.003	Brian Benn (Benn Family Trust)	Support OS281.001	Support OS281.001. Allow submission and rezone the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS60.3	Dallas Roff	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS82.3	Donald Paterson	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS85.3	Elizabeth Hancock	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS88.3	Erica Betts	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS94.3	Gerald Finn	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS4.002	Alec Weavers	Oppose OS281.001	Oppose OS281.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS206.3	Rodger Reid	Support OS281.001	Support OS281.001. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
S228.003	Wendy Campbell	Add a change	Rezone 45 McMeakin Road and part of 188 North Taieri Road, Abbotsford (part of Requested Site RS14) from Rural Hill Slopes zone to a mixture of zones in accordance with the submitter's proposed structure plan, including General Residential 1 zone, Low Density Residential zone and Recreation zone, and do not apply a new development mapped area
FS102.1	Hayden Scorrige	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural
FS106.1	Hugh Anderson	Oppose OS228.003	Oppose OS228.003. Disallow Submission and retain current zoning of North of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS114.1	James Macaulay	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS116.1	Jennifer Robinson	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS124.4	John Michael Rawling (Wylde Willow Garden)	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural
FS129.1	Karena Taunoa	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural
FS137.1	Kelly Adie	Oppose OS228.003	Oppose OS228.003. Disallow Submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Rural Hill Slopes zone

FS139.1	Kevin van de Water	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS145.1	Laura Hayes	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS146.1	Lauren & Sean McConville	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS147.1	Laurence & Annette Graham	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural unless an alternative access route can be found.
FS148.6	Laurence Potter	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS149.1	Les Bell	Oppose OS228.003	Oppose OS228.003. Disallow Submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Rural Hill Slopes zone
FS167.1	Mary Dixon	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS168.4	Melinda Stevenson-Wright	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS173.4	Mervyn Hancock	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS181.1	Nicole Moore	Oppose OS228.003	Support OS228.003 in part. Allow submission to rezone the area north of Freeman Close & Lambert Street, Abbotsford conditional on an additional road into the area and that there are less dwellings in the proposed rezoning site (by approx. 50).
FS184.47	Otago Regional Council	Oppose OS228.003	Oppose OS228.003. Disallow submission and do not rezone 5 McMeakin Road and part of 188 North Taieri Road, Abbotsford (part of Requested Site RS14) from Rural Hill Slopes zone to a mixture of zones.
FS187.1	Patti Napier	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS191.1	Paul Newall	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS194.1	Peter and Rachel Finnie	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS203.1	Rex Dolby	Oppose OS228.003	Oppose OS228.003. Disallow Submission and retain current zoning of area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS206.1	Rodger Reid	Support OS228.003	Support OS228.003. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS207.2	Roger Bailey (The Bailey Family Trust)	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS218.1	Scott Taylor	Support OS228.003	Support OS228.003 in part. Allow the rezoning of the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to Large Lot Residential so long as safety improvements to occur on North Taieri Road and appropriate infrastructure is in place

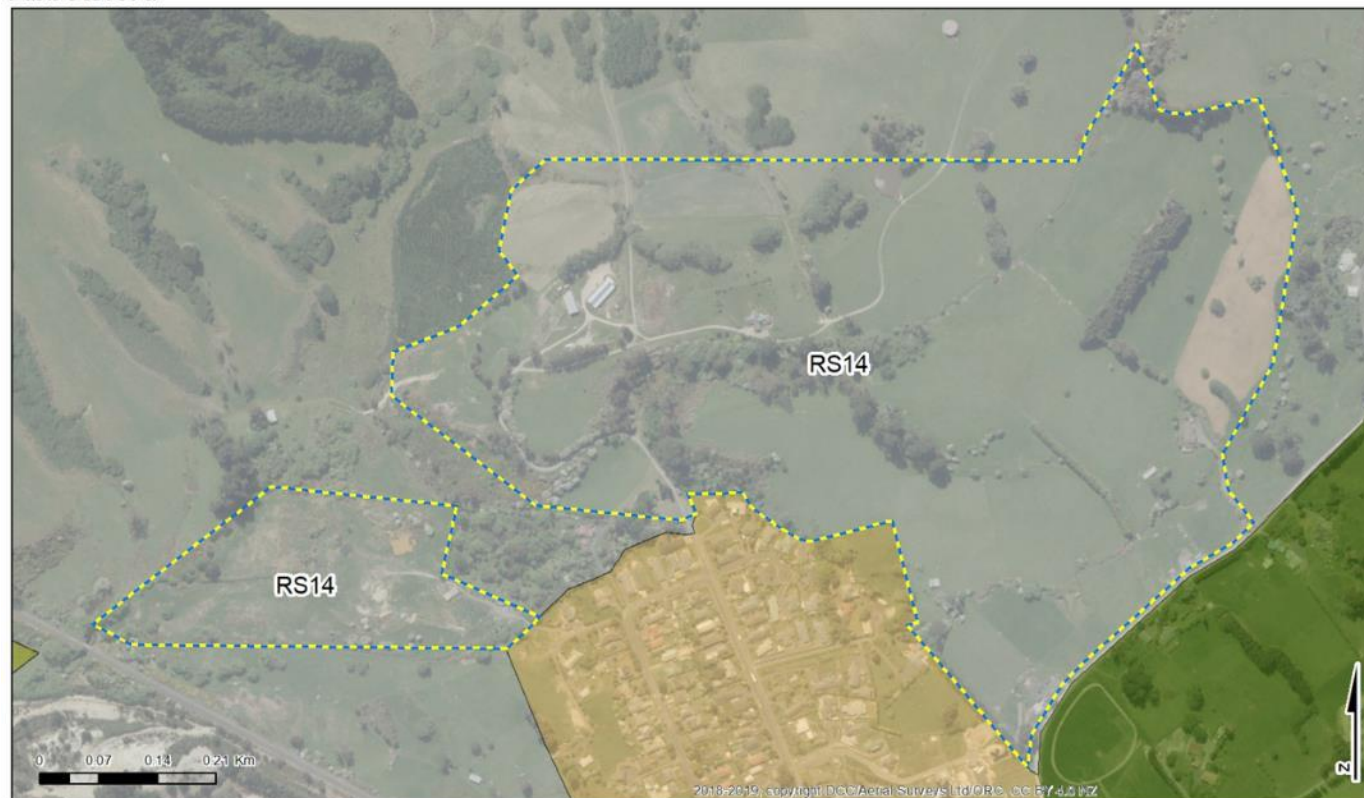
FS229.1	Steve Ross (Nash and Ross Ltd.)	Support OS228.003	Support OS228.003. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1 with a new development mapped area overlay as long as the land is free from unresolvable hazards.
FS251.4	Wendy Campbell	Support OS228.001	Support OS228.001. Allow rezoning of area north of Freeman Close & Lambert Street, Abbotsford from Rural Hill Slopes to General Residential 1 pursuant to the application of a structure plan mapped area.
FS255.004	Brian Benn (Benn Family Trust)	Support OS228.003	Support OS228.003. Allow submission and rezone the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS33.1	Brenda Rae	Oppose OS228.001	Oppose OS228.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS4.1	Alec Weavers	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS40.1	Bryce James van de Water	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS60.4	Dallas Roff	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS71.1	David Johnston	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS74.1	Debbie van de Water	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS78.1	Dianne Galvin	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS82.4	Donald Paterson	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS84.1	Elisabeth Lukeman	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS85.4	Elizabeth Hancock	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS88.4	Erica Betts	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS94.4	Gerald Finn	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS95.1	Glen Graeme McLean	Oppose OS228.003	Oppose OS228.003. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS97.1	Graeme & Natalie Williamson	Support OS228.003	Support OS228.003. Allow submission and rezone the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
S302.001	Alan David and David Eric Geeves & Nicola Jane Algie	Add a change	Rezone 55 McMeakin Road (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.

FS124.1	John Michael Rawling (Wylde Willow Garden)	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS148.1	Laurence Potter	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS168.1	Melinda Stevenson-Wright	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS173.1	Mervyn Hancock	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS184.89	Otago Regional Council	Oppose OS302.001	Oppose OS302.001. Disallow submission and do not rezone e 55 McMeakin Road (part of Requested Site RS14) from Rural Hill Slopes zone to General Residential 1 zone.
FS187.3	Patti Napier	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS206.2	Rodger Reid	Support OS302.001	Support OS302.001. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS229.3	Steve Ross (Nash and Ross Ltd.)	Support OS302.001	Support OS302.001. Allow submission and rezone the area north of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1 with a new development mapped area overlay as long as the land is free from unresolvable hazards.
FS251.3	Wendy Campbell	Support OS302.001	Support OS302.001. Allow rezoning of area north of Freeman Close & Lambert Street, Abbotsford from Rural Hill Slopes to General Residential 1 pursuant to the application of a structure plan mapped area.
FS255.001	Brian Benn (Benn Family Trust)	Support OS302.001	Support OS302.001. Allow submission and rezone the area North of Freeman Close & Lambert Street, Abbotsford from Hill Slopes Rural to General Residential 1.
FS60.1	Dallas Roff	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS82.1	Donald Paterson	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS85.1	Elizabeth Hancock	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS88.1	Erica Betts	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain the current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS94.1	Gerald Finn	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.
FS4.003	Alec Weavers	Oppose OS302.001	Oppose OS302.001. Disallow submission and retain current zoning of the area north of Freeman Close & Lambert Street, Abbotsford as Hill Slopes Rural.

Background

Figure 38 - General area proposed for rezoning for RS14

Abbotsford



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS14	25 McMeakin Road, 42A Lambert Street, 45 McMeakin Road, part 188 North Taieri Road, 55 McMeakin Road, Abbotsford, as shown in Figure 38.	Rural Hill Slopes	Residential Zoning	<ul style="list-style-type: none"> Application of a structure plan mapped area Do not apply a new development mapped area

This area is located north of Abbotsford and is presently zoned Rural Hill Slopes. The area originally identified in the s32 was larger than shown in the above map – submissions seek the rezoning of the two parts of the area shown. Together, these cover 54.6 ha. The sites are adjacent to existing residentially zoned land. The Dunedin Airport Flight Fan overlays the majority of RS14. A small part of the site lies adjacent to a railway. If the entirety of RS14 was rezoned to General Residential 1, the site has an estimated feasible capacity of 761 dwellings.

A key issue relating to the site is hazards as, while there are no 2GP hazard overlays mapped, the site is located north and west of historic Abbotsford landslides and has been assessed by Stantec as having high level hazards associated with slope instability and precedent for land instability within similar geology and slope angles nearby.

In the section 32 report, the site was originally rejected as there were significant natural hazard risks identified. Refer to Appendix C.18 for details of this site.

Submissions received requesting rezoning

Four original submissions were received on Change RS14, each seeking to rezone a portion of the original site. The areas sought by these four original submissions are shown below in Figure 39.

Figure 39 - Areas covered by original submissions for RS14



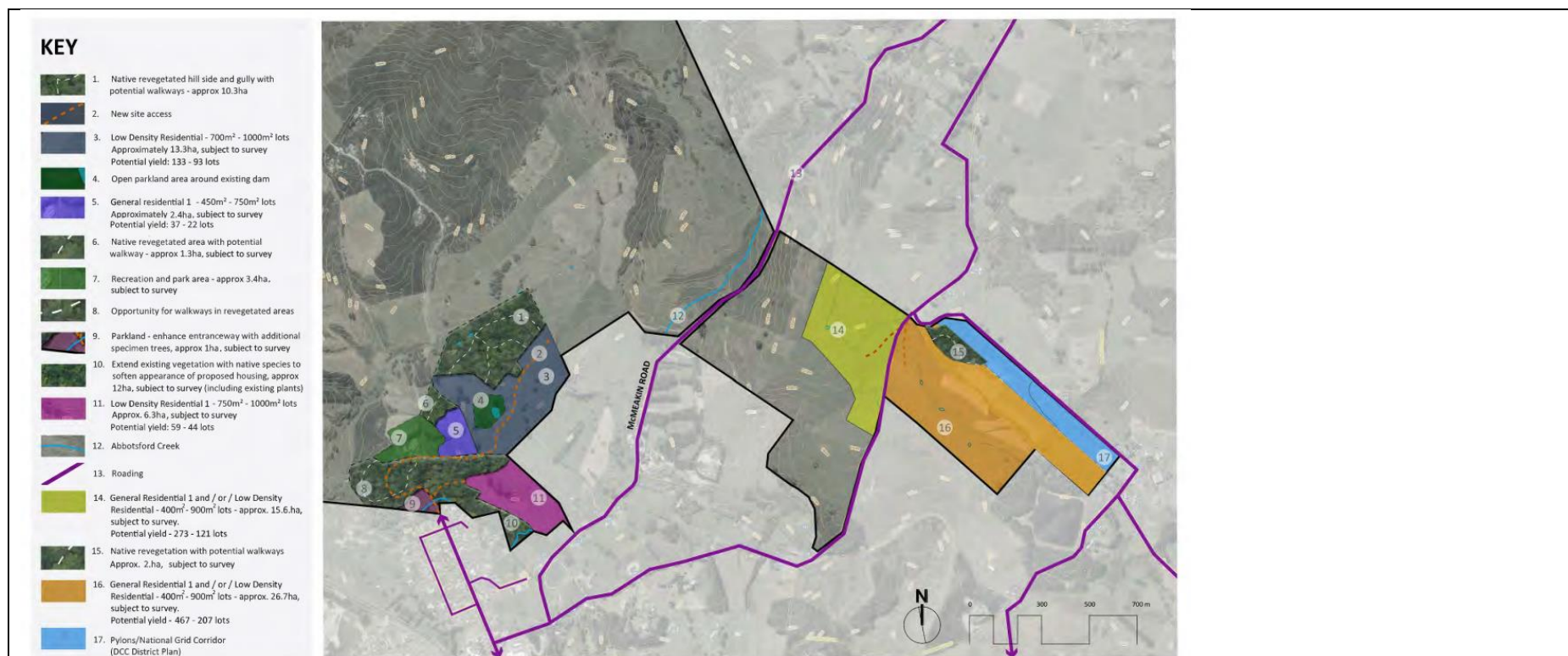
Bill Hamilton (S298.001) seeks to rezone 25 McMeakin Road to General Residential 1. Alan David and David Eric Geeves & Nicola Jane Algie (S302.001) seek to rezone 55 McMeakin Road to General Residential 1. These are the two eastern-most properties marked above (map includes submitter numbers). The reasons given for rezoning them are

very similar: that hazards identified for the area generally are not present, the slope is generally less than 12°, loss of primary production would be minimal, there is low potential for reverse sensitivity issues in relation to the railway and sand quarry on Main South Road, and the area is generally suitable for residential development.

Nash and Ross Ltd (Steve Ross) (S281.001) seeks to rezone 42 Lambert Street (now 42A Lambert Street) to General Residential 1. This site is the western-most area shown above. The reasons given for rezoning are the same as for submissions S298 and S302.

Wendy Campbell (S228.003) seeks to rezone 45 McMeakin Road and part of 188 North Taieri Road to a mixture of zones in accordance with a proposed structure plan included within the submission. Much of the area sought for rezoning in the submission has been deemed out of scope; the areas that remain within scope are shown in the maps above (Figure 38 and Figure 39). Within the area that is within scope, two areas of low density residential zoning are proposed, together with an area of General Residential 1. The balance areas consist variably of recreation and park areas, and revegetated areas. A geotechnical report was included as part of the submission and identifies parts of the site as unsuitable for residential development. This area of unsuitable land is proposed to go to parkland and native revegetation in the submitters proposed structure plan. The submitter seeks to apply a structure plan mapped area rather than a new development mapped area. The proposed structure plan, which I note covers a much larger area than what has been deemed in scope, is provided below:

Figure 40 - Proposed structure plan for part of RS14



188 NORTH TAIERI ROAD

DATE: 03-03-21 SCALE @A1: 1:6000
DWG: 002 REVISION #: A

LANDSCAPE PROPOSAL

Further submissions received in support of rezoning

Four further submission points supported S298.001, relating to 25 McMeakin Road, and S302.001, relating to 55 McMeakin Road. Rodger Reid (FS206.1, 4) considers that it will open up more housing in Abbotsford, and the majority of services required for additional housing are already supplied. Steve Ross (Nash and Ross Ltd.) (FS229.2, 3) notes that large areas of RS14 have favourable gradients and good solar access, the land is not generally used for productive farming, nearby transport and piped infrastructure appears to have capacity for growth, and visual and noise aspects from development appear to be relatively easy to mitigate. Mr Ross supports a new development mapped area overlay being applied. Wendy Campbell (FS251.2, 3) supports the submissions due to the land having a good aspect, being close to infrastructure and suitable for residential development. The

submitter notes that there is a need for further residential capacity. Brian Benn (Benn Family Trust) (FS255.1, 2) also seeks that 12 McKinlay Road is included in any rezoning; however, I note that this request is not within scope.

Three further submissions were received in support of S281.001, relating to 42 Lambert Street (now 42A Lambert Street): Wendy Campbell (FS251.1), Rodger Reid (FS206.3) and Brian Benn (Benn Family Trust) (FS255.003). The reasons given are the same as for 25 McMeakin Road and 55 McMeakin Road.

Seven further submissions support S228.003 relating to 45 McMeakin Road and part of 188 North Taieri Road. Rodger Reid (FS206.1), Wendy Campbell (FS251.4) and Brian Benn (Benn Family Trust) gave the same reasons as for 5 McMeakin Road and 55 McMeakin Road. Rex Dolby (FS203.1) supports S228.003 provided no houses or roads are constructed on sloping parts of the area, or immediately above sloping areas. Graeme & Natalie Williamson (FS97.1) support S228.003 as it would provide additional housing capacity. This further submitter notes that development would require that the narrow section of North Taieri Road be widened to increase safety for increased traffic flow. Scott Taylor (FS218.1) supports S228.003 but wants to see the section sizes being 2,000m² – 4,000m². He notes that the main access road, being North Taieri Road, would also need upgrading and widening. Steve Ross (Nash and Ross Ltd.) (FS229.1) supports S228.003 and states that large areas of RS14 have favourable gradients and good solar access, land is not generally used for productive farming, transport and piped infrastructure appears to have capacity for growth, and visual and noise aspects from development appear to be relatively easy to mitigate. Mr Ross would support a new development mapped area overlay be applied.

Further submissions in opposition to rezoning

A large number of further submissions were received in opposition to the proposed rezoning.

John Michael Rawling (Wylde Willow Garden) (FS124.2), Laurence Potter (FS148.15), Melinda Stevenson-Wright (FS168.2), Mervyn Hancock (FS173.2), the Otago Regional Council (FS184.85), Dallas Roff (FS60.2), Donald Paterson (FS82.2), Elizabeth Hancock (FS85.2), Erica Betts (FS88.2), Gerald Finn (FS94.2), Patti Napier (FS187.004), and Alec Weavers (FS4.004) all oppose S298.001, relating to 25 McMeakin Road.

John Michael Rawling (Wylde Willow Garden) (FS124.3), Laurence Potter (FS148.14), Melinda Stevenson-Wright (FS168.3), Mervyn Hancock (FS173.3), The Otago Regional Council (FS184.76), Patti Napier (FS187.2), Roger Bailey (The Bailey Family Trust) (FS207.1), Dallas Roff (FS60.3), Donald Paterson (FS82.3), Elizabeth Hancock (FS85.3), Erica Betts (FS88.3), Gerald Finn (FS94.3), and Alec Weavers (FS4.002) all oppose S281.001, relating to 42 Lambert Street (now 42A Lambert Street).

Hayden Scorrige (FS102.1), Hugh Anderson (FS106.1), James Macaulay (FS114.1), Jennifer Robinson (FS116.1), John Michael Rawling (Wylde Willow Garden) (FS124.4), Karena Taunoa (FS129.1), Kelly Adie (FS137.1), Kevin van de Water (FS139.1), Laura Hayes (FS145.1), Lauren & Sean McConville (FS146.1), Laurence & Annette Graham (FS147.1), Laurence Potter (FS148.6), Les Bell (FS149.1), Mary Dixon (FS167.1), Melinda Stevenson-Wright (FS168.4), Mervyn Hancock (FS173.4), Nicole Moore (FS181.1), Otago Regional Council (FS184.47), Patti Napier (FS187.1), Paul Newall (FS191.1), Peter and Rachel Finnie (FS194.1), Roger Bailey (The Bailey Family Trust) (FS207.2), Brenda Rae (FS33.1), Alec Weavers (FS4.1), Bryce James van de Water (FS40.1), Dallas Roff (FS60.4), David Johnston (FS71.1), Debbie van de Water (FS74.1), Dianne Galvin (FS78.1), Donald Paterson (FS82.4), Elisabeth Lukeman (FS84.1), Elizabeth Hancock (FS85.4), Erica Betts (FS88.4), Gerald Finn (FS94.4), Glen Graeme McLean (FS95.1) all oppose S228.003, relating to 45 McMeakin Road and part of 188 North Taieri Road.

John Michael Rawling (Wylde Willow Garden) (FS124.1), Laurence Potter (FS148.1), Melinda Stevenson-Wright (FS168.1), Mervyn Hancock (FS173.1), The Otago Regional Council (FS184.89), Patti Napier (FS187.3), Dallas Roff (FS60.1), Donald Paterson (FS82.1), Elizabeth Hancock (FS85.1), Erica Betts (FS88.1), Gerald Finn (FS94.1), and Alec Weavers (FS4.003) all oppose S302.001, relating to 55 McMeakin Road.

Issues raised by further submitters

The further submitters listed above have raised a large number of issues that are generally similar across the entirety of RS14. For simplicity, I have grouped the issues raised, as outlined below.

Overall discussion on the appropriateness of rezoning

As outlined above, the further submitters on RS14 have raised a large number of issues associated with the proposed rezoning. In this section I discuss the various issues raised.

3 Waters

Concern was raised about the potential for downstream stormwater flooding, specifically in relation to 132 North Taieri Road. Several submitters also raised concerns regarding the potential for stormwater flow into Abbots Creek and the impacts of this, including flooding. Several submitters considered that the existing 3 Waters infrastructure is inadequate, and increasing the number of dwellings will further increase the infrastructure loads. Concern was expressed that existing ratepayers would be required to pay for the necessary upgrades. A lack of information provided by the submitters regarding 3 Waters was also raised.

DCC 3 Waters has assessed the site. Regarding potable water supply, 3 Waters note that a 750mm diameter raw water trunk main and a 200mm diameter treated water trunk main lie within the site. The raw water trunk main is the primary source water feed to the Southern Water Treatment Plant, so is a critical water supply main for Dunedin. An access corridor and buffer easement would be required to ensure that the DCC can access and maintain the raw water trunk main.

In terms of water supply to the site, the 200mm treated water main does not have adequate capacity for the proposed development and would need to be upgraded. Higher elevation areas of the site would require pumping. There are significant upstream network upgrades required and a medium to long term timeframe is necessary to resolve this. The eastern and south-western sides of the site are within the Mt Grand Raw Water Reservoir Dam Break Hazard Zone, and any development would need to either avoid development in this area or incorporate design to mitigate life safety risk.

In terms of wastewater supply, the existing wastewater infrastructure in this area gravitates to a pump station. Pump station capacity would likely need to be increased, but verification of capacity is required through modelling. From a high-level desktop study it appears the local network has the capacity for the proposed development density and future development in the existing zoned catchment. Additional pumping would be required to service the lower lying western block of land, but 3 Waters notes these may be undevelopable due to flood risk (refer below). Some downstream network upgrades are required.

For stormwater, 3 Waters has advised that the site discharges to a stream which passes directly under the railway line, and is an upper tributary of Abbots Creek. No stormwater infrastructure is present in the area to be developed. As the channel capacities are unable to be determined, and given the flooding risk to neighbouring properties, stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate. 3 Waters has also noted that neighbouring properties have contacted DCC repeatedly about concerns over flooding, particularly as it relates to increasing development in the catchment. There is evidence that downstream watercourses are not properly maintained, increasing flood risks.

Overall, DCC 3 Waters has expressed concerns about the rezoning of the site due to risks and issues for all three water services.

Transport

Several further submitters raised issues relating to access and transport. Specific concerns include that access to the site is problematic, increased traffic congestion, increases in traffic volume in and around North Taieri Road, safety concerns relating to increased traffic volumes passing the local primary school, bridges in the area being unable to handle additional traffic, and that North Taieri Road is too narrow. Concern was expressed that existing ratepayers would be required to pay for necessary upgrades. A lack of a secondary access point to the proposed development was also noted.

DCC Transport notes that due to the high development capacity the site could support, there could be a large amount of new traffic generated, with significant effects on the transport network. Since the site is located at the end of North Taieri Road, a large proportion of this traffic would be required to travel the full length of the road when entering and leaving the site. The effects of this additional traffic on downstream intersections, such as North Taieri Road / Abbotsford Road and also the motorway on-ramp and nearby roundabouts, has not been assessed by the submitters; however the level of development is likely to create unacceptable pressure on North Taieri Road and the wider transport network. At a minimum, a development of this size requires construction of additional connection points to other parts of the transport network. There are legal roads in McMeakin Road and Abbots Hill Road which provide for possible connections. However, these roads are not fully formed and where they are formed, the standard is not suitable for residential development. They also have narrow reserve widths.

DCC Transport also notes that, from a structural integrity perspective, it is unlikely that North Taieri Road would be able to accommodate the additional traffic loading. This is especially the case in relation to heavy construction traffic that would need to access the site during development and construction. The railway bridge also presents constraints in this regard, since it is structurally incapable of supporting heavy overweight vehicles such as mobile cranes.

Overall, based on both the potential level of development and the lack of transport assessment provided by the submitters, DCC Transport is unable to support the proposed rezoning.

Hazards

Several submitters raised concerns regarding natural hazards, particularly in relation to land stability and slips. Specific concern was raised about the possibility of historic mine workings running under the site and the presence of underground springs in the area.

The site was originally assessed by Stantec as having medium and high level hazards present, associated with stormwater and land instability. Specifically, Stantec noted that:

- global stability of the site could be affected by development, especially from earthworks and/or groundwater changes. Any global instabilities would be large to massive in scale and affect multiple potential lots
- the site is located within the same geology and slope angles as other large historic landslides nearby
- mine site hazards require further investigation to confirm the effects on developability of the site
- geological investigations are required to determine the suitability of the site. Investigations may require deep drilling
- regarding the medium level stormwater hazards, Stantec commented that these consist of flooding within the flood hazard area, and alluvial sediment transport within the flood hazard area.

A Geosolve report provided by Wendy Campbell (S228.003) with the submission identifies an area that is “possibly suitable for residential land use (subject to further analysis and investigations)”. The Geosolve report also identifies areas that are unlikely to be suitable for residential land use.

Stantec has reviewed the proposed revised areas and the Geosolve report, and notes that the nature of the site is complex, and a general desktop overview is insufficiently granular to address the issues of the site. Overall, Stantec considers that the original assessment that the site is high risk is still appropriate and significant subsurface investigations would be required for development of the site. This classification does not mean that development is not possible, just that it may be constrained by geotechnical hazards and cost of mitigation.

Rural Character/Landscape

Some submitters were concerned about loss of rural character, loss of trees, and loss of views should development proceed. Some submitters noted that they do not consider the area suitable for residential use, but that it may be better suited as a rural residential area.

The DCC's Landscape Architect, Luke McKinlay, has undertaken a preliminary assessment of the site and has provided the following comments:

The land covered by RS14 comprises a large rural block of pastoral farmland north of Abbotsford. Topography is gently rolling to moderately steep in places. Landcover is pastoral with mature pine and eucalyptus trees lining paddock boundaries. Paddocks also include sporadic large shade trees. These hillslopes display some of the values attributed to the wider Rural Hillslopes Zone. They provide a rural backdrop to nearby residential Abbotsford, particularly the area at the end of North Taieri Road and its surrounding streets. There is a predominance of natural features over human made features. Whilst some of the mature shelterbelts constrain views across the site, in general, the slopes are seen in the context of the wider, surrounding rural hillslope, which rises to the north.

Regarding S228.003, Mr McKinlay considers that there will be at least moderate adverse effects on existing rural amenity values associated with the proposed low density residential and general residential areas proposed. The visual amenity of nearby residents on Freeman Close will be adversely affected by low density residential development on the hillslopes directly to the north of their properties. If considered alongside S302.002 and S298.001, the cumulative effect on rural character values of this large conversion of rural pastoral land to residential use would be considerable. Effects on existing rural character values are likely to be at least moderate when considered in isolation to S302.002 and S298.001 and high, if considered cumulatively.

Areas more favourable for residential development, with fewer potential effects on rural and visual amenity values, are the flatter parts of proposed Area 11 in the structure plan that supports S228.003, nearest 25 McMeakin Road. This area will not be as prominent from Abbotsford valley and will conform to the existing pattern of residential development on the flatter parts of the valley floor.

Regarding S302.002, conversion of such a large area of distinctly rural land, which is part of a largely contiguous area of rural or rural residential land, will have high adverse effects on existing rural character values. There will also be adverse visual amenity effects on nearby rural residential and residential properties associated with the loss of the open spatial characteristics and natural character of this area.

Adverse effects on visual amenity and rural character values are likely to be somewhat lower for both 25 McMeakin Road (S298.001) and 42 Lambert Street (S281.001). For 25 McMeakin Road, residential development here would conform to the existing pattern of nearby residential development, which is restricted to the flatter parts of the valley floor. It is not a highly prominent location as viewed from most nearby residential areas, including rural residential properties to the east. For 42 Lambert Street, existing rural character values are not as high as the other sites within RS14. As a relatively long, irregular block of land, residential development on this site would be largely surrounded by other rural properties, so it will not be particularly well integrated with the nearby residential area. Effects on the wider surrounding rural character will be low-moderate due to

the relatively low visual quality of the site, which does not appear to be used for primary production, and the close proximity to the railway corridor, sand mine and adjacent residential development. There will likely be some adverse visual amenity effects on a small number of nearby residents.

General amenity

Concerns were raised regarding general loss of amenity. This included air and noise pollution, shading of existing properties, and loss of privacy. One further submitter commented that there are no positive impacts for existing residences in the area.

It is acknowledged that there would be impacts on general amenity values for existing residents should the proposed development(s) proceed. This would be most prominent during the construction phase; however, given the size of the potential development, this construction phase could last many years. Additional traffic generated by both construction and the additional dwellings would reduce amenity for dwellings along North Taieri Road.

I consider that the existing 2GP performance standards regarding height would appropriately minimise loss of sunlight and privacy for existing properties.

I also note that, in relation to general amenity, the DCC Parks and Recreation department has commented that should the site be rezoned, it considers that a minimum 5,000m² regular shaped flat and centrally located open space with public amenities should be provided by the developer and vested in DCC as a Recreation Reserve under the Reserves Act 1977. I note that should rezoning be successful, provision of recreation space and public amenities are matters of discretion for subdivision consent.

Biodiversity

Potential impacts to biodiversity were raised as a concern, particularly in relation to native birds and loss of habitat in the area.

A desktop assessment of vegetation cover did not identify and indigenous vegetation on the site. While it is likely that native birds reside in the area, the site is not expected to provide significant habitat. Overall, I consider that the biodiversity values at this site are low.

Other issues

Additional concerns included a general lack of infrastructure within Abbotsford itself, the potential for Abbotsford School to become overcrowded, and insufficient school infrastructure in general. I agree that the site RS14 has “poor” access to centres. The capacity of local schools has been discussed with the Ministry of Education. The Ministry did not raised specific concerns relating the school network to accommodate potential growth at this location.

Several further submitters raised concerns relating to reverse sensitivity but provided limited elaboration on this issue. I assume that the further submitters are referring to the potential for reverse sensitivity from the existing rural activities that occur over RS14. Given the area is already located adjacent to rural activities, I do not consider that rezoning would result in a significant increase for reverse sensitivity potential. The existing rules and performance standards in the 2GP will act to manage activities and should minimise the potential for reverse sensitivity at this site should rezoning proceed.

Some further submitters raised concerns regarding additional population growth and safety concerns, including the potential for an increase in crime. I do not consider this to be a reason to reject rezoning.

One further submitter stated that new development will jeopardise existing businesses in the area. There are few, if any, businesses located in close proximity to RS14. It is my view that additional local population growth is likely to provide an overall positive benefit to local businesses.

Finally, one further submitter noted that the location of the proposed housing is disconnected from other residential areas in Abbotsford. It is likely that the further submitter was referring to the areas in S228.003 that have been deemed out of scope and are not included in the present area for RS14. The current area of RS14 is either located adjacent to other parts of RS14 or existing residentially zoned land.

Overall recommendation on rezoning

I have considered the submissions received requesting rezoning in conjunction with the further submissions and expert evidence received for this site. I have assessed rezoning against Policy 2.6.2.1 of the 2GP, and have identified multiple conflicts with rezoning RS14 to residential.

The transport evidence received highlighted numerous concerns regarding the potentially high level of traffic generated, effects on intersections, impacts on North Taieri Road, and lack of alternative connection points. Based on this, and the lack of information provided by submitters to address these concerns, DCC Transport is unable to support the proposed rezoning. I consider the issues raised are significant and represent a conflict with Policy 2.6.2.1.d.x.

The hazard assessment indicates the site has high level hazards associated with slope instability, with a precedent for land instability within similar geology and slope angles nearby. A hazards assessment was provided by submitters for part of the site, and this identifies a small area that is “possibly suitable for residential land use (subject to further analysis and investigations)”. Stantec’s assessment indicates that the site geology is complex, and a general desktop overview is insufficient to draw full conclusions. Given this, detailed information would need to be provided to confirm whether sub-areas of the site are appropriate for residential development. In the absence of this, I consider that rezoning the site to residential conflicts with Policy 2.6.2.1.d.viii, as the evidence to date suggests the potential risk from natural hazards is significantly higher than “low”.

The 3 Waters advice for this site indicates issues with water supply, and potential issues with wastewater. Additionally, while stormwater management is possible, it is somewhat reliant on the proper functioning of the downstream sections of watercourses. Based on the issues identified, I consider the rezoning the site has potential conflicts with Policy 2.6.2.1.d.ix.

Finally, the landscape advice received for this site indicates a range of effects, depending on the area being considered for rezoning. While some areas of the site appear more favourable for residential development from a landscape perspective, other areas are considered to have high adverse effects on rural character values. I consider that rezoning parts of the site would conflict with Policy 2.6.2.1.d.i and 2.6.2.1.d.vii.

Overall, based primarily upon the hazard and transport issues, I do not consider that rezoning to residential is appropriate and I recommend that RS14 remains zoned as Rural.

Recommended amendments:

None. Maintain rejection.

5.4.3 119 Riccarton Road West (RS109)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S273.002	Mark and Jacqui Taylor	Add a change	Rezone 119 Riccarton Road West (Requested Site RS109) from Rural Taieri Plain zone to General Residential 1 zone.
FS11.1	Allen Blackie	Oppose OS273.002	Oppose OS273.002. Retain the current zoning of 119 Riccarton Road West as Taieri Plains Rural.
FS113.1	Jakob and Kylie Thomas	Oppose OS273.002	Oppose OS273.002. Disallow submission and retain current zoning of 119 Riccarton Road West as Taieri Plain Rural.
FS172.1	Mervyn (Stuart) and Kaye Aitken and Sangster	Oppose OS273.002	Oppose OS273.002. Disallow Submission and retain the current zoning of 119 Riccarton Road West as Taieri Plains Rural.
FS184.524	Otago Regional Council	Oppose OS273.002	Oppose OS273.002. Disallow submission and do not rezone 119 Riccarton Road West (Requested Site RS109) from Rural Taieri Plain zone to General Residential 1 zone.
<p><u>Background</u></p> <p>Figure 41 - General area proposed for rezoning for RS109</p>			

Mosgiel



Rejected Site(s) Taieri Plain

Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS109	119 Riccarton Road West, Mosgiel	Rural Taieri Plain Zone	General Residential 1 Zone	None requested

This site is located to the west of Mosgiel on the Taieri Plain and covers the entirety of 119 Riccarton Road West. The 1.7 ha property is presently zoned Rural Taieri Plain and the proposed rezoning would see it rezoned to General Residential 1.

The site is subject to a number of overlays – it is fully covered by high class soils, is mostly covered by the Kokika o Te Matamata (the area surrounding Mosgiel) wāhi tupuna mapped area, is fully covered by a Hazard 3 (flood) overlay zone, and lies within the Dunedin Airport Flight Fan. The site is located just over 600m from the closest residential zoning, and is entirely surrounded by Rural Taieri Plain zoning.

The original reason for rejection in the section 32 report was that there are better areas closer to Mosgiel centre and it is disconnected from existing or potential new residential land.

Submissions received requesting rezoning

Mark and Jacqui Taylor (S273.002) submitted that the area be rezoned to General Residential 1 zoning. The reasons given are that the predominant land-use in the area is residential/lifestyle, with minimal primary production occurring. Consequently, the current Rural zoning does not accurately reflect the existing land use. They also state that natural hazards (flooding) are relatively easily managed in this locality.

Four further submissions were received on S273.002, all in opposition.

Allen Blackie (FS11.1) oppose rezoning as this would reduce rural zoned land and that it would result in reverse sensitivity issues from adjoining farmland.

Jakob and Kylie Thomas (FS113.1) oppose rezoning as the site is disconnected and distanced from existing and/or potential residential land, services are not currently available in Riccarton Road, there will be increased property access disruption due to fast moving traffic on the road, loss of high quality soils and loss of rural outlook.

Mervyn (Stuart) Aitken and Kaye Sangster (FS172.1) oppose rezoning due to concerns about the narrowness of Riccarton Road West at this location, stormwater management, site is located in a flood zone, lack of wastewater infrastructure servicing, lack of potable water supply, loss of lifestyle block character.

The Otago Regional Council (FS184.524) opposed rezoning due to potential adverse effects from natural hazards and stormwater management.

Discussion

Rezoning this site to residential has been assessed against Policy 2.6.2.1 with several critical issues identified.

The site is disconnected from existing residentially zoned land (it is 600m to the nearest residentially zoned land) and is surrounded on all sides by land zoned as Rural. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. Furthermore, given the sites disconnect with existing serviced areas, rezoning the site would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site, for a relatively small number of potential sites. For these reasons, I consider rezoning this site to residential to have a clear conflict with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

Recommendation

Overall, for the reasons laid out above, I consider that rezoning the site to residential has multiple clear conflicts with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Taieri Plain.

Recommended amendments:

None. Maintain rejection.

5.4.4 23 Sretlaw Place (RS110)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S247.001	Cole Bennetts	Add a change	Rezone 23 Sretlaw Place (Requested Site RS110) from Rural Hill Slopes zone to General Residential 1 zone.
FS103.1	Helen & Myles Thayer	Oppose OS247.001	Support OS247.001 in part. Only allow the submission if the 3 or 4 sections to be accessed by the right of way from the private road be disallowed, Will support if only one section to be accessed by this right of way.
FS112.1	Jade Benfell	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hills Slopes Rural.
FS119.1	Jill Milne	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.,
FS160.1	Mark Baker	Support OS247.001	Support OS247.001 with amendments. Support the rezoning of 23 Sretlaw Place from Hill Slopes Rural to General Residential 1 so long as a 2m wide pedestrian access path that connects to the walkway on the Frasers Gully Loop Track.
FS176.1	Michael Moffitt	Oppose OS247.001	Support OS247.001 in part. Allow for one dwelling to be built at 23 Sretlaw Place rather than the proposed 4 dwellings.
FS19.1	Ann Venables	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS239.1	Tilman Davies	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain the current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS245.1	Tracy and Peter Finnie	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS25.1	Anthony Dowling	Oppose OS247.001	Oppose OS247.001. Disallow rezoning and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS39.1	Bryan and Catherine Moore (BK and CM Moore Family Trust)	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS69.1	David and Sarah Shearer	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS9.1	Allan Martin	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
FS91.1	Flora Macleod	Oppose OS247.001	Oppose OS247.001. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural.
S247.002	Cole Bennetts	Add a change	If the site at 23 Sretlaw Place, Dunedin (Requested Site RS110) is rezoned, add a structure plan mapped area rather than a new development mapped area.

FS119.2	Jill Milne	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural., If rezoned add a new development mapped area rather than a structure plan mapped area.
FS160.2	Mark Baker	Support OS247.002	Support OS247.002 with amendments. Support the rezoning of 23 Sretlaw Place from Hill Slopes Rural to General Residential 1 so long as a 2m wide pedestrian access path that connects to the walkway on the Frasers Gully Loop Track as a part of the structure plan mapped area
FS239.2	Tilman Davies	Oppose OS239.002	Oppose OS239.002. Disallow submission and retain the current zoning of 23 Sretlaw Place as Hill Slopes rural. If rezoning is allowed keep new development mapped area to control development.
FS176.002	Michael Moffitt	Oppose OS247.002	Support OS247.002 in part. Allow for one dwelling to be built at 23 Sretlaw Place rather than the proposed 4 dwellings. If rezoned add a new development mapped area rather than a structure plan mapped area.
FS245.2	Tracy and Peter Finnie	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural and do not add structure plan mapped area
FS9.002	Allan Martin	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural. If rezoned add a new development mapped area rather than a structure plan mapped area.
FS69.002	David and Sarah Shearer	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural. If rezoned add a new development mapped area rather than a structure plan mapped area.
FS39.002	Bryan and Catherine Moore (BK and CM Moore Family Trust)	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural. If rezoned add a new development mapped area rather than a structure plan mapped area.
FS25.2	Anthony Dowling	Oppose OS247.002	Oppose OS247.002. Disallow rezoning and retain current zoning of 23 Sretlaw Place as Hill Slopes Rural. If rezoned add a new development mapped area rather than a structure plan mapped area.
FS112.002	Jade Benfell	Oppose OS247.002	Oppose OS247.002. Disallow submission and retain current zoning of 23 Sretlaw Place as Hills Slopes Rural. If rezoned add a new development mapped area rather than a structure plan mapped area
<p><u>Background</u></p> <p>Figure 42 - General area proposed for rezoning for RS110</p>			

Brockville



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS110	23 Sretlaw Place, as shown in Figure 42.	Rural Hill Slopes Zone	General Residential 1	<ul style="list-style-type: none"> • Application of a structure plan mapped area • Do not apply a new development mapped area

RS110 is located off Sretlaw Place in Brockville. Presently zoned Rural Hill Slopes, the 1.9 ha area is proposed to be rezoned to General Residential 1. The site is surrounded on two sides by Recreation zoning, one side by Rural Hill Slopes, and one side by existing General Residential 1. The Recreation zoned area includes the Frasers Gully Urban Biodiversity Mapped Area; the part of this immediately adjoining the site to the west has recently been planted by DCC in native vegetation. Frasers Creek, to the north of the site, is subject

to an esplanade strip mapped area, which requires that subdivision along the bank of Frasers Creek must provide an esplanade reserve with a minimum width of 20m (Rule 10.3.1). A walking track passes between Frasers Creek and the subject site, then climbs through the replanted area to the west. The site has a very good aspect, good access to public transportation, very good access to schools, but poor access to centres. The site is steep, with a mean slope of 14.8 degrees. There is a small area of high class soil mapped area located in the southwest corner of the site, adjoining the existing General Residential 1 area.

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 the request was received too late in the Variation 2 process to fully assess. Refer to Appendix C.19 for details of this site.

Submissions received requesting rezoning

Cole Bennetts (S247.001) seeks to rezone 23 Sretlaw Place to General Residential 1 and apply a structure plan mapped area rather than a new development mapped area over the site (S247.002). Mr Bennetts states that the site is an area of isolated rural zoning and rezoning to residential provides for a logical “infill” of the residential zone. He notes that the site is close to services and public amenities and has a reasonable slope and excellent sun access. Rezoning will help DCC provide sufficient development capacity to meet demand.

Mr Bennetts considers that provision of infrastructure is adequately governed by existing 2GP subdivision and land use performance standards, but applying a structure plan mapped area allows the Council to apply specific performance standards to achieve the desired outcomes for the site. He considers that the NDMA provisions would act as an impediment to developing the site.

A landscape assessment was included in the submission along with two possible development plans – option 1 provides for 17 residential lots while option 2 provides for 12 residential lots. Mr Bennett’s preference is for option 1 (17 residential lots). Both options include a lot at the north of the site (adjacent to Frasers Gully) for use as a stormwater management area, to be vested in Council and planted in native vegetation. This links to the (re-vegetated) DCC reserve immediately to the west. Public access through the site will also be provided. An existing large oak tree on the site will be retained. Proposed site sizes vary from 570m² to 2,270m², taking account of site topography. The accompanying landscape assessment supports the proposed development, subject to the planting recommendations being approved by Council. The assessment concludes that the short term landscape effects are considered to be low, and the long term landscape effects very low. Short term visual effects are considered to be low/moderate, and long term visual effects are assessed as low.

Mr Bennetts’ submissions were supported by Mark Baker (FS160.1 and FS160.2), with adoption of option 2, providing for 12 residential lots. Mr Baker agrees that the topography means that existing houses on Sretlaw Place will look over the new development and not into it. Mr Baker also seeks the addition of a 2m wide pedestrian access connecting to the walkway on the Frasers Gully Loop Track.

A number of further submissions were received opposing both S247.001 and S247.002. These raised a number of issues, as outlined below.

Transportation/Access

A large number of further submitters (Helen & Myles Thayer (FS103.1), Jade Benfell (FS112.1 and FS112.002), Jill Milne (FS119.1 and FS119.2), Michael Moffitt (FS176.1 and FS176.002), Tracy and Peter Finnie (FS245.1 and FS245.2), Bryan and Catherine Moore (BK and CM Moore Family Trust) (FS39.1 and FS39.002), Anthony Dowling (FS25.1 and FS25.2), Allan Martin (FS9.1 and FS9.002), David and Sarah Shearer (FS69.1 and FS69.002), and Ann Venables (FS19.1)) oppose rezoning on the grounds of transportation and access issues. Submitters raised concerns that access to the site would need to be via private road (either 18 or 25 Sretlaw Place), including safety issues, an increase in traffic, narrow access, potential damage to the existing road surface and pavements through heavy traffic, lack of car parking, lack of street lighting, and the potential for road ice in winter.

DCC Transport agrees that access to this site is considered problematic. The potential access lots are both private, shared lots (18 Sretlaw Place and/or 25 Sretlaw Place) used by a number of existing dwellings. These access lots are not of a standard that DCC would accept to adopt as legal roads – upgrading and widening would be required as part of any subdivision and vested back to the Council as legal road, which would require agreement from the existing owners/users. Continuing to use these lots as private accessways to the number of dwellings being proposed is contrary to Policy 6.2.3.Y of the 2GP, which requires subdivision to provide a new road where more than 12 sites are to be serviced. While it is expected that the development would have minimal impact on the wider transport network, unless the developer is able to demonstrate that suitable access can be achieved, DCC Transport considers that development of the site is constrained by the standard of the existing access.

Biodiversity

A number of further submitters (Jade Benfell (FS112.1 and FS112.002), Flora Macleod (FS91.1), Anthony Dowling (FS25.1 and FS25.2), David and Sarah Shearer (FS69.1 and FS69.002), and Ann Venables (FS19.1)) raised concerns around potential loss of biodiversity and the impacts to native birds. Specific examples mentioned include the gum and oak trees present, birdlife in the area, and 100+ year old hawthorn hedges on the boundary between the site and 118 Brockville Place.

A desktop assessment of vegetation cover mapping produced by Wildland Consultants Limited was completed for 23 Sretlaw Place, with negligible indigenous vegetation (less than 0.5%) identified. The examples of vegetation mentioned by several of the submitters above are not indigenous, but may have other biodiversity and amenity values. I note that the submitter proposes to retain a large oak tree. The site is adjacent to a significant area of native bush, within Frasers Gully reserve, which will continue to provide for habitat for birdlife in the area.

Overall, I consider the impact of biodiversity values to be low.

Landscape/Rural Character and Residential amenity

Further submitters (Jade Benfell (FS112.1 and FS112.002), Tilman Davies (FS239.1 and FS239.2), Bryan and Catherine Moore (BK and CM Moore Family Trust) (FS39.1 and FS39.002), Flora Macleod (FS91.1), Anthony Dowling (FS25.1 and FS25.2), Allan Martin (FS9.1 and FS9.002), David and Sarah Shearer (FS69.1 and FS69.002), Ann Venables (FS19.1), Jill Milne (FS119.1 and FS119.2)) about the potential impacts on the Frasers Gully stream and track, mostly from a loss of rural nature perspective. oppose rezoning and raise concerns about loss of rural outlook, a reduction in green space, and impacts on natural landscape values.

The DCC's Landscape Architect, Luke McKinlay, has assessed the site and commented that rezoning will result in adverse visual amenity effects on nearby residents associated with loss of open space adjacent to the Frasers Gully reserve. Mr McKinlay notes that, for nearby residents, views over the subject site to the northern side of Frasers Gully, which comprises the most prominent natural area to the north, will not be intruded upon by residential development on this site due to its sloping topography, which falls towards the Kaikorai Stream. For users of the walking track that passes along the northern boundary of the site and across the hillside to the west, there will be adverse visual amenity effects associated with residential development occurring in this location. From this track, bush within Frasers Gully, the recently replanted council reserve and the undeveloped character of the subject site and the neighbouring rural block (118 Brockville Road) are the primary components of surrounding views, which contribute to the natural character of this area. Whilst views to nearby residential areas are also present, they are not a primary focus from this track.

The effects on wider rural character will be relatively low, given that this is a small remnant rural block adjacent to residential development. If rezoning does occur, Mr McKinlay recommends a number of mitigations should be implemented, including planting around the existing pond, retention of the oak tree, a buffer of native planting on the northern boundary, and use of rural fencing and native planting on the western boundary. Mr McKinlay considers that the proposed 12-lot structure plan would integrate into the existing

environment more successfully than the 17-lot plan. The DCC Parks and Recreation Department considers that a 20m wide native bush strip along the northern boundary is appropriate, although they also note that potentially a smaller (5m) buffer would also work. The intended purpose of such a buffer would be to mitigate any adverse effects of development (e.g. the edge effect) on the adjacent Frasers Gully.

The DCC Parks and Recreation Department have also recommended that a recreational track connecting to the Frasers Gully track (located on the other side of the creek) is required. I note that the submitter's structure plan includes such a track.

Should rezoning proceed, I recommend that a buffer along the entire northern boundary be required by way of structure plan (refer to recommendation section below), to provide separation between the DCC walking track and the development. I also note that the Plan requires that subdivision in an NDMA considers the need for amenity planting and recreation space.

A range of concerns relating to loss of general amenity values were raised by further submitters. These include increased light pollution (Jade Benfell (FS112.1 and FS112.002), Ann Venables (FS19.1)), loss of sunlight (David and Sarah Shearer (FS69.1 and FS69.002)), loss of views (David and Sarah Shearer (FS69.1 and FS69.002)), disruption from an increased number of dwellings, loss of privacy, an increase in litter, and other matters relating to general loss of amenity (Ann Venables (FS19.1)).

I acknowledge that there will be a loss of general amenity to existing residents should development occur. However, the existing 2GP performance standards for residential zones (which includes rules for matters such as height, maximum building site coverage, setbacks etc) should help manage these effects.

Hazards

Three further submitters (Jill Milne (FS119.1 and FS119.2), Anthony Dowling (FS25.1 and FS25.2), David and Sarah Shearer (FS69.1 and FS69.002)) oppose rezoning due to concerns regarding hazards, notably land instability, but also flooding of Frasers Creek.

The site has been assessed by Stantec as having a low to medium hazard level associated slope instability. Stantec has commented that the site slope angles are moderate, and there appears to be no significant landslides on the site. However, there are several sources of information to suggest that the site has been inundated with landslide debris and affected by landslides from other lots. Geotechnical assessment will be required to confirm the stability of the site and address the landslide mapping concerns. This may also identify any offsets that might be required from unstable slopes or landslide debris. Overall, however, from a hazards perspective the site is considered developable.

3 Waters

Several further submitters (Bryan and Catherine Moore (BK and CM Moore Family Trust) (FS39.1 and FS39.002), Allan Martin (FS9.1 and FS9.002), David and Sarah Shearer (FS69.1 and FS69.002), Ann Venables (FS19.1)) raised concerns about various 3 Waters issues. These concerns included drainage, stormwater issues, inadequate 3 Waters infrastructure, wastewater servicing, and disruption of a natural watercourse that flows inside the northwest boundary of 118 Brockville Road from 23 Sretlaw Place.

DCC 3 Waters has assessed the site. There are minor network extensions required to connect the site to the potable water supply. Some minor network upgrades may also be required. Regarding wastewater, a minor network extension is required to connect to the site. The existing local infrastructure provides enough capacity for additional flow, and achieves the grade for self-cleaning. The site will require a pump system to be installed to connect to the existing infrastructure. 3 Waters prefers gravity to pumping where possible due to lower operating and maintenance costs and supporting DCC's Zero Carbon policy. However, 3 Waters note that flow goes to Kaikorai Valley then South Dunedin in wet weather to reach Tahuna Wastewater Treatment Plant. Wastewater overflows occur into Kaikorai Stream and South Dunedin (entering Dunedin Harbour) including Surrey St,

affecting the environment and posing a public health risk. Significant downstream upgrades are required to address this and a long-term timeframe is expected to resolve these issues.

Regarding stormwater, immediately downstream of the site is Frasers Creek. Water flows from Frasers Creek in to Kaikorai Stream. There are known flooding issues downstream at Glenelg St that affect the Stone St roundabout and downstream areas. The capacity of Frasers Creek is unknown. Therefore, on-site attenuation for 100-year Annual Recurrence Interval (ARI) storm flows has been assessed, and the area of land required for stormwater management is over 20% of the total area of the site, and is therefore not considered feasible. 3 Waters also note that Frasers Gully has high ecological value and potential degradation of the Creek is contrary to principles of Te Mana o te Wai.

Overall, rezoning the site is not supported from a 3 Waters perspective due to issues with wastewater and stormwater.

Other issues

Anthony Dowling (FS25.1 and FS25.2) opposes rezoning due to concerns about the potential fire risk due to nearby dense bush. David and Sarah Shearer (FS69.1 and FS69.002) oppose rezoning due to concerns around potential land contamination (refuse dumped on the site in late 2015). This concern was shared by Ann Venables (FS19.1), who also raised concerns relating to reverse sensitivity from neighbouring 118 Brockville Road owned by herself, increased trespassing onto 118 Brockville Road, and increased walking traffic from Sretlaw Place to Frasers Creek.

In relation to fire risk, there are large numbers of sites in Dunedin that border (or include) areas of dense bush. The site is not identified as a HAIL site using the Otago Regional Council's online map. Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, prior to subdivision a preliminary site assessment must be undertaken to identify the potential risk to health from contaminated soil.

Regarding reverse sensitivity, it is worth noting that 118 Brockville Road is already located immediately adjacent to existing housing, including houses on Sretlaw Place. I don't consider that additional housing would substantially increase the potential for reverse sensitivity beyond what is already present.

Discussion on rezoning

A key issue relating to rezoning 23 Sretlaw Place is whether access can be realistically achieved, given that this would require use of one of two private accessways. These accessways would need to be widened and upgraded to Code of Subdivision standards and vested back to Council as legal road. This would require agreement from the other owners/users which would appear problematic.

Furthermore, the 3 Waters evidence received for this site does not support rezoning due to issues associated with wastewater and stormwater. Rezoning would likely lead to downstream overflows and potential degradation of Frasers Gully. I therefore consider rezoning to have a conflict with Policy 2.6.2.1.d.iii and Policy 2.6.2.1.d.ix.

While I do not recommend rezoning, should the Panel choose to rezone the site, I would recommend a structure plan be implemented for the site to require the following:

- Subdivision is limited to 12 lots.
- Walking access must be provided from the subdivision into the adjacent Frasers Gully track.
- A vegetated buffer (minimum 5m) must be implemented along the entire northern boundary of the site.

Should rezoning proceed, I would also recommend that a new development mapped area is applied in addition to the above structure plan (i.e. partially reject S247.002). The NDMA provisions are applied to sites throughout the city to ensure that subdivision of large areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan.

Recommendation

Taking into account the expert evidence received for this site, I am unable to recommend rezoning, and recommend that the zoning of RS110 remain as Rural.

Recommended amendments:

None. Maintain rejection.

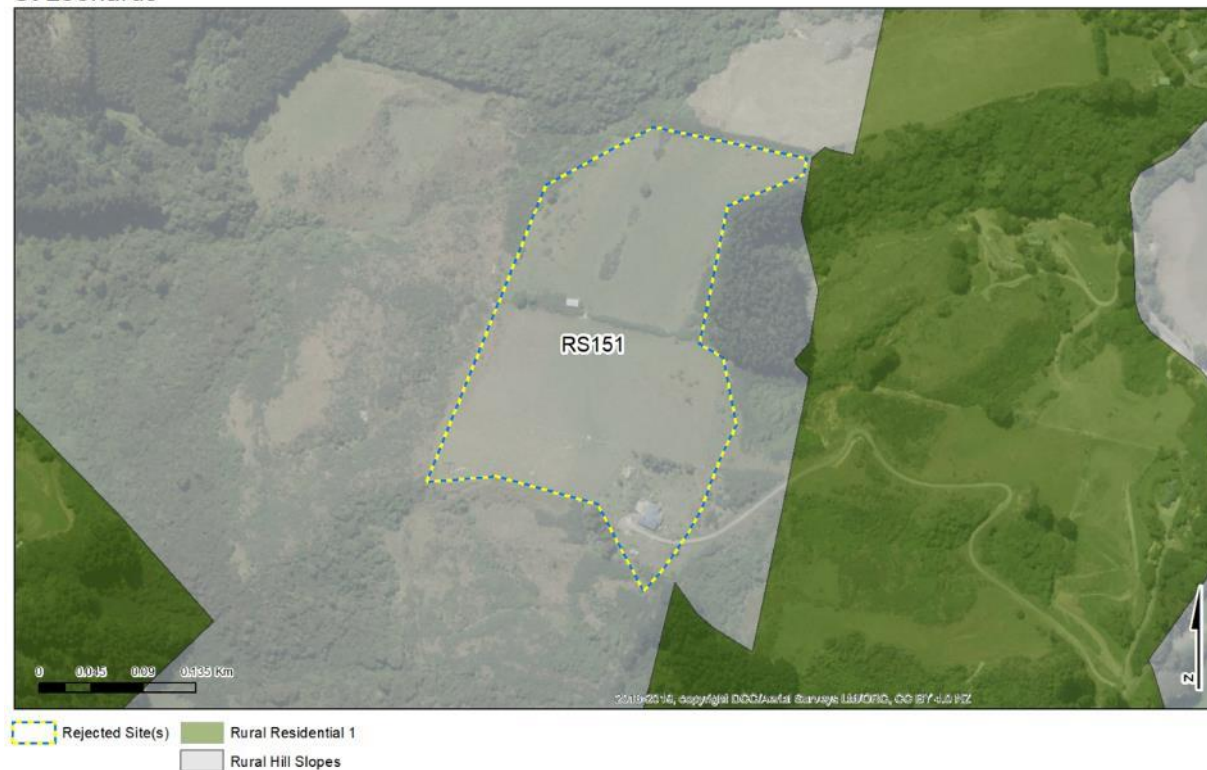
5.4.5 147 St Leonards Drive (RS151)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S237.001	David Middleton	Add a change	Rezone part of 147 St Leonards Drive (Requested Site RS151) from Rural Hill Slopes zone to Large Lot Residential 1 zone, with a structure plan mapped area and apply an area of significant biodiversity value over part of the site as shown in the submission.
FS252.1	Wirat Mahongchai	Support OS237.001	Support OS237.001. Allow submission and rezone 147 St Leonards Drive from Rural Hill Slopes zone to Large Lot Residential 1 zone, with a structure plan mapped area and apply an area of significant biodiversity value over part of the site as shown in the submission.

Background

Figure 43 - General area proposed for rezoning for RS151

St Leonards



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS151	Part 147 St Leonards Drive, as shown in Figure 43.	Rural Hill Slopes Zone	Large Lot Residential 2	<ul style="list-style-type: none"> Application of a structure plan mapped area Application of an Area of Significant Biodiversity Value to part of the site (outside the rezoning area)

This site is a 6.5 ha rural-zoned block located towards the north end of St Leonards, West Harbour. In the section 32 report, RS151 was originally significantly larger and covered both Rural and Rural Residential 1 zoning. As outlined below, the single original submitter on this site, David Middleton (S237.001), seeks that only a small portion of the original site is rezoned to residential. Therefore, only the 6.5 ha area proposed for residential zoning is shown above in Figure 43.

This area is fully covered by the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone. There are no other overlays present. The nearest residential zoning (Township and Settlement) is nearly 700m distant from the site.

While only the 6.5 ha area identified above is proposed for residential zoning, the submitter is proposing other areas of the site to be designated as an Area of Significant Biodiversity Value (ASBV), a managed ecological enhancement area, and an area proposed to be replanted with indigenous vegetation. These areas are in addition to the 6.5 ha area proposed for residential rezoning. The proposed structure plan for the site, as provided by the submitter, is shown below in Figure 44. The area proposed for residential zoning is shown in aqua.

Figure 44 - Proposed structure plan for RS151



Notes:

- Lime Green – Native forest area to have an ASBV overlay applied – subject to ecological report.
- Dark Green Hatched – Managed ecological enhancement area.
- Aqua – Area to be rezoned Large Lot Residential 2 – Approx. 5.5 ha subject to survey – yield 8 – 10 lots – subject to landscape report.
- Silver – Area of forestry trees to be removed over time for firewood and replanted with indigenous vegetation – not viable to commercially log.
- Pink Dashed Line – Site access.

In the section 32 report, the site was originally rejected as much of it is subject to a SNL 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 (note this refers to the original site shape which included areas outside of the SNL) is considered inappropriate due to the distance from existing residential zones.

Submissions received requesting rezoning

David Middleton (S237.001) submitted that part of the site be rezoned to Large Lot Residential 1, with a structure plan mapped area applied, and an Area of Significant Biodiversity Value (ASBV) applied over part of the site. The draft structure plan provided in the submission identifies an approximately 6.5 hectare area that is proposed to be rezoned to Large Lot Residential 2 and would yield approximately 8 – 10 lots. Other areas identified include a proposed ASBV, subject to an ecological report, a managed ecological enhancement area, and an area of forestry trees to be removed over time and replanted with indigenous vegetation. Only the area proposed for residential zoning is shown in Figure 43 above. S237.001 was supported by a further submission from Wirat Mahongchai (FS252.1).

Discussion

The 6.5 ha area proposed for Large Lot Residential 1 rezoning is fully contained within the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone. Rezoning this area to residential is inconsistent with Policy 2.6.2.1.d.iv which requires that Dunedin’s outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4).

Additionally, the site is disconnected from existing residentially zoned land and is surrounded on all sides by land zoned as either Rural Hill Slopes or Rural Residential 1. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is distanced from centres and other community facilities.

Recommendation

Overall, for the reasons above, I consider that rezoning the site to residential has clear conflicts with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Hill Slopes.

Recommended amendments:

None. Maintain rejection.

5.4.6 Chain Hills Area, Mosgiel (RS153 and RS204)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
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S219.004	Gladstone Family Trust	Add a change	Rezone 77 and 121 Chain Hills Road, Mosgiel (RS153), from Rural Hill Slopes, Rural Residential 1, and Low Density Residential zones to General Residential 1 zone and amend so that it will be a mixture of zonings as shown in the submitter's proposed structure plan.
FS105.2	Holly and Gareth Shanks	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road as Hill Slopes Rural, Low Density Residential, and Rural Residential 1.
FS107.2	Ian and Joy Macbeth	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hill Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS108.2	Ian Hannah	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS109.2	Ian Pollock	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS118.2	Jessica Hannah	Oppose OS219.004	Oppose OS219.0034. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS120.2	Jim Cotter	Oppose OS219.004	Oppose OS219.003. Disallow submission and retain the current zoning of 77 and 121 Chain Hills Rd as Hill Slopes Rural, Low Density Residential and Rural Residential 1.
FS122.2	John Franklin	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential and Hill Slopes Rural..
FS128.2	Karen Wispinski	Oppose OS219.004	Support OS219.004 in part. Allow submission to rezone 77 & 121 Chain Hills Road from Rural Residential 1, Hill Slopes Rural, and Low Density Residential to General Residential 1 conditional on not having a walking run along 109 Chain Hills Road
FS143.2	Kylie Ellis	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 71 and 121 Chain Hills Rd as Hill Slopes Rural, Low Density Residential, and Rural Residential 1.
FS152.2	Lisa and Shannon Lamb	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS153.2	Lyn Murray	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 75, 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS159.2	Marion Maxwell	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS178.2	Neville and Alison Beck	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain the current zoning of 77 and 121 Chain Hills Road as Rural Hill Slopes, Rural Residential 1, and Low Density Residential zones.
FS182.2	Nicole Thompson	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road as Low Density Residential, Rural Residential 1, and Hill Slopes Rural.
FS183.2	Nikita and Mathew Woodhead	Support OS219.004	Support OS219.004 in part. Allow submission to rezone 77 and 121 Chain Hills Road from Rural Residential 1, Low Density Residential and Hill Slopes Rural to General Residential 1 conditional on no road connecting to Woodland Avenue and that reverse sensitivity affects such as noise and smell are managed so that existing residents are not impacted.

FS184.525	Otago Regional Council	Oppose OS219.004	Oppose OS219.004. Disallow submission and do not rezone 77 and 121 Chain Hills Road, Mosgiel, (Requested Site RS153) from Rural Hill Slopes, Rural Residential 1, and Low Density Residential zones to General Residential 1 zone
FS190.2	Paul Lucas	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS193.2	Paul Weir	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 121 Chain Hills Road as Low density Residential, Rural Residential 1, and Hill Slopes Rural.
FS196.2	Philip & Kerry Kirk	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road, Mosgiel as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS202.1	Rennie Logan (Logan Projects Ltd)	Support OS219.004	Support OS219.004. Allow submission and rezone 77 & 121 Chain Hills Road, Mosgiel from Rural Residential 1, Low Density Residential and Hill Slopes Rural to General Residential 1
FS210.2	Ronald and Diane Underwood	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road as Rural Residential 1. If rezoned keep at least 150m strip of land along Chain Hills Road as Rural Residential and no connection of Chain Hills Road to suburban streets.
FS246.2	Tracy Chambers	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Hill Slopes, Rural Residential 1, and Low Density Residential.
FS26.2	Anthony Hoets	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS27.1	Archibald Robert & Jennifer Joy Cowan	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain the current zoning at 77 & 121 Chain Hills Road, Mosgiel as Hill Slopes Rural, Low Density Residential, and Rural Residential 1.
FS30.2	Barry Galbreath	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS32.1	Brad Harris	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain the current zoning of 77 & 121 Chain Hills Road, Mosgiel as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS35.2	Brier Bousie	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Hill Slopes, Rural Residential 1, and Low Density Residential.
FS36.2	Bronwyn Hughes	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural,
FS37.2	Bruce Beckingsale	Oppose OS219.004	Oppose OS219.004. Disallow Submission and retain the current zoning of 77 and 121 Chain Hills Road as Rural Hill Slopes, Rural Residential 1 and Low Density Residential zones.
FS42.2	Caroline O'Donohue	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS46.2	Chris Rudd	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road as Hill Slopes Rural, Low Density Residential and Rural Residential 1.
FS48.2	Christoher and Shelli Pike	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS53.2	Claire Duell	Oppose OS219.004	Oppose OS219.004. Disallow Submission and retain current zoning of 77 and 121 Chain Hills Rd as Hill Slopes Rural, Low Density Residential and Rural Residential 1.

FS76.1	Debra Gale	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain the current zoning of 77 & 121 Chain Hills Road, Mosgiel as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS79.2	Dion Bennett	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1
FS8.1	Allan Chisholm	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road, Mosgiel as Hill Slopes Rural.
FS80.2	Donald & Pamela McInnes	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential, and Hill Slopes Rural.
FS89.2	Esther Willis	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 & 121 Chain Hills Road, Mosgiel as Rural Residential1, Low Density Residential, and Hill Slopes Rural.
FS96.2	Gordon Hunt	Oppose OS219.004	Oppose OS219.004. Disallow submission and retain current zoning of 77 and 121 Chain Hills Road as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
FS98.2	Greg Hamburger	Oppose OS219.004	Oppose OS239.004. Disallow submission and retain the current zoning of 77 and 121 Chain Hills Rd as Rural Residential 1, Low Density Residential and Hill Slopes Rural.
S219.005	Gladstone Family Trust	Add a change	Rezone parts of 100 Irwin Logan Drive (adjacent to RS153) from Rural Hill Slopes zone to Recreation zone in accordance with the submitter's proposed structure plan and include 3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, and 25-27 Pinfold Place within the structure plan mapped area.
FS105.3	Holly and Gareth Shanks	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS107.3	Ian and Joy Macbeth	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS108.3	Ian Hannah	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS109.3	Ian Pollock	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive d as Hill Slopes Rural.
FS118.3	Jessica Hannah	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS120.3	Jim Cotter	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain the current zoning of 100 Irwin Logan Drive as Rural Hill Slopes.
FS122.3	John Franklin	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS128.3	Karen Wispinski	Oppose OS219.005	Support OS219.003 in part. Allow submission to rezone 100 Irwin Logan Drive from Hill Slopes Rural to General Residential 1 conditional on not having a walking run along 109 Chain Hills Road
FS143.3	Kylie Ellis	Oppose OS219.005	Oppose OS219.005. Disallow Submission and retain current zoning of 100 Irwin Ligan Drive as Hill Slopes Rural.
FS152.3	Lisa and Shannon Lamb	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.

FS153.3	Lyn Murray	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS159.3	Marion Maxwell	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS178.3	Neville and Alison Beck	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain the current zoning of 100 Irwin Logan Drive as Rural Hill Slopes.
FS182.3	Nicole Thompson	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan drive as Hill Slopes Rural.
FS183.3	Nikita and Mathew Woodhead	Support OS219.005	Support OS219.005 in part. Allow submission to rezone 100 Irwin Logan Drive from Hill Slopes Rural to General Residential 1 conditional on no road connecting to Woodland Avenue and that reverse sensitivity affects such as noise and smell are managed so that existing residents are not impacted.
FS184.526	Otago Regional Council	Oppose OS219.005	Oppose OS219.005. Disallow submission and do not rezone parts of 100 Irwin Logan Drive (adjacent to Requested Site RS153)
FS190.3	Paul Lucas	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS193.3	Paul Weir	Oppose OS219.005	Oppose OS219.004. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS196.3	Philip & Kerry Kirk	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS202.2	Rennie Logan (Logan Projects Ltd)	Support OS219.005	Support OS219.005. Allow submission and rezone 100 Irwin Logan Drive from Hill Slopes Rural.
FS246.3	Tracy Chambers	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Rural Hill Slopes.
FS26.3	Anthony Hoets	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan drive as Hill Slopes Rural.
FS27.2	Archibald Robert & Jennifer Joy Cowan	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS30.3	Barry Galbreath	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS32.2	Brad Harris	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain the current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS35.3	Brier Bousie	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain the current zoning of 100 Irwin Logan Drive as Rural Hill Slopes.
FS36.3	Bronwyn Hughes	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS37.3	Bruce Beckingsale	Oppose OS219.005	Oppose OS219.005. Disallow Submission and retain the current zoning of 100 Irwin Logan Drive as Rural Hill Slopes zone

FS42.3	Caroline O'Donohue	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS46.3	Chris Rudd	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS48.3	Christoher and Shelli Pike	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS53.3	Claire Duell	Oppose OS219.005	Oppose OS219.005. Disallow Submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS76.2	Debra Gale	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS80.3	Donald & Pamela McInnes	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS89.3	Esther Willis	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS96.3	Gordon Hunt	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
FS98.3	Greg Hamburger	Oppose OS219.005	Oppose OS219.005. Disallow submission and retain current zoning of 100 Irwin Logan Drive as Hill Slopes Rural.
S219.008	Gladstone Family Trust	Add a change	If 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road (RS204) are rezoned, add a structure plan mapped area rather than a new development mapped area
FS105.4	Holly and Gareth Shanks	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and no not apply a structure plan mapped area.
FS107.4	Ian and Joy Macbeth	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS108.4	Ian Hannah	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area.
FS109.4	Ian Pollock	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS118.4	Jessica Hannah	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1 and do not add a structure plan mapped area.
FS120.4	Jim Cotter	Oppose OS219.008	Oppose OS219.008. Disallow submission and the rezoning and structure plan mapped area at 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road.
FS122.4	John Franklin	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1 and do not add a structure plan mapped area.
FS128.5	Karen Wispinski	Oppose OS219.008	Refer to copies
FS143.4	Kylie Ellis	Oppose OS219.008	Oppose OS219.008. Disallow submission and do apply a structure plan mapped area or rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road.

FS152.4	Lisa and Shannon Lamb	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area.
FS153.4	Lyn Murray	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS159.4	Marion Maxwell	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS178.4	Neville and Alison Beck	Oppose OS219.008	Oppose OS219.008. Disallow submission and do not allow a structure plan mapped area on 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road.
FS182.4	Nicole Thompson	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS183.4	Nikita and Mathew Woodhead	Support OS219.008	Support OS219.008 in part. Allow submission to rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road from Rural Residential 1 to General Residential 1 conditional on no road connecting to Woodland Avenue and that reverse sensitivity affects such as noise and smell are managed so that existing residents are not impacted. If rezoned do not add a Structure plan mapped area.
FS184.532	Otago Regional Council	Oppose OS219.008	Oppose OS219.008. Disallow submission and do not rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road (Requested Site RS204).
FS186.2	Pamela and Neville Jemmett	Oppose OS219.008	Oppose OS219.003. disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS190.4	Paul Lucas	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS193.4	Paul Weir	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned add a New Development Mapped area.
FS196.4	Philip & Kerry Kirk	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area.
FS219.2	Shay and Ashleigh van der Hurk	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a Structure Plan Mapped Area
FS246.4	Tracy Chambers	Oppose OS219.008	Oppose OS219.008. Disallow submission to rezone and add a structure plan mapped area 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road keep as Rural Residential 1
FS26.5	Anthony Hoets	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area.
FS36.4	Bronwyn Hughes	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area,
FS37.4	Bruce Beckingsale	Oppose OS219.008	Oppose OS219.008. Disallow submission to add a structure plan mapped area to 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road if rezoning is not allowed
FS42.4	Caroline O'Donohue	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area,

FS46.5	Chris Rudd	Oppose OS219.008	I oppose the proposed re-zoning to residential 1 (areas E, K and I), and in particular the proposed link road up from Irwin Logan to Chain Hills Road. I'd prefer to see a change to Residential 2 which would preserve the rural outlook and still allow for some housing development.
FS48.4	Christoher and Shelli Pike	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS53.4	Claire Duell	Oppose OS219.008	Oppose OS219.008. Disallow Submission and do not rezone or add a structure plan mapped area to 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road.
FS76.4	Debra Gale	Oppose OS219.008	Oppose OS219.008. Disallow submission do not allow a structure plan mapped area or to rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road from Rural Residential 1 to General Residential 1
FS80.4	Donald & Pamela McInnes	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned do not add a structure plan mapped area.
FS89.4	Esther Willis	Oppose OS219.008	Oppose OS219.008. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned add a New Development Mapped Area.
FS96.4	Gordon Hunt	Oppose OS219.008	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1 and do not add a structure plan mapped area.
FS98.4	Greg Hamburger	Oppose OS219.008	Oppose OS239.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1 and do not add a Structure plan mapped area.
S219.003	Gladstone Family Trust	Add a change	Rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road (Requested Site RS204) from Rural Residential 1 zone to General Residential 1 zone so that it will be a mixture of zonings as shown in the submitter's proposed structure plan.
FS105.1	Holly and Gareth Shanks	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS107.1	Ian and Joy Macbeth	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS108.1	Ian Hannah	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1
FS109.1	Ian Pollock	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS118.1	Jessica Hannah	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS120.1	Jim Cotter	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS122.1	John Franklin	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS128.1	Karen Wispinski	Support OS219.003	Support OS219.003 in part. Allow submission to rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road from Rural Residential 1 to General Residential 1 conditional on not having a walking run along 109 Chain Hills Road

FS131.1	Karren O'Neill	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS143.1	Kylie Ellis	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS152.1	Lisa and Shannon Lamb	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS153.1	Lyn Murray	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS159.1	Marion Maxwell	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS165.1	Martyn Solomon	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS17.1	Angela Barton	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of Rural Residential 1. If rezoning is allowed change to Large Lot Residential 1 rather than General Residential 1.
FS178.1	Neville and Alison Beck	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS182.1	Nicole Thompson	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS183.1	Nikita and Mathew Woodhead	Support OS219.003	Support OS219.003 in part. Allow submission to rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road from Rural Residential 1 to General Residential 1 conditional on no road connecting to Woodland Avenue and that reverse sensitivity affects such as noise and smell are managed so that existing residents are not impacted.
FS184.44	Otago Regional Council	Oppose OS219.003	Oppose OS219.003. Disallow submission and do not rezone RS204.
FS186.1	Pamela and Neville Jemmett	Oppose OS219.003	Oppose OS219.003. disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS190.1	Paul Lucas	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS193.1	Paul Weir	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS196.1	Philip & Kerry Kirk	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS200.1	Rebecca Guest	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS201.1	Rebecca Kurtovich	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.

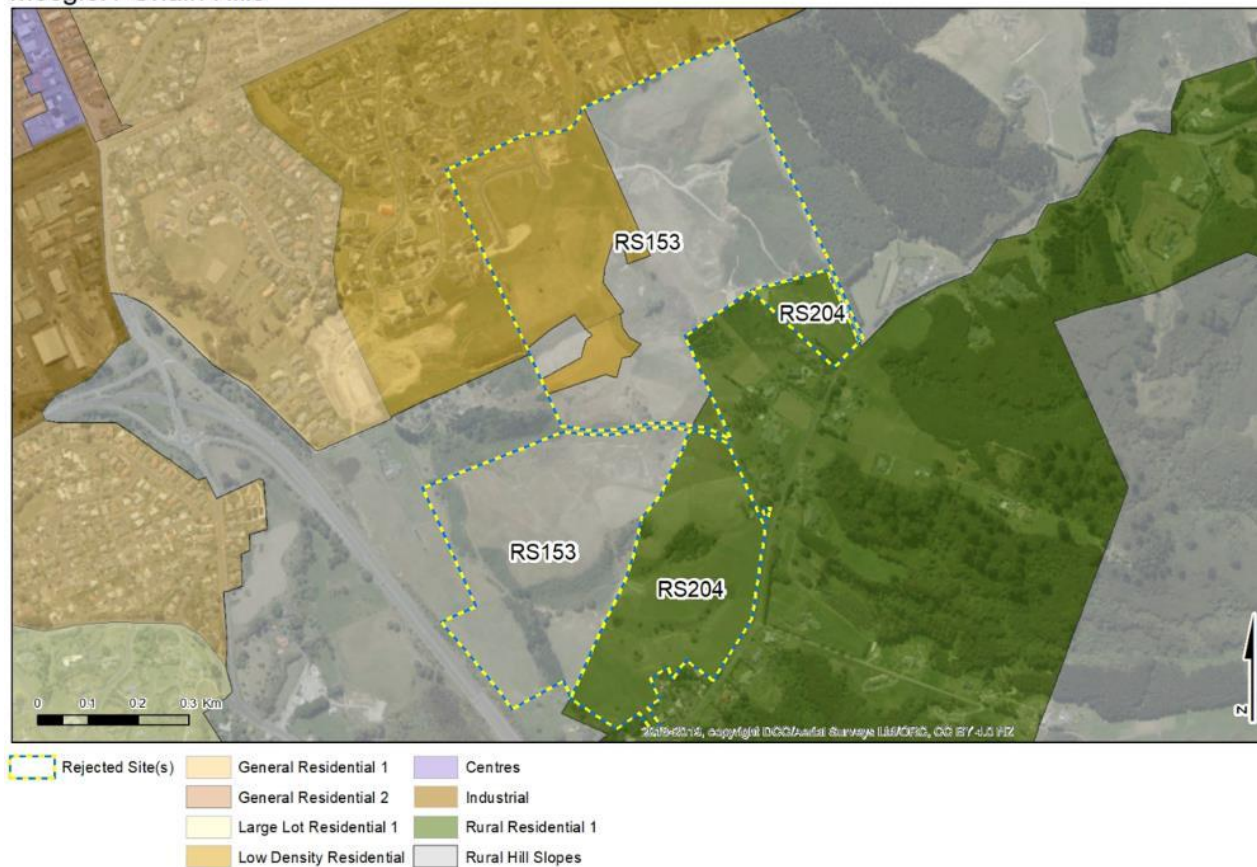
FS210.1	Ronald and Diane Underwood	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1. If rezoned keep at least 150m strip of land along Chain Hills Road as Rural Residential and no connection of Chain Hills Road to suburban streets.
FS219.1	Shay and Ashleigh van der Hurk	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS24.1	Annette Neylon	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS246.1	Tracy Chambers	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS26.1	Anthony Hoets	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS30.1	Barry Galbreath	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS35.1	Brier Bousie	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS36.1	Bronwyn Hughes	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS37.1	Bruce Beckingsale	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79, 111, and 121 Chain Hills road as Rural Residential 1.
FS42.1	Caroline O'Donohue	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS46.1	Chris Rudd	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS48.1	Christoher and Shelli Pike	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS53.1	Claire Duell	Oppose OS219.003	Oppose OS219.003. Disallow Submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS6.1	Alison Eagle	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS76.3	Debra Gale	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS79.1	Dion Bennett	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.
FS80.1	Donald & Pamela McInnes	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS89.1	Esther Willis	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.

FS96.1	Gordon Hunt	Oppose OS219.003	Oppose OS219.003. Disallow submission and retain current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road as Rural Residential 1.
FS98.1	Greg Hamburger	Oppose OS219.003	Oppose OS239.003. Disallow submission and retain the current zoning of 21, 43, 55, 65, 75, 79 and 111 Chain Hills Rd as Rural Residential 1.

Background

Figure 45 - General area proposed for rezoning for RS153 and RS204

Mosgiel / Chain Hills



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS153, RS204	RS153: 77, 121 Chain Hills Road, part 100 Irwin Logan Drive, 3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, 25-27 Pinfold Place RS204: 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road	Rural Residential 1, Rural Hill Slopes, Low Density Residential Zone	Mixture of residential zones as shown in submitters structure plan.	<ul style="list-style-type: none"> • Application of a structure plan mapped area. • Do not apply a new development mapped area.

These sites are located on the slopes of Chain Hills, adjacent to Mosgiel. The broad setting of the area is on the urban edge of Mosgiel and up onto the slopes of Chain Hills.

RS153 has a total area of 51.2 ha and is presently zoned a mixture of Rural Hill Slopes, Rural Residential 1, and Low Density Residential. RS204 has a total area of 14.1 ha and is currently zoned Rural Residential 1. Gladstone Family Trust has submitted to rezone both sites and proposed a structure plan with a range of residential zones. The sites are adjacent to one another, with RS153 adjoining existing residential zoning in Mosgiel (off Gladstone Road North).

There is a hazard 3 (alluvial fan) overlay zone covering a small part the RS153, adjacent to the existing residential zoned area.

RS153 was originally rejected as the site has features (a central gully, areas of south facing slopes, and steep in parts) making development more complex and less efficient. RS204 was originally rejected as the site is fairly isolated and fails to support the compact form/city policies. Refer to Appendix C.20 and C.21 for details of these sites.

Submissions received requesting rezoning

Gladstone Family Trust seeks to rezone the area shown above (RS153 and RS204) to a mix of residential zones and Recreation Zone, as shown in a draft structure plan provided with the submission (see below).

The submission points are:

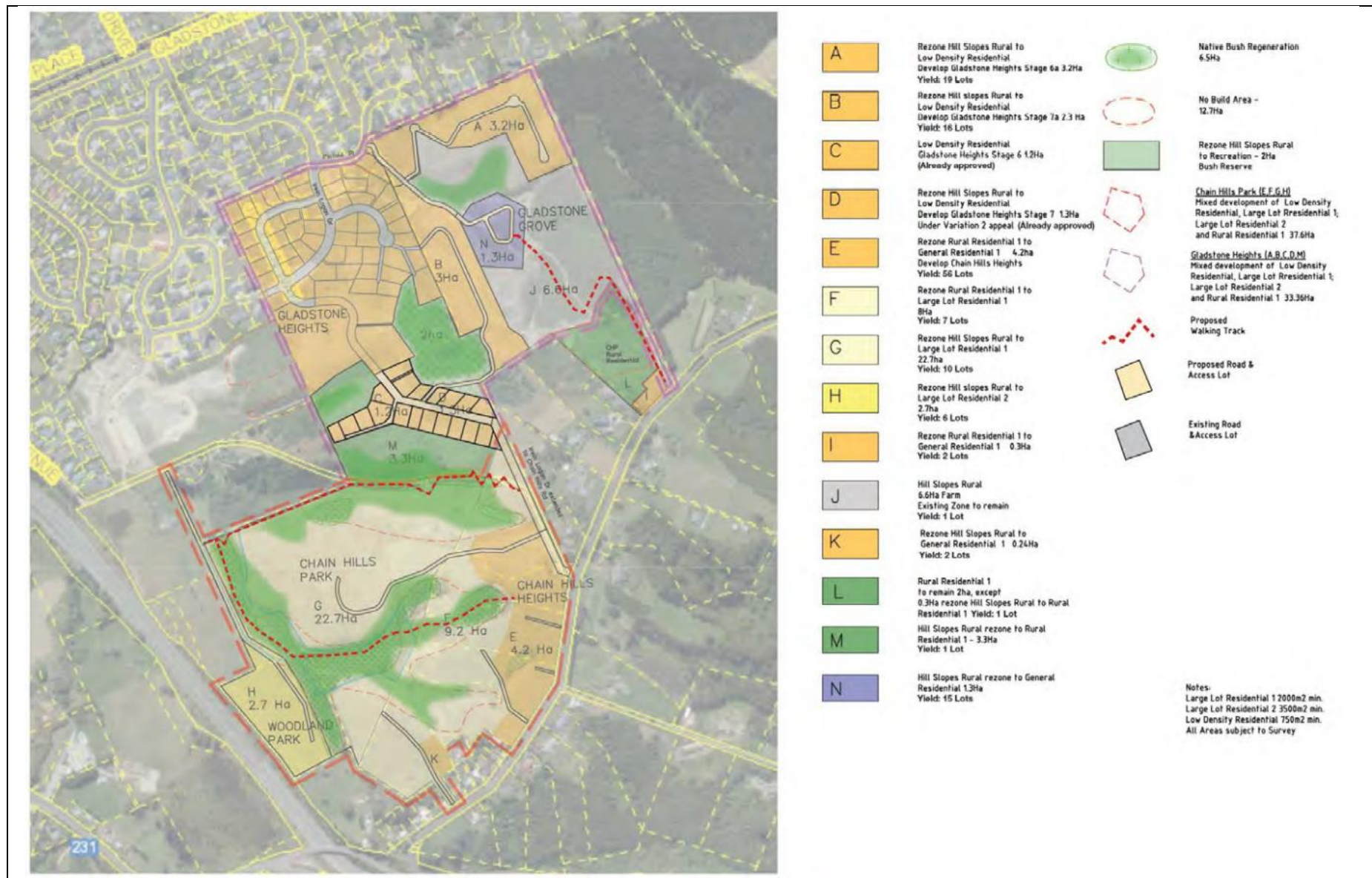
- S219.003: Rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road (RS204) to a mixture of residential zonings
- S219.004: Rezone 77 and 121 Chain Hills Road, Mosgiel (RS153) to a mixture of residential zonings
- S219.005: Rezone parts of 100 Irwin Logan Drive (adjacent to the original RS153 area) from Rural Hill Slopes zone to Recreation zone in accordance with the submitter's proposed structure plan and include 3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, and 25-27 Pinfold Place within the structure plan mapped area
- S219.008: Apply a structure plan mapped area rather than a new development mapped area.

3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, and 25-27 Pinfold Place are currently zoned Low Density Residential, and no change is sought to this. However, the submitter proposed to include these additional sites in the structure plan mapped area, and to not apply a new development mapped area. The submitter considers that the new development mapped area provisions will act as an impediment to development.

The proposed structure plan proposes a mix of residential zones. The upper slopes of Chain Hills, adjacent to Chain Hills Road, are proposed to be zoned General Residential 1. Further downslope, a large area of Large Lot Residential zoning, along with some Rural Residential 1 zoning, is proposed. The lower slopes are proposed to be Low Density Residential, along with some General Residential 1. The proposed structure plan map includes areas of native bush regeneration, and a 2ha area zoned Recreation.

The proposed structure plan for the site is shown below:

Figure 46 - Proposed Chain Hills structure plan



The proposed structure plan provides for a total of 136 dwellings, in addition to those already sought to be zoned under the 2GP appeal (i.e. Areas C and D).

Nikita and Mathew Woodhead (FS183.1, FS183.2, FS183.3, FS183.4) support the proposed rezoning due to the need to provide additional housing capacity, lack of rural productivity on the site, no flooding risk, and the proposal to conduct native planting. The submitters have raised some concerns regarding access via Woodland Avenue, the potential for wastewater discharge and stormwater run-off downhill of the development, the potential for reverse sensitivity affecting the surrounding rural area, and the potential high cost of sections.

Karen Wispinski (FS128.1, FS128.2, FS128.3, FS128.4) supports the proposal in part, conditional on not having a walking track along her property at 109 Chain Hills Road.

Rennie Logan (Logan Projects Ltd) (FS202.1, FS202.2) supports S219.004 and S219.005 due to the need to provide additional residential land, the land in question is not productive rural land, has good access options, is suited to solar power, and can provide varying housing densities along with bush and pedestrian access. The submitter states that providing another access point to Mosgiel will be beneficial and development will also begin the process of providing services up into the Chain Hills area.

A large number of further submissions were received opposing rezoning.

Holly and Gareth Shanks (FS105), Ian and Joy Macbeth (FS107), Ian Hannah (FS108), Ian Pollock (FS109), Jessica Hannah (FS118), Jim Cotter (FS120), John Franklin (FS122), Kylie Ellis (FS143), Lisa and Shannon Lamb (FS152), Lyn Murray (FS153), Marion Maxwell (FS159), Neville and Alison Beck (FS1784), Nicole Thompson (FS182), The Otago Regional Council (FS184), Paul Lucas (FS190), Paul Weir (FS193), Philip & Kerry Kirk (FS196), Tracy Chambers (FS246), Anthony Hoets (FS26), Bronwyn Hughes (FS36), Bruce Beckingsale (FS37), Caroline O'Donohue (FS42), Chris Rudd (FS46), Christopher and Shelli Pike (FS48), Claire Duell (FS53), Debra Gale (FS76), Donald & Pamela McInnes (FS80), Esther Willis (FS89), Gordon Hunt (FS96), and Greg Hamburger (FS98) opposed all four original submission points (S219.004, S219.005, S219.008, S219.003).

Ronald and Diane Underwood (FS210), Archibald Robert & Jennifer Joy Cowan (FS27), and Brad Harris (FS32) oppose S219.004 and S219.005. Barry Galbreath (FS30) and Brier Bousie (FS35) oppose S219.003, S219.004 and S219.005. Dion Bennett (FS79) opposes S219.003 and S219.004. Allan Chisholm (FS8.1) opposes S219.004. Pamela and Neville Jemmett (FS186) and Shay and Ashleigh van der Hurk (FS219) oppose S219.003 and S219.008. Karren O'Neill (FS131.1), Martyn Solomon (FS165.1), Angel Barton (FS17.1), Rebecca Guest (FS200.1), Rebecca Kurtovich (FS201.1), Annette Neylon (FS24.1), and Alison Eagle (FS6.1) all oppose S219.003.

A number of key issues have been raised by these further submitters, as summarised below:

Transport

A common concern raised by a majority of submitters is concern over the proposed link road between Chain Hills Road and Irwin Logan Drive. Specific concerns include the extra traffic that any connecting road would generate, that people would use this road as a bypass route, the impacts on Fairfield, the inadequacy of existing roads and to handle higher volumes of traffic, and associated safety issues. Several submitters also raised concerns around increased safety risks and congestion in the existing residential area to the north (Gladstone Heights subdivision).

A lack of active transport and public transport options was raised by several submitters, with some requesting that, if rezoning does go ahead, these would need to be implemented.

Two submitters (Debra Gale FS76 and Allan Chisholm FS8.1) noted transport concerns specific to their properties. Debra Gale noted the potential loss of a right of way onto part of their property (81 Chain Hills Road) should the connecting road to Chain Hills Road proceed. Allan Chisholm raised concerns that the right of way passing along the back of his property (20 Pinfold Place) will be used to service 19 properties, devaluing the property. The submitter seeks the removal of the right of way and easements running along and over 20 Pinfold Place.

Funding of the necessary transportation infrastructure upgrades was raised by several submitters, with concern over who would pay for these upgrades.

DCC Transport has provided an assessment of the proposed rezoning. The proposed roading link between Chain Hills Road and Gladstone Road North would occur via an extension of Irwin Logan Drive, which passes through the Gladstone Oaks development and the more recent Gladstone Heights development. The proposed new intersection with Chain Hills Road would be located about 800m north of the Morris Road intersection, and hence this section of Chain Hills Road would receive additional traffic should the connection proceed. The proposed intersection location would require assessment against Austroads standards. There has been no analysis of the proposed roading connection on the wider transportation network. While DCC Transport is typically supportive of proposals that enhance network connectivity, this needs to be assessed in the context of the surrounding environment.

DCC Transport agrees with the multiple submitters who raised concerns with respect to the safety implications of the development on Chain Hills Road. The road is a rural road with an 80kph speed limit, a tortuous alignment and lack of facilities for non-motorised road users. DCC Transport considers that the developer should be required to address these concerns. The same issues exist on Morris Road. There are no plans at present for Council to install footpaths or cycle facilities on Morris Road, and development is likely to increase pressure for Council to install this infrastructure. This would be a significant project in terms of scale and cost.

An integrated transport assessment will be required, which will allow DCC to better understand the scale of the potential effects of the connection on the wider transport network. For example, the connection could be used as a bypass for drivers wishing to bypass the SH87 intersection which is under significant pressure during peak hours. This could funnel additional traffic through Fairfield, accessing/egressing the motorway via Old Brighton Road. In the absence of any detailed transport assessment / traffic modelling, the scale of this potential problem is not understood to a point where DCC Transport is able to make a conclusive determination as to the acceptability (or otherwise) of the development with respect to transportation issues.

Overall, DCC Transport's position is that in the absence of any detailed traffic/transport analysis, it is unable to provide support to the proposed rezoning at this time.

I also note that DCC Transport has provided specific comment an option of rezoning only the lower slopes of Chain Hill (refer to the discussion on landscape below). This would result in the northern (Mosgiel) side of the site being rezoned, with the southern end of the site remaining Rural/Rural Residential 1. DCC Transport notes that an Integrated Transport Assessment would still be required, so that the effects of the additional development on the transportation network can be properly evaluated and reviewed by Council. A reasonably substantial number of additional traffic movements would still result, both at the Gladstone Road South / Irwin Logan Drive intersection and also the State Highway 87 / Gladstone Road South / railway crossing intersection during peak network hours. The latter intersection forms part of the State Highway network. Any subdivision design should not (at this stage) preclude the potential for Irwin Logan Drive to link with Chain Hills Road in the future, even if only the lower slopes were to be rezoned. This is to ensure the potential for connectivity remains with the wider transport network.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

Loss of rural character/landscape

Another major theme from the further submitters is concern over loss of rural character in the area and the visual impacts of the proposed development. Some submitters raised concern over the loss of green space that would occur. Several submitters specifically noted that, if rezoning proceeds, a strip of land along Chain Hill Road should be kept as Rural Residential 1 zoning.

The site extends from residential development on the lower slopes, near Gladstone Road North, up to Chain Hills Road. It consists of a series of broad ridges and gullies, predominantly in pasture. There are some areas of scrub and indigenous vegetation in the gullies and small blocks of pine, oregon and eucalyptus. There is a pattern of rural residential development on the ridge of Chain Hills, with higher density residential development predominantly concentrated on the lower slopes.

The submission was accompanied by a landscape and visual effects assessment by Mike Moore, Landscape Architect. He notes that currently the steeper, less accessible mid-slopes (which cover much of the site) remain rural in character. However, a spur above Irwin Logan Drive has been zoned Low Density Residential Zone to approximately the 115m contour, and a small area above this is subject to an appeal to zone it Low Density Residential to approximately the 145m contour. This will significantly alter the current rural / urban interface. The area is not subject to a Significant Natural Landscape Overlay Zone, but its rural values (as outlined in 2GP Appendix A7.5) includes its role in providing a backdrop and enclosure to urban areas, with a predominantly unbuilt natural character.

Mr Moore's assessment is that the slopes for a visually prominent backdrop to the Taieri Plan and Mosgiel, with natural values highly modified by houses on the summit and a patchwork of pasture and woodlots. The proposal would result in dense urban character on the flatter summit area, residential character at various densities on the ridges, with gully areas remaining undeveloped and increasingly vegetated, and dense residential character on the lower slopes.

Mr Moore proposed a number of mitigation measures to retain as much naturalness as possible, including revegetating gullies, restrictions on buildings in the mid and upper slopes (all residential areas except A, B, C, K and N), in relation to cladding materials, colours and reflectivity, limits on earthworks and retaining wall heights in the mid slope areas (areas D, F, G, H and M), a limit on building height to 7m in areas E and I (close to Chain Hills Road), and provision of public walking tracks.

Mr Moore's assessment is that:

- extending the current urban edge of Mosgiel up the lower slope areas of Chain Hills will integrate with landscape character and quality well and that adverse effects associated with this will be low (minor).
- residential zoning the mid-slope spur areas will be a significant departure from the existing landscape. The sense of the urban area of Mosgiel being enclosed within a rural context will be substantially weakened. The proposed low density and mitigation measures will mitigate this, but the overall adverse effect will be high, lessening to moderate as plantings in the gully increase.
- Residential development at the summit will not be unduly prominent, given the flat plateau and proposed height and colour mitigation measures. However, the adverse effects are still considered to be moderate / high, given the separation from Mosgiel. In Mr Moore's opinion, built density should reduce with height.

The DCC's Landscape Architect, Luke McKinlay, has also provided an assessment of the proposed rezoning. He generally agrees with Mr Moore's assessment, noting the positive contribution the mid-slopes make to existing rural character values and their role as a green break between the south-eastern parts of Mosgiel and rural residential development on the ridge top. He agrees that the existing rural residential development at the top is relatively unobtrusive. He also notes that the spur of land that is subject to an appeal to

rezone it residential (up to the 145m contour) will result in a band of residential development that will diminish the current urban / rural interface in a narrow area, but either side of this there is a predominance of natural features.

In relation to the development at the base of the slope, while he agrees with Mr Moore's assessment, Mr McKinlay considers that the extent and location of the extension needs to be very carefully considered. As proposed, the structure plan does not demonstrate small extensions to the urban edge, rather it includes some long strips of proposed rezoned land that extend from the lower slopes to the boundary with existing rural residential zoned land (e.g. Area B). Whilst this extension of the urban edge may have the least effects on existing rural character values, there will still be considerable adverse visual amenity effects for residents adjoining the proposed rezoning areas.

I have further discussed the landscape considerations and above assessment with Mr McKinlay. He is of the view that, if rezoning were to proceed, rezoning only the lower slopes within the northern part of the site would help mitigate some of the more significant landscape effects. If the rezoning in Area B was limited to approximately the 90m contour, this would provide a green break of rural land above. Looking from Mosgiel, other intervening houses and trees in the foreground would typically screen at least part of these lower slope residential areas. The middle and upper slopes would still provide a rural backdrop, with the exception of areas C and D, part of which is subject to an appeal to zone them Low Density Residential. This approach would result in areas A, N, and the majority of area B (up until the 90m contour) being rezoned.

3 Waters

Several submitters raised concerns regarding 3 Waters. Common concerns related to stormwater and wastewater issues, potential for water run-off onto existing properties, insufficient 3 Waters infrastructure to support development, and issues with septic tanks if these are to be used.

Multiple submitters raised concerns regarding the cost of the required infrastructure upgrades and expressed concern that these might be borne by existing ratepayers rather than the developer.

DCC 3 Waters has assessed the site. Regarding potable water supply, 3 Waters has advised that the existing infrastructure is inadequate to service the proposed development due to both current supply constraints to Mosgiel in peak summer demand periods, and low pressures for the higher elevation parts of the site (above 100m). Booster pumps would be required to service the higher elevations of the site as well as additional reservoir storage. 3 Waters prefers gravity to pumping where possible due to lower operating and maintenance costs and supporting DCC's Zero Carbon policy. Significant upstream network upgrades are required and there is a medium term timeframe to resolve these.

Regarding wastewater, the site's northern location has an adequate connection to wastewater pipes. Flow from some of these goes to the Mosgiel Wastewater Treatment Plant (WWTP), while some goes to Green Island WWTP. However, the southern end of the proposed site is distant from a connection point and, unless easements through neighbouring property were obtained, would require pumping. 3 Waters prefers gravity to pumping where possible due to lower operating and maintenance costs and supporting DCC's Zero Carbon policy. Significant downstream network upgrades are required as the network and treatment plants have issues in wet weather events and a medium to long term timeframe is required to resolve these issues.

Finally, regarding stormwater, there is no existing stormwater infrastructure close to the subject site, flow is by open watercourse eventually connecting to ORC Schedule Drains (O5 to the west, also known as Quarry Creek, and O11 to the north) and then to the Owhiro Stream. The Owhiro Stream has capacity issues in rainfall events when the Taieri River level is up and the Owhiro cannot discharge into it, this results in flood issues in Mosgiel. There are known and significant downstream flooding issues and concerns from residents at Woodland Avenue, the Gladstone Road South Industrial area and East Taieri School. Some of the other developments adjacent to the proposed site have implemented stormwater management poorly, and this has resulted in issues for both other residents and DCC. The fragmented nature of the stormwater management approach has exacerbated this. The capacity of the overland flow-paths is unknown, therefore onsite attenuation is required for a 100-year Annual Recurrence Interval (ARI) storm event. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater

discharge rate. 3 Waters has expressed concerns both about the affordability of the stormwater infrastructure, and the risks to downstream areas if stormwater management is not properly implemented.

Overall, 3 Waters do not support the rezoning of either RS153 and RS204.

Hazards

A number of submitters raised concerns regarding hazards, most notably regarding land stability, the potential for increased erosion, and subsidence. Some submitters were concerned about the potential for increased risk to existing dwellings from landslips if development goes ahead. One submitter raised concerns that the area is prone to high winds.

Hazard assessments have been completed by Stantec on both RS153 and RS204.

RS153 is assessed as having a medium level hazard associated with slope instability. Most of the site is undulating, with slopes over 15 degrees. In some areas there are prehistoric landslide features. Geotechnical assessment will be required prior to subdivision to confirm extent of any instabilities and ensure site layout is appropriate and does not limit the ability to address the hazards. It will also be required to confirm the stability of the gullies across the site. It is not anticipated that this site will be generally unstable, although much of it will be unsuitable for structures.

RS204 (i.e., the upper parts of the site) is assessed as having low level hazards associated with slope instability on slopes less than 12 degrees adjacent to Chain Hills Road. Much of the site is within typical stability limits. There are medium level hazards associated with slope instability within gullies, where slopes greater than 15 degrees. In some areas, the site is steep and with prehistoric landslide features. Geotechnical advice will be needed prior to subdivision across the site to identify building platforms and lot layouts/sizes that will work with the terrain features and do not prevent the ability to address hazards. The assessment also notes that geotechnical assessment may be required to determine the appropriate zoning (e.g., areas that are suitable for General Residential 1 zoning compare to much lower density areas).

Regarding wind, I agree with the submitter that the area is exposed to potentially high winds. However, I consider that any requirements regarding appropriate strengthening for high winds can be appropriately addressed through the building consent process, and is not a matter for a decision on rezoning.

Biodiversity

Some submitters raised concerns regarding potential impacts to biodiversity from the proposed development. Specifically, impacts to birdlife and to the Chain Hills Restoration Project (a project by local residents to control pests and revegetate areas) were mentioned. Another submitter expressed concern about the loss of the current 10m vegetated buffer on land fronting Chain Hills Road.

Both RS153 and RS204 were assessed for indigenous biodiversity values by Wildlands Consultants. The sites largely comprise pasture developed after clearance of vegetation over the last 17 years. Several areas of indigenous vegetation remain; the largest is within a gully in the south/southeast of the proposed site (marked 1 in the map below). Although this area of broadleaved forest is dominated by indigenous species and provides habitat for fauna, it is relatively small and only meets the 2GP ecological significant criteria as an example of indigenous vegetation on land environments that retain less than 10% of their original cover. Given the area spans across both RS153 and RS204, overall it still comprises a reasonable sized area of indigenous vegetation which has been largely cleared from the Chain Hills ridge. This area warrants protection.

In addition to the gully described above, there is also a wetland habitat in which sedges and rushes are dominant. This is marked 2 on the map below. Finally, there is a small area of kanuka (*Kunzea robusta*) forest marked as 3 on the map below.

The overall recommendation from Wildlands for both RS153 and RS204 is that the sites could be rezoned as proposed without having significant effects on indigenous biodiversity. However, indigenous vegetation on the site (and marked as 1, 2, and 3 on the below map) should be protected either as an area of significant biodiversity value scheduled in the 2GP or by a QEII covenant. The gully system that runs through the site (marked as 1) could be restored to indigenous forest vegetation.

A map of the vegetation areas identified by Wildlands is shown below:

Figure 47 - Vegetation and habitat types at Chain Hills



I note that the areas identified by Wildland Consultants appear to closely line up with areas marked for native bush regeneration in the submitters proposed structure plan. The exception is Area 3 in the above map, which appears to be zoned Rural/Rural Residential 1 in the proposed structure plan, and therefore is not undergoing any zoning change. Overall, I am reasonably satisfied that the submitters proposed structure plan adequately protects the areas of indigenous biodiversity value as identified by Wildlands.

Lot size

Some submitters raised concerns regarding the proposed lot sizes in the submitter's structure plan. Several sought that the minimum lot size be limited, for example Large Lot Residential, or 1,000m², or that there should be no General Residential 1 zoning. One submitter noted that they oppose residential zoning, but that Rural Residential zoning would be acceptable. Another noted that they consider lifestyle blocks would be a more appropriate land use on the upper part of the development.

The submitter's proposed structure plan contains a range of zoning (and therefore lots sizes) across RS153 and RS204. I note that the structure plan covers some areas that are already zoned Low Density Residential (LDR), which have a minimum site size of 750m². The proposed rezoning in the lower slopes is for LDR, with the exception of Area N, which is proposed to be General Residential 1. I consider that, with respect to these lower slopes, the zoning proposed is generally appropriate, given it is either the same or similar density to the existing residential zoning. I do not consider that General Residential 1 zoning in Area N is inappropriate, and will provide additional market choice in this area.

The mid-slopes are the most visually prominent areas and these are proposed to be zoned primarily Large Lot Residential in the proposed structure plan. The areas near the ridge of Chain Hills are proposed to be a higher density; however, the landscape assessment is that this will have moderate – high adverse visual effects. Consequently, I do not support this development density.

I also note that rezoning areas to Rural Residential, as proposed by one submitter, is not the intended aim of Variation 2, which is to provide additional residential development capacity.

Other issues

A number of other issues were raised by further submitters. These issues included lack of facilities in the area, distance from the CBD, lack of affordability of the sections (particularly due to the high costs associated with building on a hillslope), loss of productive rural land, reduction in existing property values. One further submitter also specifically noted they would want to see a playground should development go ahead.

Finally, several further submitters believe the proposal is inconsistent with Part 2 of the Resource Management Act (RMA) and Te Tiriti o Waitangi.

The sites are on the edge of the Mosgiel urban area. While the assessments for RS153 and RS204 have found poor – okay access for public transport, and poor accessibility to suburban centres, I note that both sites are relatively close existing residential zoning. however, I acknowledge that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

Regarding the submitters concerns about affordability, I note that a range of lot sizes is proposed by the developer and this will translate into a range of section prices.

The site contains a reasonable amount LUC Class 3 soils (approximately 40% of the site) and I agree that these will be lost if development occurs.

Regarding recreation, I note the proposed structure plan includes an area proposed to be rezoned for recreation purposes. I also note a number of proposed walking tracks through the structure plan area. Provision of appropriate recreation areas and amenity plantings is also a matter considered at the time of subdivision. I also note that the DCC Parks and Recreation department have considered the proposed rezoning and have commented that they would support the rezoning based on the proposed draft structure plan. They do note that the developer should also adopt the following:

- The minimum requirements for provision of formal open space would be regular square size, located centrally, street frontage on at least two sides.
- Connection to Woodland Drive/Heathfield Avenue would also be essential to access other open spaces within this community.
- Other conditions to be considered include landscaping, amenities, including natural play equipment and sustainable transport connections.

In relation to consistency with Part 2 and Te Tiriti o Waitangi, the 2GP gives effect to these through its provisions, including Policy 2.6.2.1, against which all areas for rezoning are assessed.

Overall discussion on rezoning

As outlined above, there are three primary issues identified with rezoning RS153 and RS204: 3 Waters, landscape, and transport.

Based on the 3 Waters assessment for this site, there are issues associated with water supply, wastewater and also concerns regarding stormwater management, which may be expensive. In the absence of 3 Waters support for the proposed rezoning, I consider that rezoning would result in a conflict with Policy 2.6.2.1.d.ix.

I note that the landscape is not subject to a Significant Natural Landscape area (than equivalent classification in the operative plan was removed in the 2GP). However, Policy 2.6.2.1.d.vii requires consideration of important green spaces and visual landscapes and vistas. I would suggest, based on the evidence from both landscape architects, that the slopes, which form a backdrop to Mosgiel, could be considered important landscapes or vistas. The evidence indicates that rezoning the mid and upper slopes to residential at the density proposed (and considering Mr Moore's proposed mitigation) would have moderate to high adverse effects on these values.

Mr McKinlay's suggestion is that residential zoning does not extend past 90m elevation, noting that existing zoning extends past this elevation in a small area. I also note the positive effects that would result if gullies are re-vegetated and a walking track established; however, these would only accrue where land is rezoned.

I also note that a small area is proposed to be rezoned rural residential. Variation 2 is focussed on residential zoning to increase housing capacity, not rural residential development.

In relation to Transport, the primary concern is the ability of Chain Hills Road to cope with additional traffic, particularly if a link is established allowing Mosgiel traffic to travel to Dunedin / the southern motorway via this route. This is also a significant concern for submitters. DCC Transport has commented that, in the absence of any detailed traffic/transport analysis, it is unable to provide support to the proposed rezoning.

Recommendation

Overall, based on the expert evidence, I am unable to recommend rezoning either RS153 and/or RS204 at this time and I therefore recommend the existing zoning is retained. Should the Panel choose to rezone, I would recommend that only the lower slopes of the area be considered. Based on the landscape evidence, I would suggest rezoning Areas A, N, and B up to the 90m contour, as shown on the submitters proposed structure plan, and include a structure plan mapped area requiring native bush revegetation as proposed around the areas zoned residential. I would also support the proposed 2 ha Recreation zone.

Regarding the submitter's request to add a structure plan mapped area rather than a new development mapped area, I recommend that if rezoning proceeds, both are appropriate. The NDMA provisions are applied to sites throughout the city to ensure that subdivision of large areas is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan. A structure plan can add additional site specific provisions where certainty on particular matters is required.

Recommended amendments:

None. Maintain rejection.

5.4.7 90 Blackhead Road and surrounds (RS157)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S304.001	Craig James and Kirsten Jane Duncan (Duncan Clan Family Trust)	Add a change	Rezone 90 Blackhead Road and surrounds (Requested Site RS157) from Rural Residential 1 zone to a Large Lot Residential zone.
FS169.1	Melissa and Patrick Fuller	Oppose OS304.001	Oppose OS304.001. Disallow submission and retain current zoning of 90 Blackhead Road and surrounds as Rural Residential 1.
FS212.1	Ross Smaill	Oppose OS304.001	Oppose OS304.001. Disallow submission and retain current zoning of 90 Blackhead Road and surrounds as Rural Residential 1.
FS213.1	Roy Mckeay	Oppose OS304.001	Oppose OS304.001. Disallow submission and retain current zoning of 90 Blackhead Road and surrounds as Rural Residential 1.
FS45.1	Charles Pearce	Support OS304.001	Support OS304.001. Allow submission and rezone 90 Blackhead Road and surrounds from Rural Residential 1 to Large Lot Residential 1.
FS59.1	Craig Duncan (Duncan Clan Family Trust)	Support OS304.001	Support OS304.001. Allow rezoning of 90 Blackhead Road and surrounds from Rural Residential 1 to Large Lot Residential.
FS61.1	Dan and Liz Koni	Oppose OS304.001	Oppose OS304.001. Disallow submission and retain current zoning of 90 Blackhead Road and surrounds as Rural Residential 1.
FS68.1	David and Ruth Matika	Oppose OS304.001	Oppose OS304.001. Disallow submission and retain current zoning of 90 Blackhead Road and surrounds as Rural Residential 1.

Background

Figure 48 - General area proposed for rezoning for RS157 (covering 90 Blackhead Road and 70 Green Island Bush Road)

Blackhead



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS157	90 Blackhead Road, as shown Figure 48.	Rural Residential 1 Zone	Large Lot Residential Zone	None

This site is located towards the top of Blackhead Road close to Tunnel Beach Road, approximately 500m from the nearest residentially zoned area at Concord.

90 Blackhead Road is a 2.2 ha property currently zoned Rural Residential 1 and surrounded on all sides by other Rural Residential 1 land. It is also relatively distant from the nearest centres, being approximately 3,530m from the Caversham suburban centre and approximately 1,660m from the Corstorphine neighbourhood centre.

In the section 32 report, RS157 was notified as “90 Blackhead Road and surrounds”. This was unintentional, as the site in question was meant to refer purely to 90 Blackhead Road. One original submitter on the site, Craig James and Kirsten Jane Duncan (Duncan Clan Family Trust) (S304.001), submitted to rezone 90 Blackhead Road, and also to rezone the nearby property 70 Green Island Bush Road. This is considered in-scope, given the vagueness of the originally notified wording. Similar to 90 Blackhead Road, 70 Green Island Bush Road is a 2.4 ha property currently zoned Rural Residential 1. It is surrounded on three sides by other Rural Residential 1 zoning, and on one side by Rural Coastal zoning. It is approximately 313m from the nearest residentially zoned area.

In the section 32 report, 90 Blackhead Road was originally rejected as development of this area would require significant 3 Waters infrastructure upgrades, and these are not programmed or funded for the short to medium term. 70 Green Island Bush Road was not assessed in the section 32 report as it was only proposed as part of an original submission.

Submissions received requesting rezoning

Craig James and Kirsten Jane Duncan (Duncan Clan Family Trust) (S304.001) seek to rezone 90 Blackhead Road and surrounds from Rural Residential 1 zone to a Large Lot Residential zone. The submitter later clarified that “surrounding properties” means 70 Green Island Bush Road. The submitter notes that additional houses would increase housing capacity and there is scope for additional dwellings in this area, provided effects on the transport network and landscape character and amenity are appropriately managed. This could be either via the resource consent process or application of a structure plan mapped area. They also propose using on-site wastewater provisions so as not to place additional strain on the reticulated wastewater network.

A further submission by Craig Duncan (Duncan Clan Family Trust) (FS59.1) reiterates these points, and adds that land is generally not used for productive farming and the road network could accommodate the modest growth in vehicles.

Submission S304 is also supported by Charles Pearce (FS45.1) on the grounds that the city requires additional housing and Large Lot Residential zoning would not spoil the area. The use of on-site wastewater provisions would not place additional stress on the reticulated network.

Five further submissions were received opposing S304.001, from Melissa and Patrick Fuller (FS169.1), Ross Smaill (FS212.1), Roy Mckeay (FS213.1), Dan and Liz Koni (FS61.1) and David and Ruth Matika (FS68.1). All the further submitters raise concerns about loss of rural character and amenity, including privacy and tranquillity, either for local residents or those visiting attractions in the area (such as Tunnel Beach or to view the auroras). Noise and light pollution were specifically mentioned by Melissa and Patrick Fuller.

Mr Smaill notes he is not necessarily opposed to 2.5 acre sections (~1 ha), but not intensive residential housing.

Discussion

Rezoning the site to residential has been assessed against Policy 2.6.2.1 with several critical issues identified.

The sites (both 90 Blackhead Road and 70 Green Island Bush Road) are disconnected from existing residentially zoned land and are surrounded on all sides by land which is zoned as either Rural Residential 1 or Rural Coastal. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. While Large Lot Residential density can be self-serviced for 3 Waters, if some level of servicing was expected at this location, given the sites disconnect with existing serviced areas rezoning the site would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site. Therefore, if some level of servicing was anticipated, I would consider the rezoning to also have a conflict with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

The further submitters raise concerns about loss of rural amenity. Development of higher density housing, albeit at a large lot residential scale, will inevitably result in a change in character and loss of amenity. This is often justified where a site is found to be desirable for rezoning, for example where it can be developed to a suburban density or higher - resulting in an efficient use of land, where infrastructure can readily be provided or upgraded, and where the compact city form can be maintained. These sites, while suitable in terms of topography for residential zoning, do not clearly meet the criteria for residential zoning identified in Policy 2.6.2.1. In addition Policy 2.2.4.1 requires that land that is suitable for residential zoning is zoned at medium or standard (suburban) density unless site constraints make standard zoning inappropriate. While lack of wastewater infrastructure in this location is a constraint, I do not consider that Large Lot Residential zoning is the best long-term use of this land. In my view, the adverse effects of rezoning on local amenity and the relative inefficient use of land for large lot zoning, are likely to outweigh the benefits of provision of a relatively small number of extra dwellings (approximately 16 dwellings at LLR1 or 9 dwellings at LLR2 across both sites), and zoning would not be consistent with the policy framework.

Recommendation

For these reasons, I consider that rezoning the site to residential has clear conflict with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Taieri Plain.

Recommended amendments:

None. Maintain rejection.

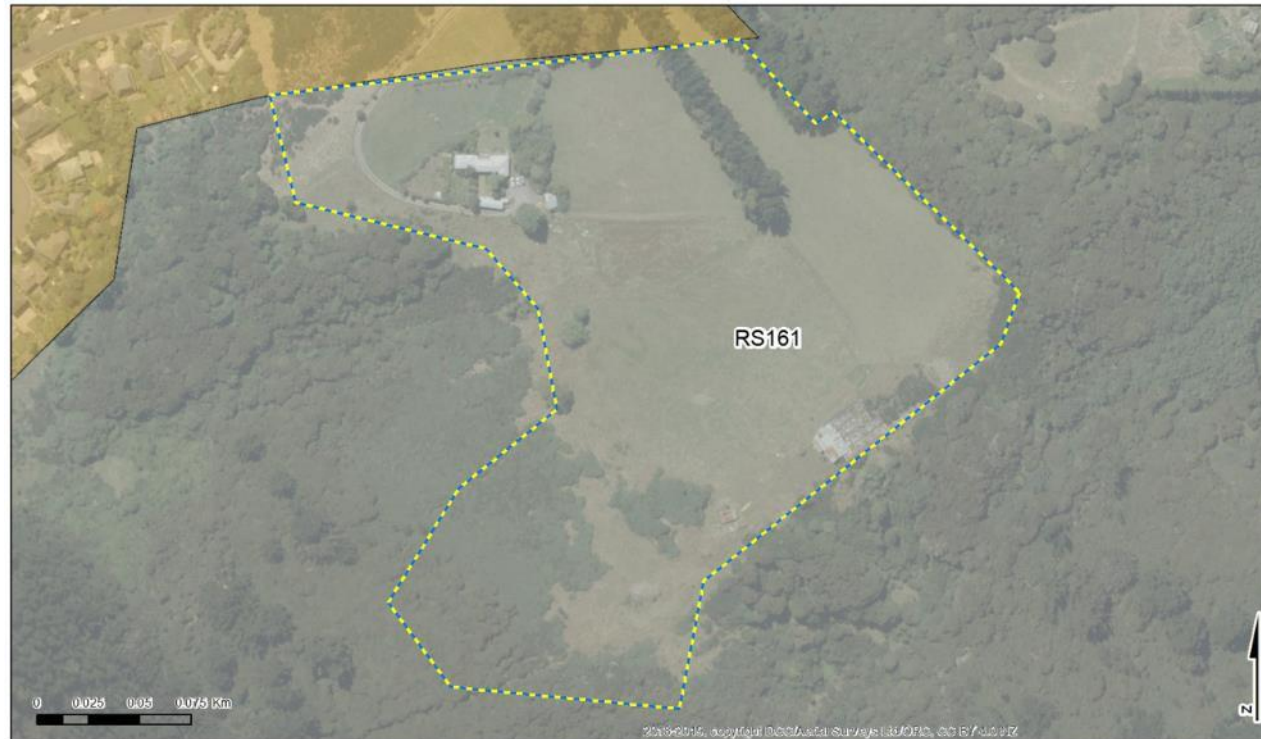
5.4.8 210 Signal Hill Rd (RS161)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S227.001	Bob and Rose Cunninghame	Add a change	Rezone 210 and 236 Signal Hill Road (Requested Site RS161) from Rural Hill Slopes zone to Large Lot Residential 2 zone, and include a Structure Plan to identify and control any important development features, so that residential activities are able to be undertaken in a manner that is compatible with the values of the significant natural landscape.
FS238.1	Theresa Molteno (Molteno Trust Company No.1 Limited and Molteno Trust Company No. 2 Limited)	Support OS227.001	Support OS227.001. Allow submission and rezone 210 & 236 Signal Hill Road from Hill Slopes Rural to Large Lot Residential 2.
FS47.1	Christian Ohneiser	Support OS227.001	Support OS227.001. Allow the rezoning of 210 & 236 Signal Hill Rd from Rural Hill Slopes to Large Lot Residential 2.

Background

Figure 49 - General area proposed for rezoning for RS161

North Dunedin



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS161	Part 210 Signal Hill Road, as shown in Figure 49.	Rural Hill Slopes Zone	Large Lot Residential (1 OR 2) or Rural Residential 1	<ul style="list-style-type: none"> Application of a structure plan mapped area

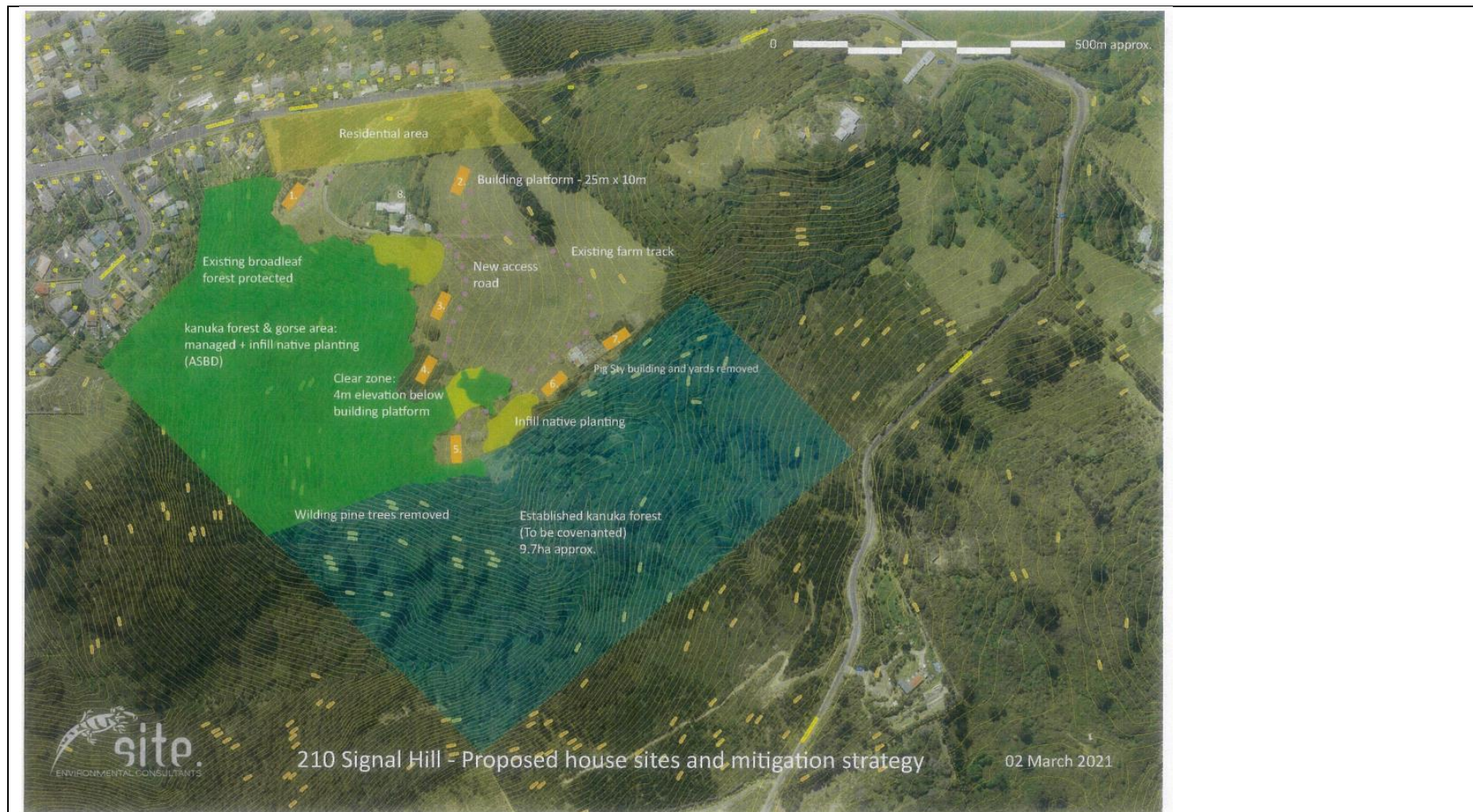
This site is located on Signal Hill in North Dunedin and comprises part of 210 Signal Hill Road. The 6.3 ha area is currently zoned Rural Hill Slopes, with the rezoning request being to rezone the site to either Large Lot Residential (1 or 2) or Rural Residential 1. A small part of 210 Signal Hill Road, immediately adjacent to the proposed rezoning area, is already zoned General Residential 1 and therefore the site does directly border existing residential zoning. RS161 fully overlaps with the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone.

In the section 32 report, the site was rejected as it is subject to an SNL overlay, and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework. Refer to Appendix C.23 for details of this site.

Submissions received requesting rezoning

Bob and Rose Cunninghame (S227.001) seek to rezone part of 210 Signal Hill Road to either Large Lot Residential (either LLR1 or LLR2) or Rural Residential 1 zone. I note that rezoning to Rural Residential 1 is not part of Variation 2. The submitter proposes a structure plan to enable residential activities to be undertaken in a manner that is compatible with the values of the SNL. The submitter notes that a draft structure plan will be supplied to Council with the pre-hearing evidence. At the time of writing, this has not yet been received. An indicative proposal provided with the submission provides for seven lots in addition to the existing one. The submitter proposes covenanting approximately 9.7 ha of established kanuka/broad leaf vegetation, and placing an additional 6.3 ha area into an Area of Significant Biodiversity Value. The 9.7 ha area of kanuka forest lies adjacent to, but outside, the proposed rezoning area. A map showing the submitters proposal is provided below:

Figure 50 - RS161 - Proposed dwellings and mitigation strategy



In the above map, the seven golden yellow rectangles indicate the position of the proposed additional building platforms. The aqua area to the south/southwest shows the area of established kanuka forest which is proposed to be covenanted. The green area to the west shows existing broadleaf forest along with kanuka forest and gorse area. This area is proposed to be placed into ongoing protection through a Area of Significant Biodiversity Value (ASBV) overlay.

Two further submissions were received on S227.001.

Theresa Molteno (Molteno Trust Company No.1 Limited and Molteno Trust Company No. 2 Limited) (FS238.1) supports the proposed rezoning as it provides additional housing capacity and is close to the city and public transport, while still protecting landscape values. Christian Ohneiser (FS47.1) also supports the proposed rezoning as it provides additional capacity for the city.

Discussion

The site generally slopes west, and has good access to public transportation, very good access to a primary schools, and reasonable access to suburban centres. The site is assessed by Stantec as having a low level hazard associated with slope instability.

A landscape assessment prepared by Mr Hugh Forsyth of Site Environmental Consultants accompanies the submission. This assessment provides outlines some proposed structure plan controls and mitigation, and provides an assessment of the landscape and visual effects. The assessment notes that off-site visual effects will be perceived by elevated residential properties on the north/west side of the North East Valley. The short-term landscape effects are considered be low while the longer term adverse landscape effects are assessed as being very low. Short term visual effects are considered to be moderate/high while the long term visual effects are assessed a low/moderate. The landscape assessment supports the proposed development, subject to discussion with DCC biodiversity staff at the consenting stage, and subject to proposed conditions that include:

- 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, located behind the dwelling or screen with planting from wider public view.

The DCC's Landscape Architect has assessed the submission and considers that the site retains values that are consistent with those of the wider Flagstaff-Mt Cargill SNL. It forms an important component of the rural backdrop to surrounding urban parts of Dunedin. There is a visual dominance of natural landscape elements within the site and the landform is largely unmodified, with the exception of farm tracks and building platforms. The block is one of several contiguous blocks of rural land that surround the Signal Hill Recreation Reserve and contribute to the amenity values of the wider Flagstaff-Mt Cargill SNL. He considers that the proposed development controls and the house site locations around the periphery of the adjoining bush areas will likely help to reduce the visual prominence of dwellings from some surrounding locations. However, on balance, he considers that the proposed rezoning to residential land-use would have at least moderate adverse effects on the existing landscape values of this SNL.

An assessment of indigenous biodiversity values has been undertaken by Wildland Consultants Limited for DCC. I note this assessment focused on the area proposed for residential rezoning, rather than the larger area which includes the areas proposed by the submitter to have vegetation protection applied. The assessment identified an area kanuka forest in the southwestern corner of the site that comprises significant indigenous vegetation as it meets the criteria set by the 2GP in regards to Ecological Context. The area of kanuka

forest provides a small amount of habitat for indigenous fauna and helps to buffer the mixed broadleaved forest further downhill. Other kanuka and broadleaved forest on the property, while affected by wilding conifers, provides significant habitat for indigenous forest birds and also warrants protection. The biodiversity recommendation is to protect the area of regenerating forest and kanuka forest within the rezoning area, and the remaining indigenous forest on the property, either as an Area of Significant Biodiversity Value scheduled in the 2GP, or by a QEII covenant. I note that the area identified by Wildlands is largely already covered by the submitters proposed vegetation protection. I also highlight that the biodiversity offsetting proposed by the submitter is significant, and is acknowledged as a potential benefit if rezoned.

DCC Transport has commented that rezoning would have an insignificant effect on the wider transportation network because the quantum of development proposed is relatively small. However, rezoning to Large Lot Residential density may provide for a density where residents would expect urbanised transport infrastructure such as footpaths (or, if density low enough, a shoulder on the road) to be provided. While this would best be determined at the time of subdivision, DCC Transport recommend that prior to rezoning the developer is required to confirm that there are no insurmountable constraints (including the steep embankment and utility poles in places) that would prevent footpath construction linking the development site with the existing footpath kerb and channel outside 188 Signal Hill Road.

DCC 3 Waters has assessed the site. For potable water supply, a minor local network extension would be required, along with significant upstream upgrades. Regarding wastewater, a minor local network extension would be required to connect the site to the existing network. The existing local infrastructure provides enough capacity for additional flow and achieves the grade for self-cleaning. Downstream of the site, wastewater flows enter an infrastructure constrained area which eventually flows into the trunk main down North Road. There are existing wastewater overflows occurring in wet weather in North Road, with discharge to environment (Lindsay Creek). Additional flows would exacerbate this. 3 Waters has advised that rezoning should not occur until wastewater upgrades are completed, and that these have a medium to long timeframe.

Regarding stormwater, the existing receiving stormwaters open channel capacity is unknown. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate. 3 Waters has expressed concern over the affordability of the required stormwater management.

Recommendation

The area proposed for rezoning is fully contained within the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone. Rezoning this area to residential zoning is inconsistent with Policy 2.6.2.1.d.iv which requires that Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). This is supported by the DCC's Landscape Architect who considers that the site retains values that are consistent with those of the wider Flagstaff-Mt Cargill SNL. For this reason, I consider that rezoning the site to any residential zoning is inappropriate.

While I acknowledge and applaud the submitter's biodiversity proposals, I consider that the presence of the SNL means residential development is not appropriate at this site. I therefore recommend that the site remain zoned as Rural Hill Slopes.

Recommended amendments:

None. Maintain rejection.

5.4.9 750 Highcliff Road (RS165)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S276.001	Christopher and Allison Stewart	Reject the change	Rezone 750 Highcliff Road (Requested Site RS165) from Rural Peninsula Coast zone to General Residential 1 zone.
FS184.73	Otago Regional Council	Oppose OS276.001	Oppose OS276.001. Disallow submission and do not rezone 750 Highcliff Road (Requested Site RS165) from Rural Peninsula Coast zone to General Residential 1 zone.
FS199.1	Radio New Zealand Limited (RNZ)	Oppose OS276.001	Oppose OS276.001. Disallow submission and retain current zoning of 750 Highcliff Road as Peninsula Coast Rural.

Background

Figure 51 - General area proposed for rezoning for RS165



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS165	750 Highcliff Road, as shown in Figure 51	Rural Peninsula Coast Zone and Rural Hill Slopes Zone	General Residential 1 Zone	None

This site is located on the Otago Peninsula near the intersection of Highcliff Road and Karetai Road, above Macandrew Bay. The 10.3 ha site is presently zoned a mixture of Rural Peninsula Coast, and Rural Hill Slopes.

The site is subject to a number of overlays – it is within the Otago Peninsula Outstanding Natural Landscape, and subject to a Radio Transmitters Mapped Area. This mapped area requires a consideration of reverse sensitivity effects on the radio transmitters as part of a subdivision application.

There are high class soils over approximately half of the site, and it is within a Wāhi Tupuna Mapped Area (Upper slopes and peaks of Otago Peninsula).

The site is also distant from public transport (3,730m to the nearest bus stop) and any suburban centre (5,010m to the Vauxhall neighbourhood centre). It is also distant from any existing residential zoning with the closest residential zoning being over 700m distant, on Portobello Road.

In the section 32 report, the site was rejected as it is subject to an ONL overlay and therefore considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework.

Submissions received requesting rezoning

Christopher and Allison Stewart (S276.001) seek that the site is rezoned to General Residential 1. The reasons given for this submission are that the locality has a pleasant although unmemorable landscape and is able to provide good building platforms that could both offer appealing views and mitigating effects on the landscape. The submitters state that the baseline is provided by the numerous transmitter masts and associated buildings located nearby. The submission also states there are numerous dwellings situated on relatively small land-holdings in the wider area, no specific natural hazards are present, topography is relatively easy on this part of the peninsula, and rural productivity here is limited.

Rezoning is opposed by the Otago Regional Council (FS184.73) as it would allow high density development in a rural/semi-rural area, which does not appear to have any planned public infrastructure to support such density.

Rezoning is also opposed by Radio New Zealand Limited (RNZ) (FS199.1) due to concerns about reverse sensitivity issues with the nearby RNZ Highcliff Facility. It also notes there is underground infrastructure running under 750 Highcliff Road that is covered by an existing easement, and RNZ is concerned that residential development at this site could compromise their ability to operate and maintain that infrastructure.

Discussion

Rezoning this site to residential has been assessed against Policy 2.6.2.1 with several key issues identified.

Most critically, the entire site is fully covered by the Otago Peninsula Outstanding Natural Landscape (ONL). Residential development at the scale proposed is incompatible with maintaining and protecting these outstanding values, and so is inconsistent with Policy 2.6.2.1.d.iv (Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4)).

In addition, the site is disconnected from existing residentially zoned land and is surrounded on all sides by land zoned as Rural. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. Furthermore, given the sites disconnect with existing serviced areas, rezoning the site would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site. For this reason, I consider rezoning this site to residential to have a clear conflict with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

I also agree with Radio New Zealand that there is a significant potential for reverse sensitivity effects on their operation, which conflicts with Policy 2.6.2.1.d.ii.

Recommendation

Overall, for the reasons laid out above, I consider that rezoning the site to residential has multiple clear conflicts with Policy 2.6.2.1 and that the site is unsuitable for residential rezoning. I therefore recommend that the site remains zoned as Rural.

Recommended amendments:

None. Maintain rejection.

5.4.10 50 - 60 Brinsdon Road (RS167)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S274.001	Michael and Michelle Wallace	Add a change	Rezone 50 & 60 Brinsdon Road (Requested Site RS167) from Rural Residential 1 zone to General Residential 1 zone.
FS184.72	Otago Regional Council	Oppose OS274.001	Oppose OS274.001. Disallow submission and do not rezone 50 & 60 Brinsdon Road (Requested Site RS167) from Rural Residential 1 zone to General Residential 1 zone.

Background

Figure 52 - General area proposed for rezoning for RS167

Halfway Bush



 Rejected Site(s)
 Rural Residential 1
 Rural Hill Slopes

Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS167	50 and 60 Brinsdon Road, as shown in Figure 52.	Rural Residential 1 Zone	General Residential 1 Zone	None

This site is located in Halfway Bush, to the north of the Mount Grand water treatment facility. It is a 4.9 ha area zoned Rural Residential 1, and surrounded on three sides by other Rural Residential 1 land, and on one side by Rural Hill Slopes land. There are no overlays present on the site. The site is relatively distant from centres (1,170m to the Brockville neighbourhood centre) and does not adjoin residential zoned land (379m to the nearest residentially zoned land on Dalziel Road).

The original reason for rejection in the section 32 report was that the site has been developed as a Rural Residential area. It is also detached from existing residential areas, and relatively distant from services, therefore it fails to support the compact form/city policies.

Submissions received requesting rezoning

Michael and Michelle Wallace (S274.001) request that the sites be rezoned to General Residential 1. The submitters' reasons are that while the wider area has been developed as rural residential, the character at this location has been influenced by the infrastructure associated with the Mount Grand Water Treatment Plant, and the prevalence of housing located close to Brinsdon Road on narrow frontages. The submitters state that these attributes give the locality a less 'rural' character than normally found in rural residential areas. They also note that the site has many positive residential attributes (proximity to public transport, parks, amenity areas, shops and schools), and no specific natural hazards. They note that the amenities in Brockville appear to be under-utilised and sustainability may be marginal if the number of residents within their catchment cannot expand.

The Otago Regional Council (FS184.72) opposes rezoning as the relief sought promotes zoning that would allow for high density development in a rural/semi-rural area. The Otago Regional Council wants to understand what infrastructure planning would support this.

Discussion

The site is disconnected from existing residentially zoned land and is surrounded on all sides land zoned as either Rural Residential 1 or Rural Hill Slopes. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. Furthermore, given the sites disconnect with existing serviced areas, rezoning the site would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site. For this reason, I consider rezoning this site to residential to have a clear conflict with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

Finally, I note the access road to the property is narrow and unsealed and would appear to require upgrading that has not been fully investigated at this time. However, in its present condition, I would consider there is a conflict with Policy 2.6.2.1.d.x.

Recommendation

Overall, I consider that rezoning this site to residential has a clear conflict with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Residential 1.

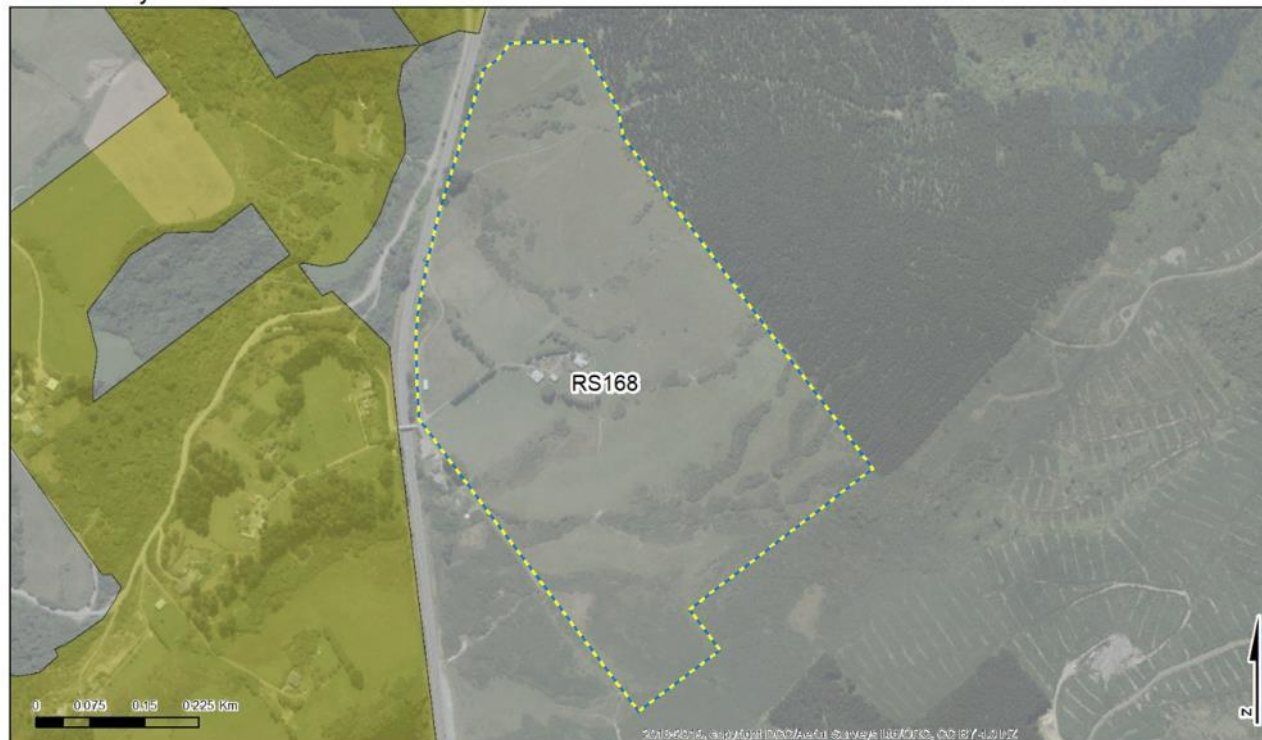
Recommended amendments:

None. Maintain rejection.

5.4.11 300 - 304 Leith Valley Road (RS168)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S299.001	Simon Robert and Lisa Jayne Burrough	Add a change	Rezone 300-304 Leith Valley Road (Requested Site RS168) from Rural Hill Slopes zone to General Residential 1 zone.
FS184.86	Otago Regional Council	Oppose OS299.001	Oppose OS299.001. Disallow submission and do not rezone 300-304 Leith Valley Road (Requested Site RS168) from Rural Hill Slopes zone to General Residential 1 zone.
FS225.1	Simon Burrough	Support OS299.001	Support OS299.001 in part. Allow a partial rezoning of 300 - 304 Leith Valley Road from Hill Slopes Rural to Large Lot Residential. Keep remaining area as Rural.
<p><u>Background</u></p> <p>Figure 53 - General area proposed for rezoning for RS168</p>			

Leith Valley



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS168	300 and 304 Leith Valley Road, as shown in Figure 53.	Rural Hill Slopes Zone	General Residential 1	None

The site is located immediately adjacent to Dunedin's Northern Motorway, on the lower slopes of Mt Cargill. The site is 31.1 ha in size and is presently zoned Rural Hill Slopes. The entire site overlaps with the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone. It is surrounded on all sides by Rural-zoned land, although across the motorway there are blocks of Rural Residential 2 zoning. The nearest residential zoning is over 1,700m away in the suburb of Pine Hill. The site is located 7,100m from the Gardens suburban centre.

In the section 32 report, the site was originally rejected as it is subject to a Significant Natural Landscape Overlay Zone 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.

Submissions received requesting rezoning

Simon Robert and Lisa Jayne Burrough (S299.001), owners of 300 and 304 Leith Valley Road, seek to rezone the site to General Residential 1. They state that the locality has a pleasant although unmemorable landscape, but does provide good building platforms that could be adequately screened from publicly accessible viewpoints. No specific natural hazards are mapped against the property, the site is generally unproductive in terms of primary industry, and rezoning will provide additional residential capacity.

Simon Burrough (FS225.1) also lodged a further submission, suggesting that the land is rezoned to Large Lot Residential rather than General Residential 1. Mr Burrough also seeks that only a portion of the site, consisting of the lower slopes closest to the motorway, be rezoned.

The Otago Regional Council (FS184.86) opposes rezoning as it would allow for high density development in a rural/semi-rural area, which does not appear to have any planned public infrastructure to support such density.

Discussion

Rezoning this site to residential has been assessed against Policy 2.6.2.1 with several critical issues identified.

The entire site is fully covered by the Flagstaff-Mt Cargill Significant Natural Landscape (SNL). Rezoning this area to residential is inconsistent with Policy 2.6.2.1.d.iv which requires that Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4).

The site is disconnected from existing residentially zoned land and is surrounded by land zoned Rural Hill Slopes and Rural Residential 2, which provides for one dwelling per existing site. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. Furthermore, given the sites disconnect with existing serviced areas, rezoning the site to General Residential 1 would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site. For this reason, I consider rezoning this site to General Residential 1 (or similar) to have a clear conflict with Policy 2.6.2.1.d.ix.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

Simon Burrough (FS225.1) has suggested that part of the site could be zoned to Large Lot Residential, rather than General Residential 1. The area suggested is approximately 7.8 ha in size and therefore has an approximately capacity of 27 dwellings at Large Lot Residential 1 (2,000m²) or 16 dwellings at Large Lot Residential 2 (3,500m²). While 3 Water servicing is expected at General Residential 1 density, self-servicing for 3 Waters is possible for Large Lot Residential densities. While rezoning to a lower density may alleviate the conflict with Policy 2.6.2.1.d.ix described above, the site is still disconnected from other residentially zoned land and still fully covered with an SNL overlay and I consider lower-density residential zoning to still be inconsistent with Policy 2.6.2.1 overall.

Recommendation

Overall, for the reasons laid out above, I consider that rezoning the site to residential has clear conflicts with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Hill Slopes.

Recommended amendments:

None. Maintain rejection.

5.4.12 41 Emerson Street (RS169)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S279.003	Victor and Fiona Nicholson	Add a change	Rezone 41 Emerson Street (Requested Site RS169) from Rural Coastal zone to General Residential 1 zone.
FS184.74	Otago Regional Council	Oppose OS279.003	Oppose OS279.003. Disallow submission and do not rezone 41 Emerson Street (Requested Site RS169) from Rural Coastal zone to General Residential 1 zone.

Background

Figure 54 - General area proposed for rezoning for RS169

Concord



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS169	41 Emerson Street, Concord, as shown in Figure 54.	Rural Coastal Zone	General Residential 1	None

This site is located in Concord, immediately adjacent and to the south of GF07 (33 Emerson Street). The site is presently zoned Rural Coastal, however there is a residentially zoned (General Residential 1) area immediately across the road. The site covers a total area of 2.4 ha and there are no overlays present on any parts of the site. The site is assessed as having a feasible capacity of 27 houses.

In the section 32 report, the site was originally rejected as it is steep and not developable in parts, so would have a low yield. Refer to Appendix C.24 for details of this site.

Submissions received requesting rezoning

Victor and Fiona Nicholson (S279.003) seek to rezone 41 Emerson Street to General Residential 1. In their submission, they state that the existing driveway and commercial building presently on site demonstrate that the slope does not make it too challenging to develop. Additionally, RS169 shares many of the same characteristics (close to public transport, services, and having relatively few issues associated with developing them) as GF07.

The Otago Regional Council (FS184.74) oppose S279.003, stating that the relief promotes zoning on the fringe of GR1 and Coastal Rural/RR1 areas, which does not appear to have any planned public infrastructure to support such density.

Discussion

This site generally slopes north, has reasonable access to public transport, very good access to a primary school, but poor access to suburban centres. The site is assessed by Stantec as having a medium level hazard associated with slope instability and geotechnical investigations will be required prior to development. No indigenous biodiversity values have been identified on this site through a desktop assessment of vegetation cover mapping produced by Wildland Consultants Limited.

The DCC's Landscape Architect has assessed the site and has commented that rezoning this site should be considered in the context of the proposed rezoning of the adjacent site at 33 Emerson Street (GF07). If rezoning GF07 proceeds, then rezoning of 41 Emerson Street would likely be seen as a logical extension of this western part of Concord. Alternatively however, if rezoning GF07 does not proceed, then rezoning 41 Emerson Street could be seen as a satellite node of residential development separated from nearby residential development by rural land. In general, residential zoning at this location would have low-moderate adverse visual amenity effects on nearby areas. There will, nevertheless, be some adverse effects on existing rural character attributes of this site which are currently influenced by a general visual dominance of natural elements over human landscape elements and limited visual influence of large-scale structures.

DCC Transport has assessed the site and commented that the existing transport infrastructure on Emerson Street is inadequate to accommodate urbanised development such as this (refer to the transport discussion on GF07, section 5.2.9). Additional dwellings to the scale potentially feasible is likely to have a significant impact on the transport network and further assessment would need to be undertaken by the submitter to further understand and evaluate these effects. At a minimum, Emerson Street would need to be upgraded to an urban roading standard and nearby intersections would need to be assessed with the additional traffic volumes to determine what upgrades would be required. In the absence of any supporting transportation information, DCC Transport is unable to provide its support to this rezoning.

DCC Parks and Recreation department comment that if rezoned, Emerson Park should be upgraded to a community facility, which would include the addition of play equipment and supporting amenities. Such off site upgrades would likely need to be funded through development contributions at the time of subdivision.

DCC 3 Waters has assessed the site. A minor network extension is required to connect to the potable water supply. Moderate upstream network upgrades are required. Likewise, a minor network extension is required to connect to the wastewater network. Moderate downstream network upgrades are required. Regarding stormwater, the site currently discharges via an overland flow, through a 225mm pipeline along Emerson Street and then to an open watercourse. The pipe is under-capacity for the expected 10-year Annual Recurrence Interval (ARI) and the capacity of the open watercourse is unknown. Therefore, attenuation is required. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate.

Overall, 3 Waters has advised that rezoning could likely be supported from a 3 Waters perspective.

Recommendation

The key issue regarding the feasibility of developing this site relates to transport and the feasibility of upgrading Emerson Street. The other expert evidence received indicates that rezoning could be supported. I therefore support rezoning RS169 in principle but, as with GF07, this recommendation is predicated by information being provided at the hearing to satisfy the concerns of DCC Transport regarding the feasibility of upgrading Emerson Street. If acceptable information is not provided, or if GF07 is not rezoned, then I do not recommend rezoning RS169. This recommendation is consistent with my recommendation for GF07.

If rezoned, I also recommend application of a 'new development mapped area' to ensure that development achieves good subdivision and stormwater management outcomes that support the 2GP's strategic directions.

Recommended amendments:

Subject to

- a. The rezoning of GF07 also occurring; and
- b. Information being provided to satisfy the concerns of DCC Transport regarding the feasibility of upgrading Emerson Street.

I recommend the following amendments:

- Rezone RS169 from Rural Coastal Zone to General Residential 1.
- Application of a 'new development mapped area'.

5.4.13 103, 105, 107 Hall Road, Sawyers Bay (RS170)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S71.001	Andrew Rutherford	Add a change	Rezone 103, 105, and 107 Hall Road (Requested Site RS170) from Rural Residential 1 zone to Township and Settlement Zone or a Large Lot Residential zone, or another residential zone.
FS226.1	Southern Heritage Trust	Support OS71.001	Support OS71.001. Allow submission and rezone 103, 105, 107 Hall Road, Sawyers Bay from Rural Residential 1 zone to Township and Settlement Zone or a Large Lot Residential zone, or another residential zone.
FS256.001	Lesley Procter	Oppose OS71.001	Oppose OS71.001. Disallow submission and retain current zoning of 103, 105, 107 Hall Road, Sawyers Bay as Rural Residential 1.





FS67.1	Daryl Trainor	Oppose OS71.001	Support OS71.001 in part. Allow submission to rezone from Rural Residential 1 to Township and Settlement on the condition that all of 105 Hall Road is rezoned and height restrictions applied to neighbouring properties.
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Background

Figure 55 - General area proposed for rezoning for RS170

Sawyers Bay



 Rejected Site(s)	 Township and Settlement
	 Rural Residential 1
	 Rural Residential 2

Change ID	Address	Current zoning	Requested zoning	Other changes requested
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RS170	Part 103, 105, 107 Hall Road, Sawyers Bay, as shown in Figure 55.	Rural Residential 1 Zone	Some form of residential	None requested	
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This site is located at the upper end of Sawyers Bay, and comprises part of 103, 105, and 107 Hall Road. The total area proposed for rezoning is 1.3 ha. The site is currently zoned Rural Residential 1 and is located immediately adjacent to existing Township and Settlement zoned land. The rezoning proposal is to rezone the area to some form of residential zoning although the exact zoning sought is not specified.

The site has no overlays, although the Sawyers Bay Stream Esplanade Strip does pass through the site.

The reason for rejection in the section 32 report was that development of this site will exacerbate downstream wastewater overflows. Refer to Appendix C.25 for site details.

Submissions received requesting rezoning

Andrew Rutherford (S71.001), owner of 107 Hall Road, submitted that the area be rezoned to residential. Subsequent correspondence with Mr Rutherford has indicated that he would be guided by what is feasible for the site in terms of 3 Waters capacity and would hope that this would determine the appropriate zoning. If supported from a 3 Waters perspective, Mr Rutherford has indicated that he would prefer Township and Settlement zoning.

Three further submissions were received on S71.001. The Southern Heritage Trust (FS226.1) supported rezoning the site.

Lesley Procter (FS256.001), who resides close to the proposed rezoning area, opposed rezoning the site for the following reasons:

- Impact on two nearby water courses, both from construction/development and also wastewater disposal.
- Increase in traffic stress to a small bridge spanning one of the nearby water courses.
- Safety concerns regarding a blind corner by properties 105, 107, 105A, and 105B Hall Road.
- Rezoning may lead to further subdivision and housing development which will impact upon amenity value of surrounding properties by increasing traffic on Hall Road and adding to light and noise pollution in the area.
- Potential impacts to the nearby Department of Conservation area (Graham's Bush) and biodiversity in the area.

Daryl Trainor (FS67.1) opposed rezoning the site unless the entirety of his property at 105 Hall Road was zoned residential and open to subdivision, and height restrictions for dwellings or sheds on neighbouring property and positioning of buildings away from boundaries was implemented.

Discussion on rezoning

This 1.3 ha site is flat or gently sloping, with good access to public transport and very good proximity to a primary school, although poor proximity to the nearest suburban centre. No indigenous biodiversity values have been identified on this site. Stantec has assessed the site and consider it to have a low hazards level. The feasible capacity is assessed as 18 dwellings under a Township and Settlement zoning.

The DCC's Landscape Architect, Luke McKinlay, considers that Large Lot residential sites could be accommodated in this locality with relatively low adverse effects on existing rural-residential character and visual amenity. The development on the existing Township and Settlement zoning opposite 103 and 105 Hall Road would mean large lot development on

these sites would not appear to be out of context or contrast strongly with existing development patterns. Large lot development would also provide a transition to neighbouring rural residential sites to the northwest. Existing dwellings on the opposite side of Hall Road are located on hill slopes elevated above the subject sites. Views from these dwellings would be “over the top” of these sites. As such, potential adverse visual amenity effects from these closest residential sites are likely to be relatively low.

Mr McKinlay notes that the part of 107 Hall Road subject to the rezoning submission has a more open spatial character than 103 and 105 Hall Road, and currently contains no residential development. Nevertheless, Mr McKinlay considers that 107 Hall Road could also accommodate large lot development without detracting notably from the rural-residential character of the surrounding area, or the landscape values of the nearby SNL. Due to its location on low-lying land, near existing Town and Settlement residential development, and separate from the more spacious rural-residential patterns on the hillslopes above the site, adverse effects on existing landscape and visual amenity values could be kept to a low level.

DCC Transport considers that the nearby small bridge (adjacent to 41 Hall Road) is unlikely to cause any issues from increased traffic capacity. There may be some structural limitations to the type of vehicle that can cross the bridge, but this could be managed during development. The blind corner noted by further submitter Lesley Procter (FS256) could be resolved through vegetation clearance and curve widening during development. The main transportation related issue for this site is the intersection between two private drives within legal road at the end of Hall Road. Any increase in traffic usage at this intersection will require careful consideration by a suitably qualified and experienced traffic engineer to identify a solution that is safe. It is likely that road upgrading and widening would be required, along with some possible vesting of part of the development site as road.

Nearby roading infrastructure and intersections can accommodate the relatively modest increase in traffic that would be generated from a small development such as this. It is noted that the Station Road / Sir John Thorn Drive intersection is managed by Waka Kotahi. I note that Waka Kotahi’s submission did not directly discuss this site, and no further submission was received in respect of this site. Overall, access to the site would need to be considered in more detail at the time of subdivision, and would need to include an Integrated Transport Assessment, but DCC Transport considers that, from a transportation perspective, development is achievable.

DCC 3 Waters has assessed the site. In relation to wastewater, there are currently overflows at the downstream Sawyers Bay wastewater pumping station in wet weather, with consequent environmental effects. Significant downstream wastewater upgrades are likely to be required, which could take many years to resolve. While 3 Waters notes that communal wastewater detention may be possible, I note that the feasible capacity for this site has been estimated at 43, below the 50 sites cut-off imposed by 3 Waters for other communal wastewater detention systems.

The local potable water supply infrastructure is adequate to service the site; however the site is supplied from the Port Chalmers supply, which is constrained during peak summer periods. Significant upstream upgrades are required to resolve this, with an expected timeframe of 5-8 years. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate.

In relation to Lesley Proctor’s concerns about amenity values, I acknowledge that development of this site would add a small amount of noise and light to the immediate area; however, this likely to be overall low and localised due to the relatively small size of any development.

Regarding the further submission by Daryl Trainor (FS67.1), there is no scope to increase the area of land sought be rezoned via a further submission, which can only respond to matters raised in the original submission. For residentially zoned land, the existing performance standards relating to height (Rule 15.6.6) would apply and are considered appropriate and fit for purpose. There are also performance standards that control setbacks for new building and structures from boundaries (Rule 15.6.13).

Recommendation

Rezoning this site is generally consistent with the criteria in Policy 2.6.2.1. However, as outlined above, there are significant issues with respect to the wastewater network at Sawyers Bay, and the need for upgrades. Until these issues can be resolved, I am of the view that enabling further residential rezoning in Sawyers Bay is not appropriate. Consequently, I recommend that rezoning of RS170 does not proceed at this time.

Recommended amendments:

None. Maintain rejection.

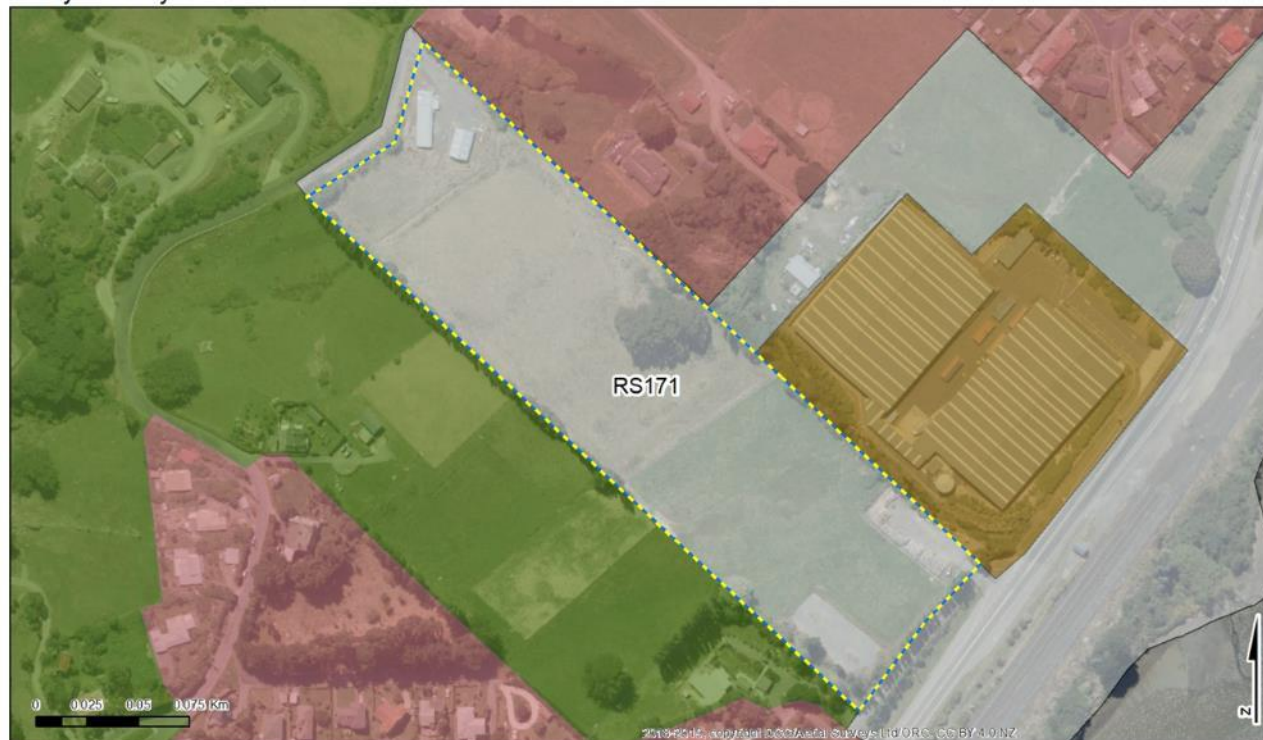
5.4.14 3 Brick Hill Road & 18 Noyna Road, Sawyers Bay (RS171)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S202.001	K and L Accommodation Limited	Add a change	Rezone 18 Noyna Road and 3 Brick Hill Road (part of Requested Site RS171) from Rural Hill Slopes zone to Township and Settlement zone.
FS198.1	Port Otago Ltd	Oppose OS202.001	Oppose OS202.001. Disallow submission and retain current zoning of 18 Noyna Road & 3-5 Brick Hill Road, Sawyers Bay as Hill Slopes Rural.
FS86.1	Elizabeth McColl	Oppose OS202.001	Oppose OS202.001. Disallow submission and retain current zoning of 18 Noyna Road & 3-5 Brick Hill Road, Sawyers Bay as Hill Slopes Rural.
FS73.1	Debbie and Aaron Jowsey and Ward	Oppose OS202.001	Oppose OS202.001. Disallow submission and retain current zoning of 18 Noyna Road & 3-5 Brick Hill Road, Sawyers Bay as Hill Slopes Rural.

Background

Figure 56 - General area proposed for rezoning for RS171

Sawyers Bay



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS171	3 Brick Hill Road and 18 Noyna Road, Sawyer's Bay, as shown in Figure 56.	Rural Hill Slopes Zone	Township and Settlement Zone	None

The site is located adjacent to Sir John Thorn Drive (State Highway 88) and is located on the south-eastern side of Sawyer's Bay in West Harbour. The 3.4 ha site is presently zoned Rural Hill Slopes, and is surrounded by Township and Settlement, Rural, Industrial, and Rural Residential 1 zoning. The industrial zoning is occupied by Port Otago Limited and primarily consists of two large warehouse buildings.

In the section 32 report, the site was originally rejected as its development would exacerbate downstream wastewater overflows. Refer to Appendix C.26 for details of this site.

Submissions received requesting rezoning

K and L Accommodation Limited (S202.001) seek to rezone 3 Brick Hill Road and 18 Noyna Road to Township and Settlement zoning. The submitter owns this land and adjoining land at 107 Stevenson Avenue. Consent has recently been granted to subdivide 107 Stevenson Road into 19 residential sites (SUB-2020-23 and LUC-2020-95). No specific reasons are given for the submission, apart from a desire to increase residential capacity in the city.

Three further submissions were received on S202.001, all in opposition.

Port Otago Ltd (FS198.1) oppose rezoning due to concerns about reverse sensitivity effects on the adjoining industrial zoned land, particularly in relation to noise and lighting emissions from their operation. Port Otago also point out that the land is unsuitable for rezoning due to lack of wastewater capacity. Finally, it notes that 18 Noyna Road is identified as a HAIL site associated with the former tannery land use in this location, similar to land to the north of the Sawyers Bay warehouse site, which is subject to a consent notice preventing any residential use.

Elizabeth McColl (FS86.1) considers that the effects of rezoning would be more than minor and opposes the suggestion in S202 that infrastructure upgrade costs should be carried by ratepayers. Ms McColl also notes that stormwater currently flows from sloping terrain in the area and ponds on neighbouring property and at the entrance to 18 Noyna Road. She is also concerned about additional traffic on Noyna Road, a single lane road that services seven other properties, and the impact of this on safety of the intersection of Noyna Road with SH88.

Debbie and Aaron Jowsey and Ward (FS73.1) raise similar concerns in relation to traffic on Noyna Road, appropriate management of stormwater and the need for the developer to be responsible for infrastructure upgrades. They also note that the site may contain contaminated land and are concerned about possible stability issues on 20 Noyna Road and at the boundary of the site with Noyna Road. They seek further information about the number of sites proposed, and are concerned that building heights and light pollution will affect their residential amenity and views. They are also concerned that development might displace native birds from the area.

Discussion

The site has a generally eastern aspect, with a mean slope of 12.8 degrees. It is located in good proximity to both public transportation and a primary school, although it is 1,800m distant from the nearest suburban centre. It has a feasible capacity of 43 dwellings under Township and Settlement zoning. The site was assessed by Stantec in late 2020 as having low level hazards associated with alluvial materials on the site, and with flood hazard/stormwater flow. Active alluvial materials are typically mitigated with engineering design, this is typically a building control issue that is not a limiting factor for subdivision of the lots. Stantec note that some stormwater design and management may also be required to develop the site. However, overall Stantec has advised that typical engineering design can be applied to the proposed area with some consideration to stormwater flow paths. No indigenous biodiversity values have been identified on this site.

The DCC's Landscape Architect, Luke McKinlay, has commented that rezoning would have moderate – high adverse visual amenity effects on existing residents within the rural residential area, and from nearby sections of Brick Hill Road. From these locations, the rolling paddocks of 3 and 5 Brick Hill Road form a band of rural, pastoral land at the edge of Sawyers Bay, with open spatial qualities that are consistent with nearby rural residential properties. General residential development would significantly reduce the current rural, open character of these sites. However, because surrounding rural residential dwellings are located at a higher elevation than the subject site, it appears unlikely that residential

development on these sites would obstruct existing views from these dwellings to the harbour. If rezoning proceeds, consideration should be given to retaining the poplar shelterbelt along the southern boundary of the site as a form of visual mitigation for nearby residents to the north and west. Mr McKinlay also noted that the site has quite a restricted visual catchment. It is not highly prominent to motorists on nearby sections of Sir John Thorn Drive, nor from wider residential parts of Sawyers Bay or Roseneath. Overall, visual amenity effects of the proposed rezoning will be most pronounced on nearby residents of rural residential properties to the west and north of the site. Effects on wider rural character values will be limited.

DCC Transport has commented that Noyna Road would not be able to accommodate the level of development being contemplated, and would need to be upgraded to the standards set out in the Code of Subdivision if it was to be used for access. This would include carriageway widening and footpath extensions to connect with existing infrastructure on Sir John Thorn Drive. Waka Kotahi would need to be consulted in relation to the Noyna Street / Sir John Thorn Drive intersection.

Brick Hill Road joins Stevenson Avenue over a bridge / culvert crossing that is less than 5.0m in width. This narrow width could present issues with additional traffic generated by the proposed rezoning. The structural condition of the bridge would also need to be reviewed. There is no provision for pedestrians and there is no footpath on Stevenson Avenue (i.e., east of the bridge). However, it is noted that the developer of the subdivision at 105 Stevenson Avenue is required to construct a new footpath on Stevenson Avenue that links that subdivision to the existing footpath outside Sawyers Bay School. This is currently under construction. If this site is rezoned, the footpath would need to be extended to the proposed rezoning site at the developer's cost.

DCC Transport also note that traffic distribution from any development would require consideration because both Brick Hill Road and Blanket Bay Road are narrow, winding roads, and additional traffic could create safety issues. An integrated transport assessment is therefore required in order for the rezoning be assessed further.

I also note that the DCC Parks and Recreation department consider that if the site was rezoned, a connection from Noyna Road through to Brick Hill Road through should be part of the subdivision design. Ideally this connection would be passable by vehicles, and would also service pedestrians and cyclists.

In regard to reverse sensitivity, residential activities (and other noise sensitive activities) within 20m of an industrial zone must have acoustic insulation (rules 15.5.1 and 9.3.1). However, additional information from Port Otago would be beneficial to understand their concerns and what mitigation measure might address these.

Regarding 18 Noyna Road being a HAIL site, the Otago Regional Council Hazardous Activities, Industries and Bores search map identified 18 Noyna Road as the site of the former Glendermid Tannery. The submitter for the site, K and L Accommodation Limited, has clarified with me that they understand the tannery was on the adjoining land to the north and that no activity had been carried out on either 18 Noyna Road or 3 Brick Hill Road that relates to the tannery or other industrial activity. I note that there is a consent notice registered against the title of the adjacent 107 Stevenson Avenue that restricts the use of the rural-zoned portion of the land for residential use due to potentially contaminated soils. I also note that the nearby 105 Stevenson Avenue, while showing as a HAIL site, was granted subdivision and land use consent in 2020. Further information on this matter is required before rezoning can be supported.

DCC 3 Waters has assessed the site. In relation to wastewater, there are currently overflows at the downstream Sawyers Bay wastewater pumping station in wet weather, with consequent environmental effects. Significant downstream wastewater upgrades are likely to be required, which could take many years to resolve. While 3 Waters notes that communal wastewater detention may be possible, I note that the feasible capacity for this site has been estimated at 43, below the 50 sites cut-off imposed by 3 Waters for other communal wastewater detention systems.

The local potable water supply infrastructure is adequate to service the site; however the site is supplied from the Port Chalmers supply, which is constrained during peak summer periods. Significant upstream upgrades are required to resolve this, with an expected timeframe of 5-8 years. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate. While this should be possible, 3 Waters had concerns about the affordability of this.

Recommendation

The expert evidence received, along with the further submitters on this site, has raised a number of issues regarding the proposed rezoning of this site. These are:

- Constraints in the downstream wastewater network, requiring significant upgrades.
- More assessment/information is required regarding effects on the transport network.
- Potential for reverse sensitivity.
- Potential HAIL issues at 18 Noyna Road.

While some of these issues may be able to be resolved, for example if an Integrated Transport Assessment is completed to address the concerns of DCC Transport, the Panel is satisfied that necessary local roading upgrades are feasible, if evidence is available demonstrating that any contaminated land issues on 18 Noyna Road can be adequately addressed, and if the reverse sensitivity issues raised by Port Otago can be more fully understood and mitigation put in place. However, significant issues remain in relation to the need to wastewater network upgrades. Considering all these matters together, on the basis of the information currently available, I consider that rezoning the site is not generally consistent with Policy 2.6.2.1 and should not be rezoned at this time.

Recommended amendments:

- None. Retain as Rural Hill Slopes Zone.

5.4.15 85 Formby Street, Outram (RS175), and 91 and 103 Formby Street, Outram (RS154)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S308.002	CC Otago Limited	Add a change	Rezone 85 Formby Street, Outram (Requested site RS175) from Rural Taieri Plains zone to Township & Settlement zone and apply a structure plan mapped area instead of a new development mapped area.
FS117.10	Jeremy Jowett	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural
FS117.2	Jeremy Jowett	Oppose OS308.002	That the submission from cc otago limited regarding rezoning residential land at 85, 91 and 103 Formby Street being rezoned to Township & Settlement is REJECTED
FS138.6	Kevin and Jennifer Thompson	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.

FS157.2	Margaret Henry	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS16.2	Angela Anderson	Oppose OS308.002	Oppose OS308.0012. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS164.2	Marty Deans (Lone Star Farms Ltd)	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street as Taieri Plains Rural.
FS184.530	Otago Regional Council	Oppose OS308.002	Oppose OS308.002. Disallow submission and do not rezone 85 Formby Street, Outram (Requested site RS175) from Rural Taieri Plains zone to Township & Settlement zone.
FS192.2	Paul Thomson	Support OS308.002	Support OS308.002. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.6	Roger Nicolson	Support OS308.002	Support OS308.002. Allow the rezoning of 85 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS21.2	Anna Clearwater	Oppose OS308.002	Oppose S308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Rural Plain.
FS222.2	Shirley Bush	Oppose OS308.002	Support OS308.002. Allow the rezoning of 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1
FS23.2	Anne Warrington-Blair	Oppose OS308.002	Oppose OS308.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS244.2	Tracey Jowett	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning for 85 Formby Street, Outram as Taieri Plains Rural.
FS248.2	Trevor Braid (Willowbank Family Trust + Wilowfield Developments Ltd)	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS41.2	C & L Rhodes	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS50.6	Christopher Girling	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS58.2	Craig Bates	Support OS308.002	Support OS308.002. Allow the submission and the rezoning of 85 Formby Street, Outram to Township & Settlement zoning.
FS7.4	Alison Maley	Oppose OS308.002	Oppose OS308.002. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS81.2	Donald and Susan Broad	Oppose OS308.002	Oppose OS308.02. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural
FS83.2	Donna Tisdall	Support OS308.002	Support OS308.002. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
S305.001	Outram Developments Limited	Add a change	Rezone 85 Formby Street, Outram (RS175) from Rural zone to Township and Settlement zone and apply a structure plan mapped area but not a new development mapped area.

FS117.9	Jeremy Jowett	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning for 85 Formby Street, Outram as Taieri Plains Rural.
FS138.5	Kevin and Jennifer Thompson	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural,
FS157.5	Margaret Henry	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS16.5	Angela Anderson	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS164.3	Marty Deans (Lone Star Farms Ltd)	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street as Taieri Plains Rural.
FS184.91	Otago Regional Council	Oppose OS305.001	Oppose OS305.001. Disallow submission and do not rezone 85 Formby Street, Outram (RS175) from Rural zone to Township and Settlement zone.
FS192.5	Paul Thomson	Support OS305.001	Support OS305.001. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.1	Roger Nicolson	Support OS305.001	Support OS305.001. Allow the rezoning of 85 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS23.5	Anne Warrington-Blair	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS244.5	Tracey Jowett	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning for 85 Formby Street, Outram as Taieri Plains Rural.
FS248.5	Trevor Braid (Willowbank Family Trust + Wilowfield Developments Ltd)	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS41.19	C & L Rhodes	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS50.1	Christopher Girling	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS58.5	Craig Bates	Support OS305.001	Support OS305.001. Allow the submission and the rezoning of 85 Formby Street, Outram to Township & Settlement zoning.
FS7.1	Alison Maley	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS81.5	Donald and Susan Broad	Oppose OS305.001	Oppose OS305.001. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural
FS83.5	Donna Tisdall	Support OS305.001	Support OS305.001. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
S307.001	Peter Doherty	Add a change	Rezone 85 Formby Street, Outram (RS175) from Rural zone to Township and Settlement zone and apply a structure plan mapped area but not a new development mapped area.

FS117.3	Jeremy Jowett	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning for 85 Formby Street, Outram as Taieri Plains Rural.
FS117.8	Jeremy Jowett	Oppose OS307.001	That the submission from cc otago limited regarding rezoning residential land at 85, 91 and 103 Formby Street being rezoned to Township & Settlement is REJECTED
FS138.4	Kevin and Jennifer Thompson	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural,
FS157.3	Margaret Henry	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS16.3	Angela Anderson	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS184.92	Otago Regional Council	Oppose OS307.001	Oppose OS307.001. Disallow submission and do not rezone e 85 Formby Street, Outram (RS175) from Rural zone to Township and Settlement zone and apply a structure plan mapped area but not a new development mapped area.
FS192.3	Paul Thomson	Support OS307.001	Support OS307.001. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.4	Roger Nicolson	Support OS307.001	Support OS307.001. Allow the rezoning of 85 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS23.3	Anne Warrington-Blair	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS244.3	Tracey Jowett	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning for 85 Formby Street, Outram as Taieri Plains Rural.
FS248.3	Trevor Braid (Willowbank Family Trust + Wilowfield Developments Ltd)	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS31.1	Bernhard Neehoff	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS41.10	C & L Rhodes	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS50.3	Christopher Girling	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.
FS58.3	Craig Bates	Support OS307.001	Support OS307.001. Allow the submission and the rezoning of 85 Formby Street, Outram to Township & Settlement zoning.
FS63.2	Danielle Atkinson	Support OS307.001	Partially support OS307.01. Allow the submission in regards to the rezoning at 85Formby Street, Outram, however, only support sections of 1000m2 and larger
FS7.5	Alison Maley	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plain Rural.
FS81.3	Donald and Susan Broad	Oppose OS307.001	Oppose OS307.001. Disallow submission and retain the current zoning of 85 Formby Street, Outram as Taieri Plains Rural

FS83.3	Donna Tisdall	Support OS307.001	Support OS307.001. Allow submission and rezone 85 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
S308.001	CC Otago Limited	Add a change	Rezone 91 & 103 Formby Street (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone and apply a structure plan mapped area instead of a new development mapped area.
FS117.1	Jeremy Jowett	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS117.7	Jeremy Jowett	Oppose OS308.001	That the submission from cc otago limited regarding rezoning residential land at 85, 91 and 103 Formby Street being rezoned to Township & Settlement is REJECTED
FS138.3	Kevin and Jennifer Thompson	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural,
FS157.1	Margaret Henry	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS16.1	Angela Anderson	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS164.1	Marty Deans (Lone Star Farms Ltd)	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 and 103 Formby Street as Taieri Plains Rural.
FS184.93	Otago Regional Council	Oppose OS308.001	Oppose OS308.001. Disallow submission and do not rezone 91 & 103 Formby Street (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone
FS192.1	Paul Thomson	Support OS308.001	Support OS308.001. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.5	Roger Nicolson	Support OS308.001	Support OS308.001. Allow the rezoning of 91 & 103 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS21.1	Anna Clearwater	Oppose OS308.001	Oppose S308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Rural Plain.
FS222.1	Shirley Bush	Support OS308.001	Support OS308.001. Allow the rezoning of 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1
FS23.1	Anne Warrington-Blair	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS244.1	Tracey Jowett	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning for 91 and 103 Formby Street, Outram as Taieri Plains Rural.
FS248.1	Trevor Braid (Willowbank Family Trust + Willowfield Developments Ltd)	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS41.1	C & L Rhodes	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS50.5	Christopher Girling	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.

FS58.1	Craig Bates	Support OS308.001	Support OS308.001. Allow the submission and the rezoning of 91 & 103 Formby Street, Outram to Township & Settlement zoning
FS7.3	Alison Maley	Oppose OS308.001	Oppose OS308.001. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS81.1	Donald and Susan Broad	Oppose OS308.001	Oppose OS308.01. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS83.1	Donna Tisdall	Support OS308.001	Support OS308.001. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
S305.002	Outram Developments Limited	Add a change	Rezone 91 and 103 Formby Street, Outram (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone and apply a structure plan mapped area but not a new development mapped area.
FS117.5	Jeremy Jowett	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS138.1	Kevin and Jennifer Thompson	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural,
FS157.6	Margaret Henry	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS16.6	Angela Anderson	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS164.4	Marty Deans (Lone Star Farms Ltd)	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 and 103 Formby Street as Taieri Plains Rural.
FS184.527	Otago Regional Council	Oppose OS305.002	Oppose OS305.002. Disallow submission and rezone 91 and 103 Formby Street, Outram (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone and apply a structure plan mapped area but not a new development mapped area.
FS192.6	Paul Thomson	Support OS305.002	Support OS305.002. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.2	Roger Nicolson	Support OS305.002	Support OS305.002. Allow the rezoning of 91 & 103 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS23.6	Anne Warrington-Blair	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS244.6	Tracey Jowett	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning for 91 and 103 Formby Street, Outram as Taieri Plains Rural.
FS248.6	Trevor Braid (Willowbank Family Trust + Willowfield Developments Ltd)	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS41.20	C & L Rhodes	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS50.2	Christopher Girling	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.

FS58.6	Craig Bates	Support OS305.002	Support OS305.002. Allow the submission and the rezoning of 91 & 103 Formby Street, Outram to Township & Settlement zoning.
FS7.2	Alison Maley	Oppose OS305.002	Oppose OS305.002. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS81.6	Donald and Susan Broad	Oppose OS305.002	Oppose OS305.02. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS83.6	Donna Tisdall	Support OS305.002	Support OS305.002. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
S307.003	Peter Doherty	Add a change	Rezone 91 and 103 Formby Street, Outram (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone and apply a structure plan mapped area but not a new development mapped area
FS117.4	Jeremy Jowett	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS117.6	Jeremy Jowett	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS138.2	Kevin and Jennifer Thompson	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural,
FS157.4	Margaret Henry	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS16.4	Angela Anderson	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural as proposed in the 2GP.
FS184.528	Otago Regional Council	Oppose OS307.003	Oppose OS307.002. Disallow submission and do not rezone 91 and 103 Formby Street, Outram (Requested Site RS154) from Rural Taieri Plain zone to Township & Settlement zone.
FS192.4	Paul Thomson	Support OS307.003	Support OS307.003. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.
FS208.3	Roger Nicolson	Support OS307.003	Support OS307.003. Allow the rezoning of 91 & 103 Formby Street, Outram from Taieri Plain Rural to Township and Settlement.
FS23.4	Anne Warrington-Blair	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS244.4	Tracey Jowett	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning for 91 and 103 Formby Street, Outram as Taieri Plains Rural.
FS248.4	Trevor Braid (Willowbank Family Trust + Willowfield Developments Ltd)	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS31.2	Bernhard Neehoff	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS41.11	C & L Rhodes	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 85 Formby Street, Outram as Taieri Plains Rural.

FS50.4	Christopher Girling	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural.
FS58.4	Craig Bates	Support OS307.003	Support OS307.003. Allow the submission and the rezoning of 91 & 103 Formby Street, Outram to Township & Settlement zoning.
FS63.1	Danielle Atkinson	Support OS307.003	Partially support OS307.03. Allow the submission in regards to the rezoning at 91 & 103 Formby Street, Outram, however, only support sections of 1000m2 and larger
FS7.6	Alison Maley	Oppose OS307.003	Oppose OS307.003. Disallow submission and retain current zoning of 91 & 103 Formby Street, Outram as Taieri Plain Rural.
FS81.4	Donald and Susan Broad	Oppose OS307.003	Oppose OS307.03. Disallow submission and retain the current zoning of 91 & 103 Formby Street, Outram as Taieri Plains Rural
FS83.4	Donna Tisdall	Support OS307.003	Support OS307.003. Allow submission and rezone 91 & 103 Formby Street, Outram from Taieri Plains Rural to General Residential 1.

Background

Figure 57 - General area proposed for rezoning for RS175 and RS154

Outram



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS175, RS154	85, 91, and 103 Formby Street, Outram, as shown in Figure 57.	Rural Taieri Plain	Township and Settlement	<ul style="list-style-type: none"> • Application of a structure plan mapped area. • Do not apply a new development mapped area.

These sites are located in Outram, on the edge of the Taieri Plain. They have a combined size of approximately 10.0 ha, and are presently zoned Rural Taieri Plain. They are located immediately adjacent to existing Township and Settlement (no DCC Reticulated Wastewater Mapped Area) zoning.

A number of overlays are present – the sites are fully covered by high class soils, and fully covered by a Hazard 2 (flood) overlay zone. A small part of 85 Formby Street is also covered by a Swale Mapped Area (a swale is a low tract of land, often in the form of a depression or channel). I note that Rule 11.3.1.1 provides guidance on what activities may occur in a swale mapped area, and this generally restricts new buildings and structures in these areas. On the southern boundary of the sites there is a Critical Electricity Infrastructure Corridor Mapped Area.

The sites are distant from centres with the nearest principal centre being located approximately 12,000m away.

In the section 32 report, the sites were originally rejected due to the 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. Refer to Appendix C.27 for details of these sites.

Submissions received requesting rezoning

Three submissions were received on each of RS175 and RS154. The submitters on both sites are the same, and each submission covers both sites, which are treated as one for the purposes of this report and assessment. CC Otago Limited (S308.001 and S308.002), Outram Developments Limited (S305.002 and S305.001), and Peter Doherty (S307.003 and S307.001) all sought to rezone the sites to Township and Settlement, and apply a structure plan mapped area rather than a new development mapped area.

Two proposed draft structure plans are provided with the submissions. Structure plan 1 provides for 71 'standard 1,000m²' sites. Sections would be self-serviced for wastewater, but connected to the reticulated potable water supply. Stormwater attenuation (5,000L minimum) would be required for each site. Wastewater would be managed on-site, with a minimum of secondary treatment and a dispersal field within each allotment. Structure plan 2 provides for 133 sites, with some sites between 240 and 300m² in area and a significant number around 500-600m². Wastewater would be collected from the site via a communal system and either treated on-site or 'exported' to a neighbouring property for treatment and dispersal (the submission states that the neighbouring landowner has agreed in-principle to this arrangement). Stormwater attenuation (5,000L minimum) would be required for each allotment.

The reasons in support of the rezoning include increased residential capacity in Outram to alleviate an existing shortage and provide choice, that the sites are close to services and public amenities, that rural character and amenity values associated with the site are low, rural productivity associated with the site is outweighed by need for residential capacity, stormwater issues can be resolved, the flooding risk is lower compared to some other parts of Outram, HAIL assessments have been undertaken with no issues identified, the extension of Township and Settlement zoning to the site provides for a 'squaring up' of the 'edge' of the urban boundary at Outram, and ensuring Outram remains a resilient town.

Paul Thomson (FS192), Roger Nicolson (FS208), Shirley Bush (FS222), Craig Bates (FS58), Donna Tisdall (FS83), and Danielle Atkinson (FS63) all support the proposed rezoning. Reasons given include that rezoning will provide additional residential land, will improve housing affordability, will provide more housing choices satellite towns (such as Outram) play an important part in a city's growth, more people work from home in a post-COVID world, Outram is situated between the airport and the city offering an easy commute, growing vegetables in this area is no longer common, and that there are still sufficient high-class soils in the Taieri area.

Craig Bates' submission notes that if housing is to be developed then higher density would be preferable as the existing section types in Outram are primarily 1,000m² sections which doesn't meet the needs of the current market. Danielle Atkinson's submission notes that, while they support rezoning, they oppose 500m² sections and support the 1,000m² sections, as these are more in keeping with the tone and feel of Outram and would put less pressure on facilities. The submitter also commented that it would be good to have a park or similar for young families.

A number of submissions opposed rezoning. Jeremy Jowett (FS117), Kevin and Jennifer Thompson (FS138), Margaret Henry (FS157), Angela Anderson (FS16), Marty Deans (Lone Star Farms Ltd) (FS164), The Otago Regional Council (FS184), Anna Clearwater (FS21), Anne Warrington-Blair (FS23), Tracey Jowett (FS244), Trevor Braid (Willowbank Family Trust + Willowfield Developments Ltd) (FS248), C & L Rhodes (FS41), Christopher Girling (FS50), Alison Maley (FS7), Donald and Susan Broad (FS81), and Bernhard Neehoff (FS31) all oppose the proposed rezoning and highlighted a number of issues, discussed below.

Transport

Several further submitters raised concerns regarding transportation, including safety concerns in relation to access off Huntly Road, lack of public transport resulting in the need to use private cars, and concerns regarding traffic increases and implications for traffic safety.

DCC Transport has provided an initial assessment of the site. An Integrated Transport Assessment (ITA) would need to be undertaken at the developer's expense to ensure all transport effects are adequately evaluated and suitable mitigation / design measures implemented to manage any adverse effects. The Huntly Road / Formby Street intersection would need to be reviewed in light of additional traffic volumes generated from development. Speed limits would need to be reduced. Footpaths would need to be provided by the developer. The lack of cycling infrastructure is also an issue. Street lighting may also need to be upgraded.

DCC Transport also note that, due to the sites' distance from the city centre and lack of public transport options, rezoning conflicts with key focus areas of the Dunedin Integrated Transport Strategy, such as a focus on travel choices and resilience.

Loss of Rural Character/Landscape

Several further submitters raised concerns that development would lead to a loss of rural character in the area.

The DCC's Landscape Architect has commented that, while the sites are located on the edge of Outram, they are consistent with the rural character values of the surrounding plains landscape, being part of a broader patchwork of flat, pastoral land west of Outram. The eastern edge of Outram is currently well defined and the proposed rezoning would result in a substantial expansion of urban development for this small rural settlement into these distinctly rural sites. Consequently, the proposed rezoning would have at least moderate adverse effects on existing rural character values, which are strongly linked to the consistent, grid-like pastoral character of the surrounding area.

3 Waters

Many further submitters raised issues relating to 3 Waters, particularly stormwater and wastewater issues. Outram is currently self-serviced for wastewater (generally individual septic tanks), but there is a communal potable water supply. It is located in a Hazard 2 (flood) overlay zone. Issues raised in relation to stormwater include run-off and surface water build up leading to an increased risk of flooding. Concerns related to wastewater include potential groundwater contamination. Several submitters stated that the land is not suitable for communal wastewater treatment and that such a system would affect value and amenity of existing properties.

DCC 3 Waters has assessed the site. There are potable water supply services at the existing boundaries to the site, but these would need to be upgraded. Water supply capacity is constrained during peak summer demand periods, with no spare capacity available at these times. There is a medium to long term timeframe to address this.

Outram is not serviced for wastewater by the DCC, and the site is outside the DCC reticulated wastewater area. An on-site servicing assessment has been carried out and self-servicing for wastewater is considered feasible, pending soil investigations. Consent to discharge treated wastewater would be required from the Otago Regional Council.

Regarding stormwater, the site is flat and there is no obvious natural flow path other than the channel to the north of the site which is an old “ox-bow” of the Taieri River. Stormwater drainage in Outram is complex and constrained. Due to the position of the Taieri flood protection bank there is no natural outlet for stormwater drainage in Outram. Instead, Outram’s stormwater drains to the “ox-bow” lake, at the southern end of Outram and just to the east of the proposed site. From here the stormwater infiltrates into the ground. The infiltration capacity of the “ox-bow” lake is unknown and there have been past rainfall events in which the “ox-bow” lake has flooded. As the capacity of the open channel and “ox bow” lake is unknown, an on-site attenuation assessment has been carried out. The area of land required for stormwater management is over 30% of the total area of the site and this is not considered feasible. 3 Waters note that, even if stormwater management were feasible at the site, the additional stormwater volumes generated area risk due to the unknown disposal capacity of the “ox-bow” lake.

Overall, 3 Waters has advised that rezoning is not supported from a 3 Waters perspective, primarily due to issues with stormwater as outlined above, and also due to concerns regarding water supply.

Hazards

Several submitters raised issues regarding the potential for flooding and the presence of the Hazard 2 (flood) overlay zone.

Stantec has advised that the site is assessed as having low level hazards associated with respect to flooding. Minimum floor levels would be required for any subdivision within the proposed area. Stantec also note that a stormwater assessment may be required and the results of this assessment may be that development in this area will necessitate additional floor level requirements, flood banks, or stormwater detention. I note that the swale mapped area only applies to a small part of 85 Formby Street.

I also note that the entirety of both RS175 and RS153 are covered by a Hazard 2 (flood) overlay zone, the risk of this which is assessed as medium. I have clarified this with Stantec, who have replied that they consider the sites could equally be assigned as having either a ‘low’ or a ‘medium’ risk category. Stantec went with low because, from a hazards perspective, the land appears to be readily subdividable as long as there is some flood protection works done. Stormwater designs would be required regardless of whether the site was assessed as ‘low’ or ‘medium’.

General amenity

Some submitters raised concerns relating to general loss of amenity as a result of development. In particular, an increase in pollution and smog were raised.

I acknowledge that there would be some loss of general amenity to existing residents should development go ahead. This would be most noticeable during the construction phase. However, once construction is completed, I would anticipate disruption would reduce. However, as per the landscape assessment above, it is considered that the proposed rezoning would have at least moderate adverse effects relating to rural character values.

Other issues

A number of other issues were raised by submitters, including the sites’ distance from centres and infrastructure, and the suitability of Outram for development, noting that it is a small town with limited infrastructure and few facilities and amenities. Some submitters also commented that there is no residential shortage in Outram.

Several submitters raised concerns relating to loss of high class soils and high productive land.

I agree with the submitters' concerns regarding the sites' distance from centres, infrastructure, facilities, and amenities. The site does not have regular public transport and is relatively distant from Mosgiel and the city.

The sites are both fully covered by high class soils, and there is potential that rezoning would result in a reduction in rural productivity in this area. However balanced with this is that, while the sites are both presently zoned Rural, they are relatively small sites and are not attached to a larger landholding. Loss of rural productivity must be balanced against the need to provide for adequate residential capacity. Overall, while I do acknowledge there may be some loss of potential rural productivity, I consider this to be relatively small.

Overall discussion on rezoning

Rezoning this site to residential has been assessed against Policy 2.6.2.1, with multiple conflicts identified.

The site is fully covered by a Hazard 2 (flood) Overlay zone which represents a moderate risk level. Policy 2.6.2.1.d.viii states that the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term. Given the risk of this overlay is assessed as moderate, I consider that rezoning to residential would create a clear conflict with Policy 2.6.2.1.d.viii.

The site is significantly distant from larger centres (Mosgiel, Dunedin) where many residents are likely to work, and where the nearest secondary school is. Significant growth in Outram does not support the compact and accessible city objective (Policy 2.6.2.1.d.x). I also consider rezoning the site to conflict with Policy 2.6.2.1.c, as it is located relatively distant to centres, and main urban areas or townships that have a shortage of capacity. I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

3 Waters have identified issues with both stormwater and potable water supply in Outram and rezoning is not supported from a 3 Waters perspective. I therefore consider the site to have a conflict with Policy 2.6.2.1.d.ix.

I note that Outram has no reticulated wastewater system present and individual or communal wastewater servicing would therefore be required. While not necessarily an issue, these can be problematic with respect to the ongoing maintenance that is required or otherwise there is a risk of adverse effects to groundwater quality.

Finally, the site is fully covered by high class soils and does have some potential to contribute to rural productivity. While I consider that the potential loss of rural productivity is likely relatively low, I still note that development would result in loss of these high class soils and consistency with Policy 2.6.2.1.d.ii must be considered.

Recommendation

Overall, for the reasons above, I consider that rezoning this site to residential conflicts with Policy 2.6.2.1 and recommend that the sites remain zoned as Rural Taieri Plain.

Recommended amendments:

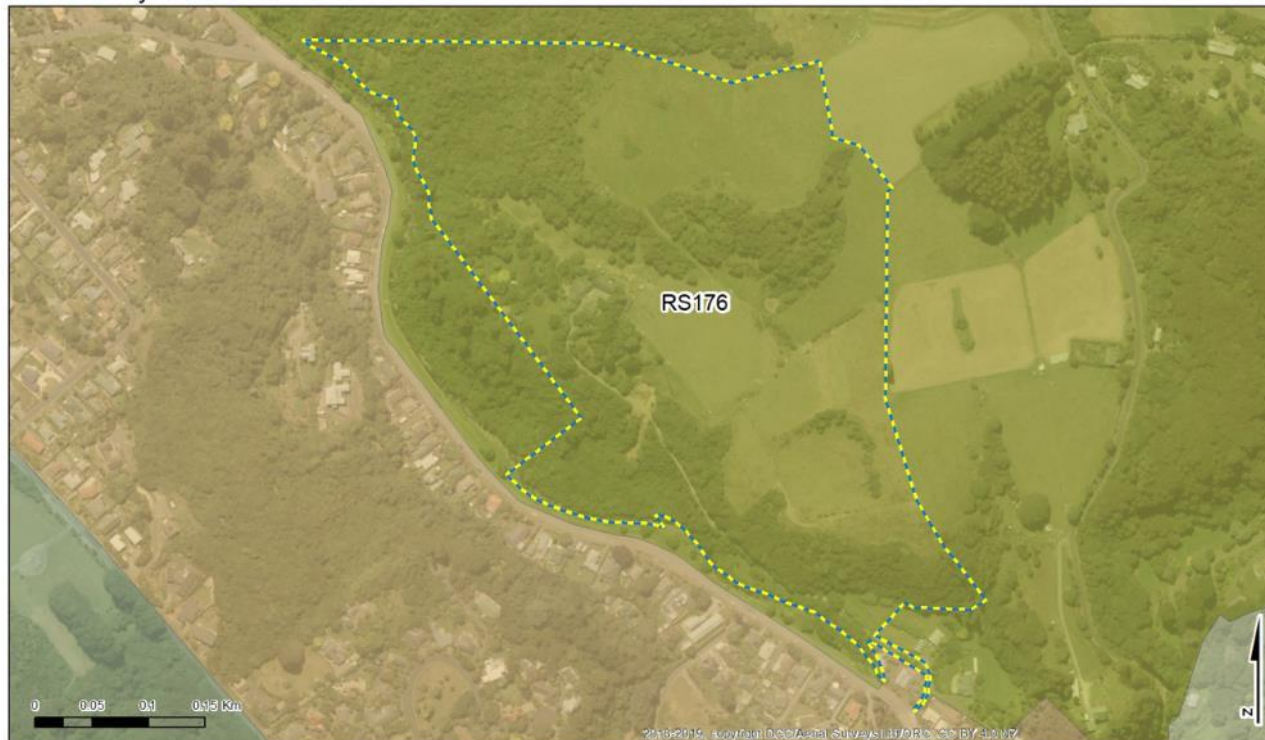
None. Maintain rejection.

5.4.16 234/290 Malvern Street, Leith Valley (RS176)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S77.001	Peter Marr & Marja van Loon	Add a change	Rezone 234 and 290 Malvern Street, Leith Valley, (Requested Site RS176) from Rural Residential 2 zone to Large Lot Residential 1 Zone, or Large Lot Residential 2 Zone, or Rural Residential 1 Zone and apply a structure plan mapped area to describe any significant development controls that may be appropriate.
FS100.1	Harlow Brundell	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS110.1	Ilona Pfeifer	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS126.1	Kaitrin McMullan	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS127.1	Karen and Wayne Grant	Support OS77.001	Approve OS77.001. Allow submission and rezone 234/290 Malvern Street, Leith Valley from Rural Residential 2 to General Residential 1
FS130.1	Karole Caulfield	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS140.1	Kirsten Eden-Mann	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2
FS144.1	Larissa Curzon	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234 and 290 Malvern Street as Rural Residential 2.
FS151.1	Lisa & Shaun Blondell	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain the current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS162.1	Mark Knudson	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS174.1	Michael and Christine Marshall	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS180.1	Nicholas Darling	Support OS77.001	Support OS77.001. Allow the rezoning of 234 and 290 Malvern Street from Rural Residential 1 to Large Lot Residential 1 (or would also support Large Lot Residential 2 if Large Lot Residential 1 was not approved).
FS195.1	Peter Pfeifer	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS20.1	Ann-Kathrin and Sanjay Schlesselmann and Thakur	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS204.1	Robert Pfeifer	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.

FS221.1	Sheryl Wallace	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS224.1	Shona McDonald	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS240.1	Tim Field	Oppose OS77.001	Support OS77.001 in part. Allow the area to be rezoned Rural Residential rather than Large Lot Residential.
FS43.1	Cedric Gerald and Janet Michal Carrington	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS44.1	Ceri and Robert Hurst	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
FS57.1	Clive Barrow	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain the current zoning at 234 and 290 Malvern Street as Rural Residential 2
FS93.1	Garth Campbell	Oppose OS77.001	Oppose OS77.001. Disallow submission and retain current zoning of 234/290 Malvern Street, Leith Valley as Rural Residential 2.
<p><u>Background</u></p> <p>Figure 58 - General area proposed for rezoning for RS176</p>			

Leith Valley



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS176	234 and 290 Malvern Street, as shown in Figure 58.	Rural Residential 2	Large Lot Residential 1, or Large Lot Residential 2, or Rural Residential 1	None

This site is located in the Leith Valley and is zoned Rural Residential 2. The total site area is 16.5 ha and rezoning to Large Lot Residential or Rural Residential 1 zoning is sought. While the site is surrounded by Rural Residential 2 zoning, the zoning on the opposite side of Malvern Street is General Residential 1.

There are a number of overlays present over parts of the site, including the Leith Valley urban biodiversity mapped area (UBMA), a critical electricity infrastructure corridor mapped area, a Hazard 2 (flood) overlay zone, and the Water of Leith esplanade reserve mapped area.

Earthworks within an UBMA are managed by Policy 10.2.1.8 of the 2GP which only allows vegetation clearance, earthworks – large scale, and subdivision in UBMA's where the biodiversity values of the UBMA are maintained or enhanced. Rule 10.3.2.4 limits permitted vegetation clearance to 20m² on any site over any three year period. Rule 5.6.X requires that new buildings are not located within the critical electricity infrastructure corridor.

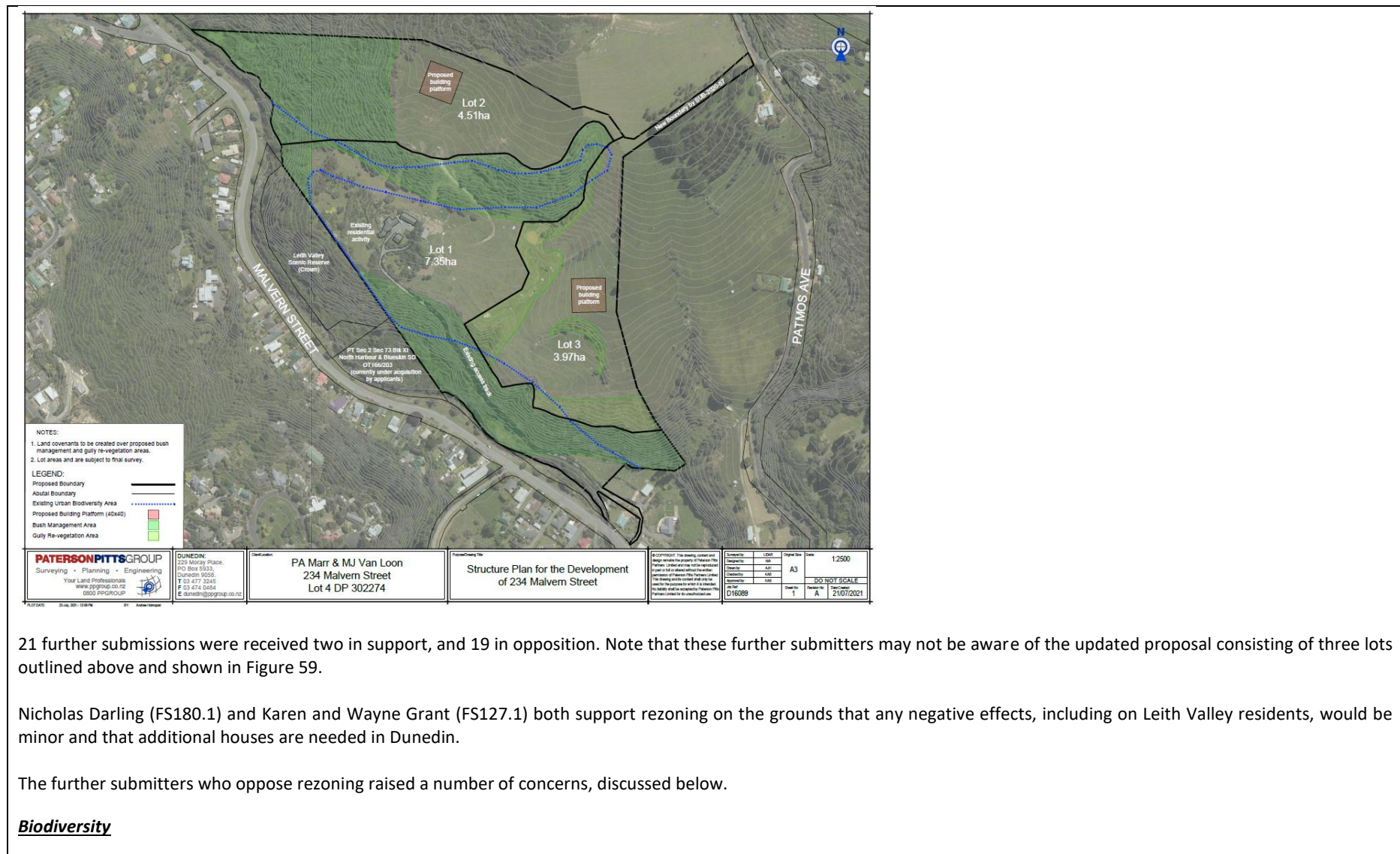
In the section 32 report, the site was originally rejected as access is constrained by the UBMA, and there are downstream wastewater network capacity issues. It was also noted two access points would be required. Refer to Appendix C.28 for details of this site.

Submissions received requesting rezoning

Peter Marr & Marja van Loon (\$77,001) seek that the site be rezoned either to Large Lot Residential 1 or 2 (minimum site sizes 2,000m² and 3,500m² respectively), or to Rural Residential 1 (minimum site size 2 ha). I note that rezoning to Rural Residential 1 is not part of Variation 2. The submitters also note that they would support the use of a structure plan to describe any significant development controls that might be appropriate.

Subsequent to this submission, the submitter has provided additional information to the Council regarding their proposal for the site. This includes a landscape effects assessment report and a draft structure plan. The draft structure plan proposed Large Lot Residential 2 zoning with the site subdivided into three lots, providing for two additional dwellings. The sites range in size from 3.97 to 7.35 ha. Access to the new sites would be via a right of way from Patmos Avenue rather than Malvern Street. A number of landscape controls are also proposed, aimed at ensuring that development integrates into the existing landscape. These include a maximum building height of 5m, restrictions on building materials and colours and informal gravel driveways (no kerbs). Specified areas are to be managed to protect and enhance natural character and biodiversity values, with revegetation of some gully areas, and protection of bush areas from stock. The map of the updated proposal (3 lots total) is shown below in Figure 59.

Figure 59 - Updated proposal for RS176



21 further submissions were received two in support, and 19 in opposition. Note that these further submitters may not be aware of the updated proposal consisting of three lots outlined above and shown in Figure 59.

Nicholas Darling (FS180.1) and Karen and Wayne Grant (FS127.1) both support rezoning on the grounds that any negative effects, including on Leith Valley residents, would be minor and that additional houses are needed in Dunedin.

The further submitters who oppose rezoning raised a number of concerns, discussed below.

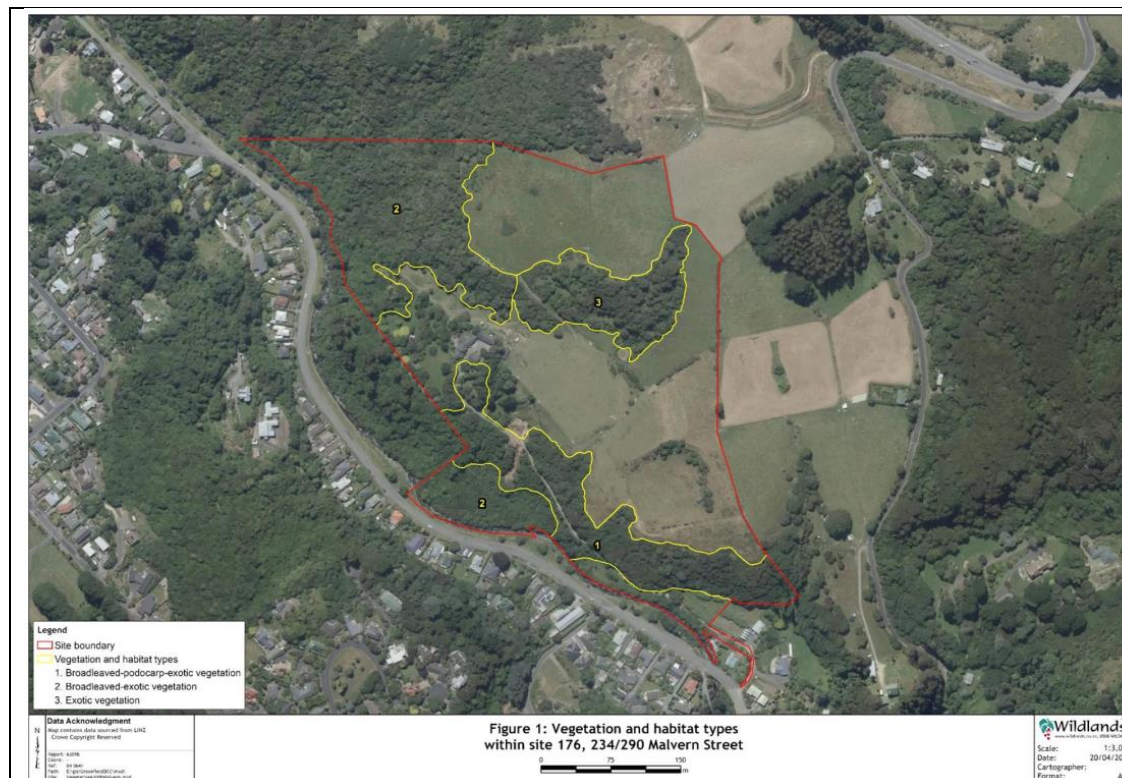
Biodiversity

Harlow Brundell (FS100.1), Ilona Pfeifer (FS110.1), Michael and Christine Marshall (FS174.1), Ceri and Robert Hurst (FS44.1), Tim Field (FS240.1), Ann-Kathrin Schlesselmann and Sanjay Thakur (FS20.1), Robert Pfeifer (FS204.1), Shona McDonald (FS224.1), and Garth Campbell (FS93.1) all raised concerns regarding the potential impacts development could have on biodiversity in the area.

The site has been assessed by Wildland Consultants for indigenous biodiversity values. The areas of vegetation to the north and to the west of the existing house comprise significant indigenous vegetation as they meet the 2GP criteria of rarity (as tōtara and matai are uncommon in the Dunedin Ecological District) and ecological context (due to its habitat value and as part of a network of connected habitats in the local area). Wildland Consultants recommends that these areas should be protected, either by re-mapping RS176 to exclude them, or alternatively protecting the vegetation as an Area of Significant Biodiversity Value (ASBV) or by a QEII covenant.

A map showing vegetation types on the site is provided below:

Figure 60 - Vegetation and habitat types within RS176



I note that the submitters' proposed structure plan (showing development of an additional two dwellings) has the proposed building platforms situated in the paddock areas, well outside of the areas of indigenous vegetation. The submitter has identified several "bush management areas" in their draft structure plan, which align almost identically with the mapped vegetation areas identified by Wildlands Consultants. I am satisfied that the submitters' proposal would not adversely impact the identified areas of indigenous biodiversity value, but note that if the site is rezoned, these significant bush areas should be protected through structure plan rules.

Landscape and Rural Character

Harlow Brundell (FS100.1), Ilona Pfeifer (FS110.1), Karole Caulfield (FS130.1), Larissa Curzon (FS144.1), Lisa & Shaun Blondell (FS151.1), Mark Knudson (FS162.1), Michael and Christine Marshall (FS174.1), Peter Pfeifer (FS195.1), Ceri and Robert Hurst (FS44.1), Ann-Kathrin and Sanjay Schlesselmann and Thakur (FS20.1), Robert Pfeifer (FS204.1), Sheryl Wallace (FS221.1), Shona McDonald (FS224.1), Cedric Gerald and Janet Michal Carrington (FS43.1), and Garth Campbell (FS93.1) all raised concerns relating to loss of rural outlook and rural land, and related issues including loss of rural view, loss of greenspace, adverse impacts on visual amenity, and loss of a rural buffer around the city. A concern was also raised that rezoning would set a precedent for incrementally eroding the rural character of the area.

The DCC's Landscape Architect Luke McKinlay has assessed the site. The site comprises steep bush-clad slopes at the southern end of the property. Topography over the balance of the site is gently to moderately sloping. Landcover comprises areas of remnant native vegetation, with most of the remainder of the site being in paddocks. The site displays high rural amenity values, characterised by a predominance of natural features over human made features, visually recessive built features, unmodified topography and areas of native vegetation.

Mr McKinlay considers that the current zoning (Rural Residential 2) is the most appropriate in terms of maintaining and enhancing the character and visual amenity of the surrounding area. The site makes a notable contribution to the rural outlook of surrounding residential areas and forms part of a large contiguous area of rural-residential or rural land. The site and surrounding area form a prominent middle-distance component of rural views towards Mount Cargill from parts of Glenleith, particularly from elevated locations on the southwestern side of the valley. Whilst large parts of the site are hidden from view from nearby Leith Valley locations, some view shafts are available towards the site, which provide a natural, rural counterpoint and backdrop to residential development in Leith Valley. Consequently, Mr McKinlay does not support rezoning and development of the site to Large Lot or Rural Residential 1 zoning from a landscape and visual amenity perspective.

I note however that Mr McKinlay's assessment above considers the potential subdivision of the site into much denser lot sizes than is actually being proposed by the submitter. The landscape effects assessment undertaken for the submitter (prepared by Mike Moore, Landscape Architect) specifically considers the effects of the proposed 3-lot subdivision. Mr Moore concludes that adverse effects of the proposal on landscape values will be very low in the short term, associated with an increased in buildings, and positive in the long term, primarily associated with enhancement of native bush. I have discussed this proposed 3-lot subdivision with Mr McKinlay who agrees that adverse effects of this updated proposal would be minor.

Transportation/Access

Ilona Pfeifer (FS110.1), Kirsten Eden-Mann (FS140.1), Michael and Christine Marshall (FS174.1), Clive Barrow (FS57.1), Tim Field (FS240.1), Robert Pfeifer (FS204.1), Sheryl Wallace (FS221.1), and Garth Campbell (FS93.1) raised concerns relating to transportation and access to the site. Concerns included issues with vehicular access via Malvern Street, safety and congestion issues resulting from increased traffic flow, the inadequate state of existing roading, and increased noise pollution.

DCC Transport has assessed the site at Large Lot Residential development density. While additional development would likely have cumulative effects on the efficiency of the Duke Street / George Street signalised intersection, DCC Transport considers it unlikely that a development of this size would create any significant effects in this regard. In making this statement, DCC Transport notes that the site is well located to make use of alternative modes of transport such as walking, cycling and public transport. There is a bus stop directly adjacent to the site. This supports the network resilience and travel choice focuses within the Council's Integrated Transport Strategy. An Integrated Transport Assessment would need to be provided to ensure all localised and wider transport impacts are adequately evaluated in detail and suitable access provisions and connections to existing roading infrastructure are provided.

Since undertaking the initial transportation assessment, DCC Transport has considered the 3-lot subdivision option, which would be accessed via a right of way to Patmos Avenue. Such a proposal would have no noticeable effects on the wider transport network, and it is considered that any detailed matters could be addressed as part of a subdivision consent.

3 Waters

Ilona Pfeifer (FS110.1), Karole Caulfield (FS130.1), Kirsten Eden-Mann (FS140.1), Peter Pfeifer (FS195.1), Clive Barrow (FS57.1), Tim Field (FS240.1), Ann-Kathrin and Sanjay Schlesselmann and Thakur (FS20.1) raised various concerns relating to 3 Waters servicing and infrastructure. These include inadequate existing 3 Waters infrastructure, stormwater discharge resulting in flooding downstream, and potential adverse impacts to infrastructure for existing residents.

3 Waters has assessed the site. Regarding potable water supply, the existing infrastructure is adequate to service the proposed site. There are some issues relating to wastewater supply; however, these are considered manageable. Existing local wastewater infrastructure is already at the site boundary, and there is enough capacity for additional flow. The grade for self-cleaning is achieved. There are known wastewater overflows immediately downstream of the site in significant wet weather on the corner of Patmos Ave and Malvern St, and some downstream upgrades would be required.

Regarding stormwater, downstream of the site is the Water of Leith. Any increase in peak flows could potentially have a negative impact on the Otago Regional Council's level of service for flood protection associated with the Water of Leith. It is assumed that the infrastructure is not easily upgradable. Stormwater attenuation would be required to meet the 100-year Annual Recurrence Interval (ARI) conditions, and 3 Waters has expressed a concern about the affordability of such stormwater infrastructure. 3 Waters also notes that there is a flood hazard to downstream properties identified in an Otago Regional Council flood hazard report (*Flood hazard of Dunedin's urban streams, ORC, 2014*), and also that potential degradation of the Water of Leith is contrary to the principles of Te Mana o te Wai.

Overall, 3 Waters concludes there are issues associated with rezoning this site and that it should be excluded from rezoning, primarily due to stormwater concerns and some wastewater issues. I do note however that 3 Waters has conducted their assessment on the assumption the entire site would be rezoned and developed. 3 Waters has not directly assessed the submitters proposal of developing three lots total.

Hazards

Ilona Pfeifer (FS110.1), Kaitrin McMullan (FS126.1), Karole Caulfield (FS130.1), Larissa Curzon (FS144.1), Peter Pfeifer (FS195.1), Shona McDonald (FS224.1) all raised concerns relating to hazards and potential for slope instability. Several submitters raised concerns about the risk of slips and other land subsidence in the area.

In the section 32 report, the site was originally assessed by Stantec as having low and medium level hazards. There are low level hazards associated with slope instability on the site within the area highlighted in yellow below. There are medium level hazards associated with slope instability across the remainder of the RS176 area.

Figure 61 - Hazards assessment for RS176



Stantec has reviewed the hazards assessment in light of issues raised by further submitters and advise there is no change to their assessment. Stantec emphasises that at least half of the site appears to be fairly low risk for development, but due to steep slopes and the presence of localised features such as landslip mapping and other unknown geotechnical issues, it is recommended that geotechnical investigations will be required to inform the subdivision process. I note that the proposed house sites are within the area identified as low risk.

Amenity

Several submitters (Kaitrin McMullan (FS126.1), Sheryl Wallace (FS221.1), Mark Knudson (FS162.1)) raised concerns relating to general loss of amenity. Specific concerns include an increase in noise pollution, and that development could block winter sunlight from existing dwellings. Kaitrin McMullan (FS126.1) also noted that, when the current owners bought the section, there was a proposal to put in a community walkway along the riverbank but this has not occurred.

I acknowledge that residential development will have some adverse effects on general amenity, as outlined in Mr McKinlay's landscape evidence above. However, I consider that the addition of two additional dwellings, as proposed by the landowner, would have a negligible effect on general amenity, along with other concerns raised by the further submitters. Regarding the community walkway, I am unaware of any legal requirement to install a walkway, and consequently do not consider it a relevant matter for the proposed rezoning.

Other issues

Ilona Pfeifer (FS110.1) opposes rezoning due to the site being south-facing. I acknowledge that the site is generally south facing and is in a valley.

Shona McDonald (FS224.1) raised concerns about the transformer lines that run through the property and about loss of productive farmland, a concern also implied by several other submitters.

As noted above, new buildings are not permitted to locate within the critical electricity infrastructure corridor mapped area. I agree that rezoning would result in loss of productive potential. This loss is lessened with the proposed 3 lot subdivision. I also note that the site is not subject to a high class soils mapped area, nor are there LUC Class 1-3 soils present.

Discussion on rezoning

The landscape advice received for this site is that rezoning and developing to either Large Lot or Rural Residential 1 density is not supported from a landscape and visual amenity perspective. I note again that zoning to Rural Residential 1 is not part of Variation 2. Based on this landscape advice, I would not recommend zoning that allows development at a large lot density over the full extent of the site subdivision occur on this site. However, the submitters' proposed 3-lot structure plan is supported from a landscape and visual amenity perspective.

The submitter is proposing controls to limit the site to three lots. I consider that this would likely have overall low adverse effects, and would avoid most if not all of the concerns voiced by the further submitters. The biodiversity protection proposed by the submitter is significant, and is acknowledged as a benefit if rezoned.

However, rezoning the site to Large Lot Residential 2 with a structure plan limiting the total number of lots to three is akin to low density Rural Residential 1 zoning (minimum site size 2 ha). The proposed lots would be 7.35 ha, 4.51 ha, and 3.97 ha respectively. Rural Residential zoning is not part of Variation 2, and I do not consider that implementing this proposal is in keeping with the purpose of the variation, even though adverse effects may be low and there are benefits for biodiversity protection. There is no evidence that the city requires more Rural Residential zoning at the present time. A rezoning such as being proposed here would be more appropriately dealt with as part of a future plan change which includes Rural Residential zoning as part of it.

Recommendation

As discussed above, while I acknowledge the proposal of three lots total is unlikely to have significant adverse effects, I do not consider rezoning as suggested an appropriate course of action under Variation 2. I recommend such a rezoning is better suited to a future plan change. I therefore recommend retaining RS176 as Rural Residential 2 zoning.

Recommended amendments:

None. Maintain rejection.

5.4.17 177 Tomahawk Road (RS193)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S20.001	Stephen Aydon	Accept the change	Retain the rejection of Rejected Site RS193 at 177 Tomahawk Road and retain the Rural Peninsula Coast zone for this site.
FS184.531	Otago Regional Council	Support OS20.001	Support OS20.001. Allow submission and retain the rejection of f Rejected Site RS193 at 177 Tomahawk Road and retain the Rural Peninsula Coast zone for this site.
FS242.1	Tim Lequeux and Sorrel O'Connel Milne and Danielle Nicolson	Oppose OS20.001.	Oppose OS20.001. Disallow submission and rezone 177 Tomahawk Road from Rural Peninsula Coast to General Residential 1.
S283.001	Max Hope Trust	Add a change	Rezone 177 Tomahawk Road (Rejected Site RS193) from Peninsula Coast Rural zone to General Residential 1 zone.
FS158.1	Maria Larcombe	Support OS283.001.	Support OS283.001. Allow submission to rezone 177 Tomahawk Road from Peninsula Coast Rural to General Residential 1 so long as in depth stormwater management system undertaken.
FS184.78	Otago Regional Council	Oppose OS283.001	Oppose OS283.001. Disallow submission and do not rezone 177 Tomahawk Road (Rejected Site RS193) from Peninsula Coast Rural zone to General Residential 1 zone
FS228.1	Steve Bates	Oppose OS283.001	Oppose OS283.001. Disallow submission an retain the current zoning of 177 Tomahawk Road as Peninsular Coast Rural.
FS249.1	Vicky Johns	Oppose OS283.001	Oppose OS283.001. Disallow submission and retain current zoning of 177 Tomahawk Road as Peninsula Coast Rural.
FS29.2	Barry and Kathryn Love	Oppose OS283.001	Oppose OS283.001. Disallow submission and retain current zoning of 177 Tomahawk Road as Peninsula Coast Rural.
FS34.2	Brent Patterson	Support OS283.001	Support OS283.001. Allow submission and rezone 177 Tomahawk Road from Rural Peninsula Coast to General Residential 1 conditional on the road being widened.
FS87.2	Elizabeth Todd	Oppose OS283.001	Oppose OS283.001. Disallow submission and retain the current zoning of 177 Tomahawk Road as Peninsular Coast Rural.
S33.001	Dani Nicolson	Add a change	Rezone 177 Tomahawk Road (Rejected Site RS193) from Rural Peninsula Coast zone to General Residential 1 zone
FS184.94	Otago Regional Council	Oppose OS33.001	Oppose OS33.001. Disallow submission and do not rezone 177 Tomahawk Road (Rejected Site RS193) from Rural Peninsula Coast zone to General Residential 1 zone.

FS228.2	Steve Bates	Oppose OS33.001	Oppose OS33.001. Disallow submission and retain the current zoning of 177 Tomahawk Road as Peninsular Coast Rural.
FS29.1	Barry and Kathryn Love	Oppose OS33.001	Oppose OS33.001. Disallow submission and retain current zoning of 177 Tomahawk Road as Peninsula Coast Rural.
FS34.1	Brent Patterson	Support OS33.001	Support OS33.001. Allow submission and rezone 177 Tomahawk Road from Rural Peninsula Coast to General Residential 1 conditional on the road being widened.
FS64.1	Danielle Nicolson and Tim Lequeux and Sorrel O'Connel Milne Nicolson	Support OS33.001	Support OS33.001, Allow the rezoning of 177 Tomahawk Road from Rural Peninsula Coast to General Residential 1.
FS87.1	Elizabeth Todd	Oppose OS33.001	Oppose OS33.001. Disallow submission and retain the current zoning of 177 Tomahawk Road as Peninsular Coast Rural.
<p><u>Background</u></p> <p>Figure 62 - General area proposed for rezoning for RS193</p>			

Tomahawk



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS193	177 Tomahawk Road, as shown in Figure 62.	Rural Peninsula Coast Zone	General Residential 1 Zone	None

This site is located in Ocean Grove and is adjacent to Tomahawk Lagoon. The site is 7.8 ha in size and is currently zoned Rural Peninsula Coast. Submissions seeks to rezone the entire site to General Residential 1.

To the west, the site is bounded by General Residential 1 zoning, while to the east the site adjoins Tomahawk Lagoon, an Area of Significant Biodiversity Value (ASBV).

The western part of the site is steep, while the eastern part of the site is flatter (adjacent to the lagoon).

Two overlays overlap with the eastern margin of the site – the Tomahawk Lagoon Coastal Character Overlay Zone covers the majority of the flat part of the site. There is also a Hazard 3 (coastal) Overlay Zone on this eastern flat section.

In the section 32 report, the site was originally rejected as 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. Refer to Appendix C.29 for details of this site.

Submissions received

Max Hope Trust (S283.001) and David Malcolmson (Max Hope Trust) (S33.001) submitted to rezone the site to General Residential 1. The reasons given include that there is a shortage of residential property in Dunedin, the property has good transport links with multiple road access points (Tomahawk Road and Gloucester Street), is close to public transport, has high levels of residential amenity and is close to the central city. The site lies between two established suburbs, is unsatisfactory for primary production, and engineering solutions exist to manage the stormwater issues. David Malcolmson suggests that the lower part of the site (adjacent to the lagoon) could be converted to a wetland area to deal with stormwater, and this wetland area could also benefit wildlife and become a scenic reserve.

Danielle Nicolson and Tim Lequeux and Sorrel O'Connel Milne Nicolson (FS64.1) support S33.001. They note that rezoning would add additional housing capacity, there are other recent developments occurring in this general area, and 3 Waters infrastructure is in close proximity to the site. They propose to carry out wetland restoration on the lower section of the site along with a riparian planting plan. While they have specified that they would like to see this lower section be rezoned Rural Residential 1, this is not part of Variation 2.

Brent Patterson (FS34.2 and FS34.1) supports the submissions to rezone the site, provided Gloucester Street is appropriately upgraded.

Maria Larcombe (FS158.1) supports S283.001 due to the need to provide additional housing. The submitter requests that further consideration of stormwater management is undertaken prior to development at this site.

One submission and a number of further submissions were received opposing rezoning. Concerns raised regarding the proposed rezoning are discussed below.

Hazards

Stephen Aydon (S20.001) opposes rezoning as the site is prone to flooding. This submission was supported by Otago Regional Council (FS184.531), due to the risk of adverse effects on the Tomahawk Lagoon. A further submission by Tim Lequeux and Sorrel O'Connel Milne and Danielle Nicolson (FS242.1) opposes S20.001 and states that the flooding risk is only applicable to the lower part of the site, which is proposed to become a wetland area. Vicky Johns (FS249.1) also raises concerns about erosion and the flooding hazard.

The site has been assessed by Stantec as having a high level hazard, associated with slope instability on the steep portion of the site (the western side), and liquefaction and landfill hazards on the flat portion of the site (adjacent to Tomahawk Lagoon). Geotechnical assessments are required to substantiate the appropriateness of higher density development in this area and the suitability of the site. Specific assessment and design would be required to confirm the global stability of the site and the implications of smaller lots (ie. General Residential 1). It is possible that much of this area is unsuitable for dense residential development, although there are some flatter sections within the site that would be suitable for building.

Biodiversity

Steve Bates (FS228.1 and FS228.2) and Barry and Kathryn Love (FS29.2 and FS29.1) oppose rezoning due to concerns about the potential impacts on biodiversity values in the area (both flora and birdlife) and the fragile ecosystem within the lagoon.

Wildland Consultants has assessed the site for biodiversity values. Its assessment is that the vegetation present is dominated by exotic species and pasture and does not meet ASBV or urban biodiversity mapped area (UBMA) criteria, although there are individuals of lowland totara (on the south-west boundary of site) that warrant protection, along with large individuals of ngaio (centre of the site, behind the old house). Wildland Consultant's recommendation is that from a biodiversity perspective the upper part of the site could support relatively dense residential use, but development should be avoided on the lower part of the site due to proximity to Tomahawk Lagoon and its regionally important wildlife values. If rezoning was to proceed, restoration of the lower part of the site should be considered, along with protection of the totara and larger ngaio in the rezoning area.

Stephen Aydon (S20.001) opposes rezoning, stating that the site is an animal sanctuary. This submission was supported by Otago Regional Council (FS184.531), due to the risk of adverse effects on the Tomahawk Lagoon. A further submission by Tim Lequeux and Sorrel O'Connell Milne and Danielle Nicolson (FS242.1) opposes S20.001 and states that no part of the site is considered to be a significant habitat or reserve. The lower area adjacent to Tomahawk Lagoon does support a variety of species and it is proposed to conserve this area.

I agree with the further submission by Tim Lequeux and Sorrel O'Connell Milne and Danielle Nicolson (FS242.1) that the site is not an animal sanctuary. There is an ASBV adjacent to the site, but this does not directly overlap.

3 Waters

The Otago Regional Council (FS184.78 and FS184.94) opposes the submissions to rezone the site as the site is located adjacent to a regionally significant wetland that is sensitive to development. Steve Bates (FS228.1 and FS228.2), Vicky Johns (FS249.1), and Barry and Kathryn Love (FS29.2 and FS29.1) all raised concerns regarding stormwater run-off into the Lagoon downslope.

DCC 3 Waters has assessed the site. In relation to potable water supply, the existing infrastructure appears to be adequate based on a high-level assessment, although an upgrade to the main in Gloucester Street may be required and high water pressure at lower elevations may be an issue. Existing wastewater infrastructure provides enough capacity for additional flows, but does not achieve the grade for self-cleaning. The capacity of the downstream pump station to accept additional flows needs further assessment.

Regarding stormwater, the site is located adjacent to, and discharges to, Tomahawk Lagoon and other tidal-influenced coastal areas downstream of the site. It is assumed that an overland flow path can be established/designed to be directed to safely discharge to these tidal areas from the site, without the need for onsite attenuation. Erosion protection and stormwater quality treatment would be required to protect water quality. However, Tomahawk Lagoon is classed as a regionally significant wetland and discharge would require resource consent from the Otago Regional Council. This is likely to be extremely challenging to obtain, and strong community and manawhenua opposition to a consent would be expected. Meeting the new stormwater management rules in Variation 2 is not expected to be sufficient to address stormwater issues due to this consenting requirement and Tomahawk Lagoon's status as a regionally significant wetland.

Overall, rezoning RS193 is not supported from a 3 Waters perspective, due to the issues surrounding stormwater and achieving the necessary consent.

Rural character/landscape

Steve Bates (FS228.1 and FS228.2) and Elizabeth Todd (FS87.2 and FS87.1) raised concerns regarding loss of rural character and potential loss of views. The Otago Regional Council (FS184.78 and FS184.94) also raised concerns that rezoning would result in a high density development in a rural/semi-rural area.

The DCC's Landscape Architect, Luke McKinlay, has assessed the site. The site is located between the western bank of Tomahawk Lagoon and residential development in Ocean Grove and the eastern edge of Anderson's Bay. The moderate to steeply sloping northern part of the site has a south-easterly aspect. The lagoon is regionally significant and forms an important part of the landscape context of this site. The western lobe of the lagoon is largely encircled by rural land, with a small part of the southern boundary bordering Tomahawk Road and residential properties. This surrounding rural land, including the subject site, contribute to the natural character setting of the lagoon. The site displays rural character attributes, including a predominance of natural features over human made features, a high ratio of open space relative to the buildings, areas of pasture and some remnant indigenous vegetation.

Mr McKinlay considers that there will be high adverse effects on the natural character values of the lagoon and the rural character of the surrounding area if the entire site were to be rezoned General Residential, and that these effects could not be mitigated. He considers that a limited extent of residential development could potentially be accommodated within a much smaller area adjacent to existing residential development near Gloucester Street without adversely affecting existing landscape character values to a high degree. Due to the moderate - steep slopes of this part of the site, it appears likely that some residential development could occur here without intruding on the visual amenity of nearby residents, who would be able to look over this area to the rural and coastal vistas to the east.

Transport

Vicky Johns (FS249.1) raised concerns about inadequate existing transport infrastructure, increased congestion and traffic safety.

DCC Transport has assessed the site. The site has frontage to Tomahawk Road and Gloucester Street, with Gloucester Street being a no-exit road serving a small number of properties. Gloucester Street does not meet the required standard for a road serving between 1-20 dwellings, as there are no berms and the footpath on the northern side is too narrow, although it is noted that the formed carriageway is wider than required. Consideration would need to be given to on-road parking. Gloucester Street also intersects with Spencer Street and Tomahawk Road which forms an unusual intersection alignment. Additional traffic volumes at Gloucester Street could create efficiency issues for cars trying to exit Spencer Street, and the intersection would need to be reviewed and potentially upgraded to service with increased traffic volumes. DCC Transport considers that further investigation / transport assessments should be provided by the developer, which specifically reviews the standards of the surrounding affected roads as a result of the proposed rezoning.

Tomahawk Road has a suitable cross section to absorb additional traffic volumes. However, there are known speed issues on this road. The likely point of site access is located near a curve, which will have implications for sight distances. An Integrated Transport Assessment (ITA) would need to be undertaken by the developer to assess these matters. This may need to include traffic modelling to review impacts of development traffic on localised intersections. The ITA would also need to consider how active road users such as pedestrians and cyclists would be safely provided for.

Loss of general amenity

Vicky Johns (FS249.1) raised concerns regarding increased wind that would result from loss of trees, airborne pollution, and noise. Barry and Kathryn Love (FS29.2 and FS29.1) raised concerns regarding increased street lighting and noise, and dust and other disruption during construction.

I acknowledge the submitters concerns regarding disruption during the development and construction phase. Some disruption is inevitable for any construction project, but this is not a reason to reject rezoning entirely. Likewise, increased street lighting in an area adjacent to existing residential activity is not a reason to reject rezoning and the impacts of this are likely to be relatively minor and localised. I acknowledge that shelter caused by existing trees may be lost for some adjoining properties; however, again, I do not consider this is justification to reject rezoning.

Other issues

Elizabeth Todd (FS87.2 and FS87.1) raised concerns about the potential for a decrease in existing property prices should the rezoning occur, due to loss of views.

The 2GP contains performance standards regarding height (Rule 15.6.6) in residential zones, in order to achieve a balance between privacy and sunlight for neighbouring dwellings and the aspirations of developers. I also note that due to the steep slope, views from existing dwellings are likely to be relatively unaffected.

Overall discussion on rezoning

The site is assessed as having a high level hazard risk across the entire site. Policy 2.6.2.1.d.viii states that the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, should be no more than low, in the short to long term. Consequently, I consider that rezoning to residential conflicts with Policy 2.6.2.1.d.viii.

Regarding hazards, I also note that the lower part of the site is subject to a Hazard 3 (coastal) Overlay Zone. Work is currently underway to undertake further assessment of coastal hazards and associated risks in Dunedin. This work recognises that the risks from coastal hazards are likely to increase with sea level rise and further development. Hazards being investigated include those from erosion, inundation, ponding and groundwater effects. An initial risk screening will identify priority areas for more detailed assessment. This work may identify additional planning mechanisms are required to manage these hazards. Until this work is complete, a cautious approach should be taken to providing for activities in coastal environments that may be at risk from increased hazards.

The biodiversity recommendation is that development on the lower part of the site (adjacent to Tomahawk Lagoon) should be avoided, due to the high natural values of the lagoon. I consider that rezoning this lower part of the site has a conflict with Policy 2.6.2.1.d.iii. I acknowledge that, from a biodiversity perspective, the upper part of the site could likely support residential development. I also note that the 3 Waters evidence received does not support rezoning of the site due to stormwater issues and the potential impacts on the adjacent Tomahawk Lagoon.

The landscape assessment concludes that there will be high adverse effects should the entire site is rezoned. This conflicts with Policy 2.6.2.1.d.vii. The landscape advice received does state that, from a landscape perspective, some smaller limited residential development could likely be supported on the upper part of the site near Gloucester Street.

There are some issues regarding road access and the effect on the local road network. In the absence of any assessment or further information provided by the developer, there is a potential conflict with Policy 2.6.2.1.d.x.

I acknowledge that the upper part of the site adjacent to Gloucester Street is perhaps more suitable for residential development than the lower part of the site adjacent to Tomahawk Lagoon. However, there are significant issues in relation to hazards with this upper section. Overall, I consider that there are multiple inconsistencies with Policy 2.6.2.1 that are likely unable to be overcome, and therefore I consider rezoning to residential inappropriate.

Recommendation

I recommend that the submissions seeking rezoning of 177 Tomahawk Road (RS193) are rejected, and the area remains zoned as Rural Peninsula Coast Zone.

Recommended amendments:

None. Maintain rejection.

5.4.18 Part 774 Allanton - Waihola Rd (RS195)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S242.001	DDS Properties (2008) Limited	Add a change	Rezone part of 774 Allanton-Waihola Road (Requested Site RS195) from Rural Taieri Plain zone to Township and Settlement zone and apply a structure plan mapped area.
FS184.59	Otago Regional Council	Oppose OS242.001	Oppose OS242.001. Disallow submission and do not rezone part of 774 Allanton-Waihola Road (Requested Site RS195) from Rural Taieri Plain zone to Township and Settlement zone.
FS233.1	Susan Alanna Browne	Oppose OS242.001	Oppose OS242.001. Disallow submission and retain current zoning of 774 Allanton - Waihola Rd as Taieri Plain Rural.
FS3.1	Alan and Leanne Coombs (A & L Coombs Contracting Ltd)	Oppose OS242.001	Oppose OS242.001. Disallow submission and retain current zoning of 774 Allanton - Waihola Rd as Taieri Plain Rural.

Background

Figure 63 - General area proposed for rezoning for RS195

Allanton



- Rejected Site(s)
 Township and Settlement
 Coastal
 Taieri Plain

Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS195	Part 774 Allanton-Waiholo Road, as shown in Figure 63	Rural Taieri Plain	Township and Settlement Zone and some Large Lot Residential 1	<ul style="list-style-type: none"> • Application of a structure plan mapped area • No application of a new development mapped area

This site is located on the west side of Allanton, between State Highway 1 and the Taieri River.

The 55.2 ha site is presently zoned Rural Taieri Plain and is surrounded by other Rural-zoned land (both Taieri Plain and Coastal). The site is located close to, but does not directly adjoin, Allanton Township and Settlement zoning.

A small area of the site to the north is covered by a Hazard 1A (flood) overlay zone, and there are several areas of the site that are subject to a Hazard 1 (flood) Overlay Zone. The majority of the site lies within the Dunedin Airport Flight Fan. A small part of the site lies within the Lower Taieri Flood Protection Scheme.

In the section 32 report, the site was rejected as areas of the site are identified as being at high risk of flooding (Hazard 1). There is existing capacity in Allanton, and rezoning would not support the compact form/city policies.

Submissions received requesting rezoning

DDS Properties (2008) Limited (S242.001) seek to rezone the majority of the site to Township and Settlement Zone, with a smaller area of Large Lot Residential 1. It also seeks to apply a structure plan mapped area over the site rather than a new development mapped area. A draft structure plan for the site was supplied with the submission along with a landscape assessment. Approximately 245 – 376 dwellings are anticipated based on the structure plan. The submitter has commented that the areas for residential activity are all located on ridges out of the Hazard 1 (flood) Overlay Zone. However, I note that some of the Hazard 1 (flood) Overlay Zone still appears to intersect areas of proposed residential activity in the proposed structure plan. The structure plan provides for some wetland and riparian areas and a commercial centre.

Three further submissions were received on S242.001, all opposing the proposed rezoning.

The Otago Regional Council (FS184.59) supports the Council's position for rejecting this site, and also have concerns in relation to natural hazard risk and stormwater and wastewater management.

Susan Alanna Browne (FS233.1) opposes rezoning due to concerns about loss of productive land, loss of local biodiversity (specifically birds), loss of rural character and amenity, including impacts on privacy and quality of life, effects on 3 Waters infrastructure and existing services, and disruption caused from development adjacent to their existing property.

Alan and Leanne Coombs (A & L Coombs Contracting Ltd) (FS3.1) oppose rezoning due to concerns about loss of productive land, the risk of flooding at this property from the Taieri River (photos attached to submission show significant ponding on the land), increased traffic congestion on SH1, stormwater run-off onto adjacent land, and increased smog and pollution to the district.

Discussion

Rezoning the site to residential has been assessed against Policy 2.6.2.1. Although close to the edge of Allanton, the site is distant from centres and facilities, and would require a significant commute for many to Mosgiel or Dunedin for work. There is extremely limited public transportation in Allanton. Rezoning relatively remote pockets of land conflicts with Policy 2.6.2.1.d.xi, which requires that Dunedin stays a compact and accessible city. There is no information that Allanton needs such significant extra development capacity – there would appear to be capacity within the existing residentially zoned area.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

Rezoning the site would result in inefficient and ineffective public infrastructure through needing to expanding servicing at this location. For this reason, I consider rezoning the site to residential conflicts with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

There is also a high risk of flooding, as evidenced by the Hazard 1 (flood) Overlay Zone over large parts of the site. Residential development is a non-complying activity within this overlay and a prohibited activity in a Hazard 1A (flood) overlay zone⁴, indicating the incompatibility of residential zoning in these areas.

Recommendation

I consider that the rezoning of this site to residential has clear conflicts with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Taieri Plain.

Recommended amendments:

None. Maintain rejection.

5.4.19 489 East Taieri-Allanton Road, Allanton (RS200)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S232.001	Meats of New Zealand Limited	Add a change	Rezone part of 489 East Taieri-Allanton Road (Rejected Site RS200) from Rural Coastal zone to Township and Settlement zone and apply a structure plan mapped area but not a new development mapped area.
FS132.1	Kathryn Anne Simpson	Oppose OS232.001	Oppose OS232.001. Disallow submission and retain current zoning of 489 East Taieri-Allanton Road, Allanton as Coastal Rural.
FS155.1	Malcolm Joseph and Sharon Roslyn Thomson	Oppose OS232.001	Oppose OS232.001. Disallow submission and retain current zoning of 489 East Taieri-Allanton Road, Allanton as Taieri Plains Rural.
FS184.50	Otago Regional Council	Oppose OS232.001	Oppose OS232.001. Disallow submission and do not rezone Rejected Site RS200.
FS51.1	Christopher John Burrows	Oppose OS232.001	Oppose OS232.001. Disallow submission and retain the current zone 489 East Taieri-Allanton Road, Allanton as Rural Coastal

⁴ See Rule 16.3.6 for residential development in the rural zones. No activity status for residential activity in a Hazard1A (flood) overlay in residential zones is currently included in the Plan as there is no Hazard 1A (flood) overlay within a residential zone.

Background

Figure 64 - General area proposed for rezoning for RS200

Allanton



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS200	Part 489 East Taieri-Allanton Road, Allanton, as shown in Figure 64.	Rural Coastal Zone	Township and Settlement, Large Lot Residential 1	<ul style="list-style-type: none"> Apply a structure plan mapped area

				<ul style="list-style-type: none"> Do not apply a new development mapped area
<p>This site is located immediately adjacent to the eastern edge of Allanton, alongside State Highway 1. It is located below and outside of the Saddle Hill Significant Natural Landscape Overlay Zone (SNL). A Hazard 3 (alluvial fan) Overlay Zone covers part of the site. The site is currently zoned Rural Coastal, but adjoins Allanton (zoned Township and Settlement).</p> <p>In the section 32 report, the site was rejected as there is existing capacity in Allanton, rezoning would not support the compact form/city policies, and parts of the site are very steep. I note that the area proposed for rezoning in Figure 64 is only part of the site originally assessed, and encompasses the lower, more gently sloping parts of the site. Refer to Appendix C.30 for details of this site.</p> <p><u>Submissions received requesting rezoning</u></p> <p>Meats of New Zealand Limited (S232.001) submitted to rezone the site to a mixture of Township and Settlement and Large Lot Residential 1. It also seeks that a structure plan mapped area is applied over the area (and not an NDMA). A draft structure plan is provided in the submission and identifies access to the site via Ralston Street (at the corner of Allanton-Scroggs Hill Road), the location of residential areas, two conservation and enhancement areas totalling 27 ha in area, and a parkland / recreation area to be planted with exotic canopy trees. No information is provided on what is intended in the conservation and enhancement areas. A proposed area of Township and Settlement zoning has a development capacity of approximately 41 – 61 sections, and a separate proposed Large Lot Residential 1 zoned area (minimum site size 2,000m²) would have capacity for approximately eight sections.</p> <p>Four further submissions were received on S232.001, all in opposition.</p> <p>Kathryn Anne Simpson (FS132.1) opposes rezoning due to loss of rural amenity on her property (4 Allanton-Scroggs Hill Road, located directly across the road from proposed rezoning area) and impacts to neighbouring residents. She is concerned about that Allanton does not have the infrastructure or facilities to accommodate an increase in population at this scale. She also notes that, if access is via Allanton-Scroggs Hill Road, it would cause a significant increase in volume on the road, which is currently in poor condition.</p> <p>Malcolm Joseph and Sharon Roslyn Thomson (FS155.1) own 493 East-Taieri – Allanton Road, which is on the north-eastern boundary of the property although some distance from the proposed rezoning site. They raise similar concerns in relation to loss of rural outlook and amenity, and the impact of additional traffic accessing SH1. They note that access through their property to the site would not be acceptable.</p> <p>Christopher John Burrows (FS51.1) owns 491 East Taieri-Allanton Road, which also adjoins the north-eastern boundary of the property, although again some distance from the proposed rezoning area. This was subdivided from the property in 2008. He also raises concerns about loss of rural amenity and outlook, stormwater run-off, wastewater, roading and loss of productive rural land.</p> <p>The Otago Regional Council (FS184.50) opposes rezoning and states that it supports the original section 32 reasons for rejecting the site, and also in respect to natural hazard risk, stormwater and wastewater management issues.</p>				

Discussion

The site is a moderately/significantly sloping site with poor access to public transportation, suburban centres, and primary education. The current land use is pastoral, and the site is largely covered by LUC Class 3 soils.

The site has been assessed by Stantec as having low level hazards associated with flooding.

The DCC's Landscape Architect has advised that, while the site sits below the Saddle Hill SNL, it displays attributes consistent with key values of the surrounding rural zone. It is part of a broader, consistent rural, pastoral landscape to the east of Allanton and there is a currently well-defined eastern edge to residential development within this small township. Consequently, the proposed rezoning is not supported from a rural character and visual amenity perspective.

DCC Transport has assessed the site and have commented that, due to distance from the city, there are no options for alternative modes of transport. The submitter's proposed structure plan implies access off State Highway 1; however, this section of road is a Limited Access Road and there is no evidence of consultation with Waka Kotahi in that regard. Access from Ralston Street also raises issues as this street has no footpaths or kerbs, and development could potentially change the traffic dynamics on this road to a significant degree. Overall, from a transport perspective, rezoning is not supported.

DCC 3 Waters has assessed the site. The site is outside of the area serviced for water supply by the DCC and Allanton is self-serviced for water. The portion of the site that is proposed to be zoned as Township and Settlement is not considered feasible for self-servicing. The portion of the site that is proposed to be zoned Large Lot Residential 1 is considered to be constrained, but self-servicing may be possible in this zoning. However it is acknowledged that existing adjacent sites in Allanton are zoned Township and Settlement and already self-service for water supply. The adequacy of the existing self-servicing in Allanton and how much tankered water top-up is required by existing residents is unknown.

To the west of the site is Allanton, and a potential service connection to the wastewater scheme. The Allanton wastewater scheme is a pressure sewer scheme with individual pump stations for each lot, discharging to a rising main to the Mosgiel wastewater treatment plant. A high-level assessment suggests connecting to this is possible; however, a detailed analysis is recommended for confirmation.

Finally, regarding stormwater, 3 Waters notes there is no stormwater infrastructure close to the site. Downstream of the site is a naturally contoured field leading to a small pond. This is connected to ORC Schedule Drain 01A which flows into the Owhiro Stream, eventually discharging into the Taieri River. The Owhiro Stream has capacity issues in rainfall events when the Taieri River's level is high and the Owhiro Stream cannot discharge into it. This results in flood issues in Mosgiel. Stormwater would need to be managed in accordance with the NDMA requirements (Policy 9.2.1.Y and Rule 9.9.X), so that there is no increase in the peak stormwater discharge rate. While this should be possible, 3 Waters had concerns about the affordability.

Recommendation

Rezoning the site to residential has been assessed against Policy 2.6.2.1. Although immediately adjacent to the edge of Allanton, the site is distant from centres and facilities, and would require a significant commute for many to Mosgiel or Dunedin for work, and is therefore inconsistent with Policy 2.6.2.1.c. There is extremely limited public transportation in Allanton. Rezoning relatively remote pockets of land conflicts with Policy 2.6.2.1.d.xi, which requires that Dunedin stays a compact and accessible city. There is no information that Allanton needs such significant extra development capacity – there would appear to be capacity within the existing residentially zoned area.

3 Waters has expressed concerns regarding the proposed rezoning, particularly in relation to potable water supply and stormwater management. I therefore consider rezoning the site to have a conflict with Policy 2.6.2.1.d.ix.

I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

I also consider the site conflicts with Policy 2.6.2.1.d.vii, as the landscape assessment indicates that the site displays attributes consistent with key values of the surrounding rural zone. Rezoning to residential would detract from these important visual landscapes.

Recommendation

I consider that the rezoning of this site to residential has clear conflicts with Policy 2.6.2.1 and that the site is unsuitable for residential rezoning. I therefore recommend that the site remains zoned as Rural Taieri Plain.

Recommended amendments:

None.

5.4.20 761 Aramoana Road (RS205)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S36.001	Lex Anderson	Add a change	Rezone part of 761 Aramoana Road (Rejected Site RS205) from Rural Coastal zone to Township and Settlement zone, to the extent that it gives effect to the Environment Court consent order attached to the submission.
FS10.1	Allan Sutherland (PrimePort Timaru)	Support OS36.001	Support OS36.001. Allow submission and rezone 761 Aramoana Road from Coastal Rural to Township and Settlement
FS12.1	Alwyn Frost	Support OS36.001	Support OS36.001. Allow the rezoning of 761 Aramoana Road from Coastal Rural to Large Lot Residential 1.
FS121.1	John Abernethy	Oppose OS36.001	Support (in part) OS36.001. Allow a standard lot size to built an area adjacent to the existing dwelling at 761 Aramoana Road so long as it excludes land any incorporating the hillside and is a safe distance from any potential rockfalls. Oppose all of RS205 being developed.
FS13.1	Amanda Saul	Oppose OS36.001	Oppose OS36.001 in part. Allow submission but amend so that only Lot 1 (1400m2) of the proposed subdivision is rezoned Township and Settlement
FS150.1	Lex Anderson	Support OS36.001	Support OS36.001. Allow submission and support the rezoning of 761 Aramoana road from Rural Coastal zone to Township and Settlement zone.

FS171.1	Melva Davidson	Oppose OS36.001	Support OS36.001 in part. Allow for Lot 1,2 and 3 to be rezoned to allow for a dwellings to be built
FS209.1	Ron Fogel	Oppose OS36.001	Oppose OS36.001. Disallow rezoning of 761 Aramoana Road from Costal Rural to Large Lot Residential.
FS227.1	Stephen Atfield (Fieldstep Limited)	Oppose OS36.001	Oppose OS36.001. Disallow submission and retain the current zoning of 761 Aramoana Road as Coastal Rural.
FS247.1	Tracy Fleet	Oppose OS36.001	Support OS36.001 in part. Allow the rezoning of areas identified as Lot 1, 2 & 3 at 761 Aramoana Road from Coastal Rural to Large Lot Residential. However, oppose the rezoning of area described as Lot 4.
FS52.1	Claire Carey	Oppose OS36.001	Oppose OS36.001. Disallow submission and retain current zoning of 761 Aramoana Road as Coastal Rural.
FS99.1	Gunver Fridell	Oppose OS36.001	Support OS36.001 in part. Only allow the rezoning of the road facing property described as Lot 1 at 761 Aramoana Road from Coastal Rural to Large Lot Residential. Do not rezone the rest of the property.

Background

Figure 65 - General area proposed for rezoning for RS205

Aramoana



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS205	Part 761 Aramoana Road, as shown in Figure 65.	Rural Coastal Zone	Township and Settlement Zone	None

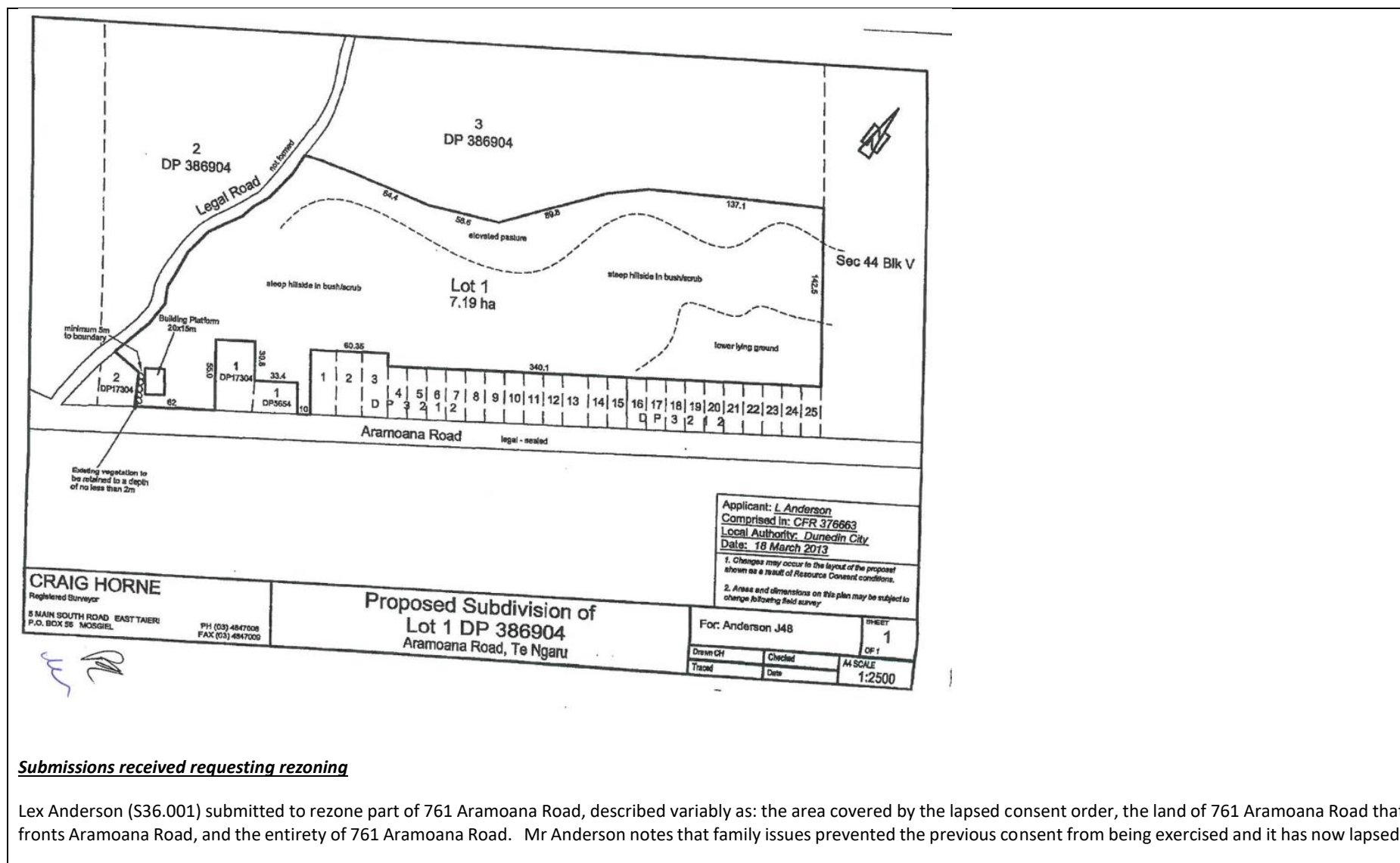
This site is located at Te Ngaru, approximately 2 km west of Aramoana, West Harbour. The 0.4 ha site is presently zoned Rural Coastal, but is located within an existing strip of Township and Settlement (No DCC Reticulated Wastewater Mapped Area) zoning. It is low lying, and immediately adjacent to the harbour.

A number of overlays are present – the site is fully covered by an Archaeological Alert Layer, the Careys Bay to Te Ngaru Significant Natural Landscape (SNL), three wāhi tupuna mapped areas (Views from Ōtākou Marae around Upper Harbour, Hill faces near / at Aramoana, and Ōtākou Harbour), and a Hazard 3 (coastal) overlay zone.

In the section 32 report, the site was originally rejected as the majority of the site is subject to an SNL and is therefore 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. Refer to Appendix C.31 for details of this site.

As background on this site, land use and subdivision consents were granted by Environment Court consent order in 2013. This consent allowed the subdivision of the land Lot 1 DP17304 and Lot 1 DP 386904 held together in Certificate of Title CFR 376663 into two lots, with the right for a residential dwelling on each lot. A map of this subdivision is provided below, with the two lots that would be created being identified as Lot 1 (7.19 ha) and DP17304.

Figure 66 - Proposed subdivision of Lot 1 DP 386904

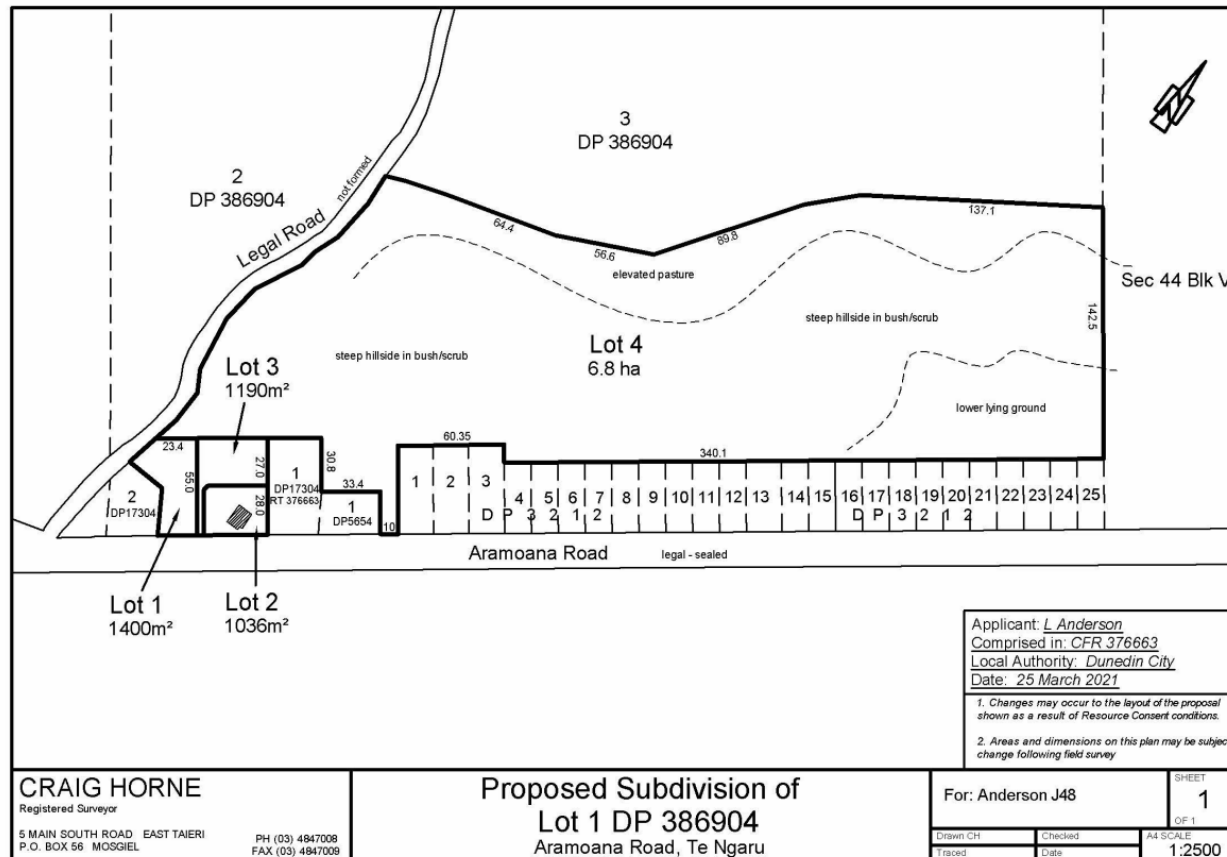


Submissions received requesting rezoning

Lex Anderson (S36.001) submitted to rezone part of 761 Aramoana Road, described variably as: the area covered by the lapsed consent order, the land of 761 Aramoana Road that fronts Aramoana Road, and the entirety of 761 Aramoana Road. Mr Anderson notes that family issues prevented the previous consent from being exercised and it has now lapsed.

The original submission is not clear on exactly which area is sought to be rezoned; however, a further submission from Lex Anderson (FS150.1) clarified that the area being sought for rezoning consists of Lots 1, 2, and 3 adjoining Aramoana Road, between the existing areas of Township and Settlement zoning. Lot 4 would remain as Rural zoning. A map of the three proposed lots to be rezoned Township and Settlement is provided below:

Figure 67 - Proposed subdivision of Lot 1 DP 386904



My reading of the original submission is that it is broad enough to encompass the area shown in the above map (Lots 1, 2, and 3), and I would therefore consider this area to be within scope for this hearing.

11 further submissions were received on S36.001.

Allan Sutherland (PrimePort Timaru) (FS10.1) and Alwyn Frost (FS12.1) both support rezoning. Lex Anderson (FS150.1) notes that the area proposed for rezoning is at the same contour as existing residential zoned land in the area and the Council has previously agreed to limited development at the property. Mr Anderson also notes the land is not usable under the current rural zoning.

John Abernethy (FS121.1) opposes rezoning on the grounds that land on the hillside and in the vicinity of the paper road is unstable. He requests that that applicant should specify an area adjacent to the existing dwelling at 761 Aramoana Rd that is equal to the standard lot sizes for the existing properties at Te Ngaru, that excludes any land on the hillside and is a safe distance from any potential rockfalls.

Amanda Saul (FS13.1) and Gunver Fridell (FS99.1) oppose rezoning due to the type of terrain present. Both state that they are not opposed to rezoning Lot 1 DP386904 (Lot 1 of the original subdivision plan, 1,400m² in area) but would oppose subdivision of the larger lot (Lot 1 DP386904). Melva Davidson (FS171.1) and Tracy Fleet (FS247.1), while both stating they oppose rezoning the whole of 761 Aramoana Road, do not oppose Lot 1, 2, and 3 (of the original subdivision) being rezoned.

Ron Fogel (FS209.1) and Stephen Atfield (Fieldstep Limited) (FS227.1) both oppose rezoning due to concerns about geotechnical stability of the site and the potential for landslides and rockfalls.

Claire Carey (FS52.1) opposes rezoning, primarily due to concerns regarding loss of amenity value from in-fill housing in a semi-rural area adjacent to a reserve area.

Discussion

The area in question is 0.4 ha and would be subdivided into a total of 3 lots under the submitter's proposal. No change in zoning is sought for the remainder of 761 Aramoana Road, which would remain rural. The site is distant from centres, public transportation, and schooling. I also note that the site ranked poorly in relation to likely carbon emissions derived from commuting (refer section 4.10).

The DCC's Landscape Architect, Luke McKinlay, has commented that the proposed rezoning is bordered on both sides by existing Township and Settlement zoning and will be consistent with the existing pattern of development within the settlement. The relatively small addition to residential development will not detract from the more natural characteristics of the bush clad slopes within the remainder of the site, or the landscape values of the wider surrounding area subject to the SNL overlay. I have clarified this with Mr McKinlay, who has elaborated that he would support an amendment to the SNL boundary at this location so that it excludes the area proposed for rezoning (RS205). This would provide consistency with the SNL boundary at the lots adjacent either side of RS205.

The site has also been assessed by Wildland Consultants for indigenous biodiversity values. Along the rear of the proposed site, and continuing up the hill slope behind it, is broadleaved forest. While this area of broadleaved forest is not large enough or diverse enough to be considered ecologically significant, it would be preferable for this indigenous vegetation not to be removed, given there is a lack of it in the local area. The area proposed for rezoning only encroaches on a small area of the broadleaved forest and would affect fewer than 10 trees. I consider that rezoning would have a relatively minimal impact on indigenous biodiversity values at the site, although it would still be beneficial if this vegetation was protected during development. The submitter has indicated that they would like the bush part of the wider property to be a public walking track and that they would like to undertake further native planting.

Stantec has completed a desktop hazards assessment for the site. There is a rockfall hazard from the slopes above, and rockfall impaction in this area is possible. There is also a potential liquefaction hazard. Stantec has assessed the site as having a low hazard level in the context of a proposed Township and Settlement zoning; i.e.. taking into consideration that the surrounding area is also zoned Township and Settlement. However, if the area was being assessed as a discrete area for future development, with no immediate consideration given to the surrounding zoning/development, it would have a high hazards level. Further engineering assessment will be required to identify the safety of this area for further development.

I note that the site is subject to a Hazard 3 (coastal) Overlay Zone. Work is currently underway to undertake further assessment of coastal hazards and associated risks in Dunedin, including in the upper harbour. This work recognises that the risks from coastal hazards are likely to increase with sea level rise and further development. Hazards being investigated include those from erosion, inundation, ponding and groundwater effects. An initial risk screening will identify priority areas for more detailed assessment. This work may identify additional planning mechanisms are required to manage these hazards. Until this work is complete, a cautious approach should be taken to providing for activities in coastal environments that may be at risk from increased hazards.

DCC Transport has commented that an additional three residential dwellings would have an insignificant impact on the wider transport network. Access to the new sites would need to ensure minimum site distances are complied with.

DCC 3 Waters has assessed the site and notes that it is located outside DCC's water zone boundaries and the DCC reticulated wastewater area. Self-servicing for both potable water and wastewater servicing would therefore be required. 3 Waters notes that both of these could be challenging to achieve, and recommends further investigation would be needed. In particular, shallow groundwater investigations are required to confirm the feasibility of wastewater self-servicing due to location. If groundwater depth is greater than 0.6m then self-servicing for wastewater is considered feasible. Sea level rise is likely to reduce the depth to groundwater over time, increasing the risk of any wastewater disposal system failing in future. Regarding stormwater, due to the proximity to the coast, stormwater attenuation would not be required; however, erosion protection and stormwater treatment would still be necessary. Overall, 3 Waters notes that while 3 Waters servicing would not occur for this site, there are risks involved with rezoning this site due to the constrained water supply, unknowns regarding wastewater disposal, and coastal hazard risks associated with climate change.

I have sought advice from DCC Building Services on the feasibility for on-site wastewater disposal. Their understanding is that a septic system can be designed for almost all sites; however, on some sites the quality of the effluent needs to be increased. It was unable to provide advice on the ability to discharge wastewater in the situation of rising groundwater levels. If the site is rezoned, investigations should be undertaken by the developer prior to an application for subdivision consent, to ensure that the proposed development is possible.

Recommendation

The area sought for rezoning is small, and the expert evidence received is generally supportive; however, some risks have been identified.

In particular, the hazards assessment indicates there is a high hazard risk for future development and further assessment will be required. I note that, under section 106 of the RMA, the DCC as the consent authority may refuse to grant a subdivision consent if there is a significant risk from natural hazards. I also note the further work underway on coastal hazard risk, and there is a need for caution in providing for residential activities in areas subject to these hazards. Future rising water levels may also impact on the ability to safely dispose of wastewater. These issues mean rezoning may not be consistent with Policy 2.6.2.1.d.viii.

The site is distant from services and therefore rezoning is not consistent with Policy 2.6.2.1.c and d.xi.

Consequently, rezoning the site is not well aligned with Policy 2.6.2.1. I accept that very limited additional development capacity is proposed, further hazards assessment will be required at the time of subdivision, and there is existing Township and Settlement zoning on two sides. I also note the previous Environment Court decision providing for limited development in this area. However, I suggest caution in rezoning this site and do not recommend it at this time.

I also note that the site is subject to the Careys Bay to Te Ngaru Significant Natural Landscape Overlay Zone (SNL) and residential activity is not considered consistent with maintaining the significant landscape values. I note that the adjacent Township and Settlement zoning on both sides of RS205 is not covered by the SNL overlay. The DCC's Landscape Architect, Luke McKinlay, does not object to amending the SNL boundary at this location to exclude the area of RS205. While there are no submissions requesting an amendment to the SNL, if the site is rezoned, the Panel could consider amending the SNL at this location to exclude RS205 as a consequential change. This would provide consistency with the adjacent Township and Settlement zoning. If the Panel consider that it is not within scope to amend the boundary of the SNL, but that rezoning is appropriate, a consequential change would be required to rules 10.3.5.X and Y, which limit the size and location of buildings in SNLs.

Recommended amendments:

Do not rezone.

If the Panel rezones the site, the following amendments would be required:

- Rezone RS205 from Rural Coastal to Township and Settlement.
- Apply a 'No DCC Reticulated Wastewater Mapped Area' over RS205.
- Apply a 'new development mapped area' over RS205.
- If considered within scope, amend the Careys Bay to Te Ngaru Significant Natural Landscape Overlay to exclude the area covered by RS205, *or* amend rules 10.3.5.X and 10.3.5.Y to exclude this area, as shown below.

Rule 10.3.5.X Area of buildings and structures

- a. In outstanding natural landscape (ONL), significant natural landscape (SNL) and natural coastal character (NCC) overlay zones and scheduled areas of significant biodiversity value (ASBVs), new buildings and structures must not exceed 60m² footprint, and additions and alterations must not result in a building or structure that is greater than 60m² footprint, except that:
 - i. within the Township and Settlement Zone at Pukehiki and Te Ngaru, new buildings and structures must not exceed 250m² footprint, and additions and alterations must not result in a building or structure that is greater than 250m² footprint.
- b. Activities that contravene this performance standard are restricted discretionary activities, except in the following circumstances:
 - i. buildings greater than 60m² footprint on a landscape building platform are controlled activities, provided that:
 1. the building is located outside any scheduled ASBV; and
 2. Rule 10.3.5.X.B.ii does not apply; and
 - ii. single residential buildings with a gross floor area greater than 400m² are discretionary activities.

Rule 10.3.5.Y Number and location of permitted buildings.

- a. In outstanding natural landscape (ONL), significant natural landscape (SNL) and natural coastal character (NCC) overlay zones, a maximum of three new buildings less than or equal to 60m² footprint may be erected per site, provided that they are located within 30m of any building greater than 60m² footprint on the same site;
- b. Except that:
 - i. buildings less than or equal to 60m² footprint that are located at least 200m from any other buildings on the same site are exempt from this rule; and
 - ii. this rule does not apply within the Pukehiki Township and Settlement Zone at Pukehiki and Te Ngaru.
- c. For the purposes of this rule:
 - i. distances will be measured as the distance between the closest points of the two buildings; and
 - ii. only buildings erected after 7 November 2018 are counted towards the maximum number of buildings.
- d. Activities that contravene this performance standard are restricted discretionary activities

5.4.21 35 Watts Road, 37 Watts Road, 43 Watts Road, Part 309 North Road (RS206, RS206a, RS77)

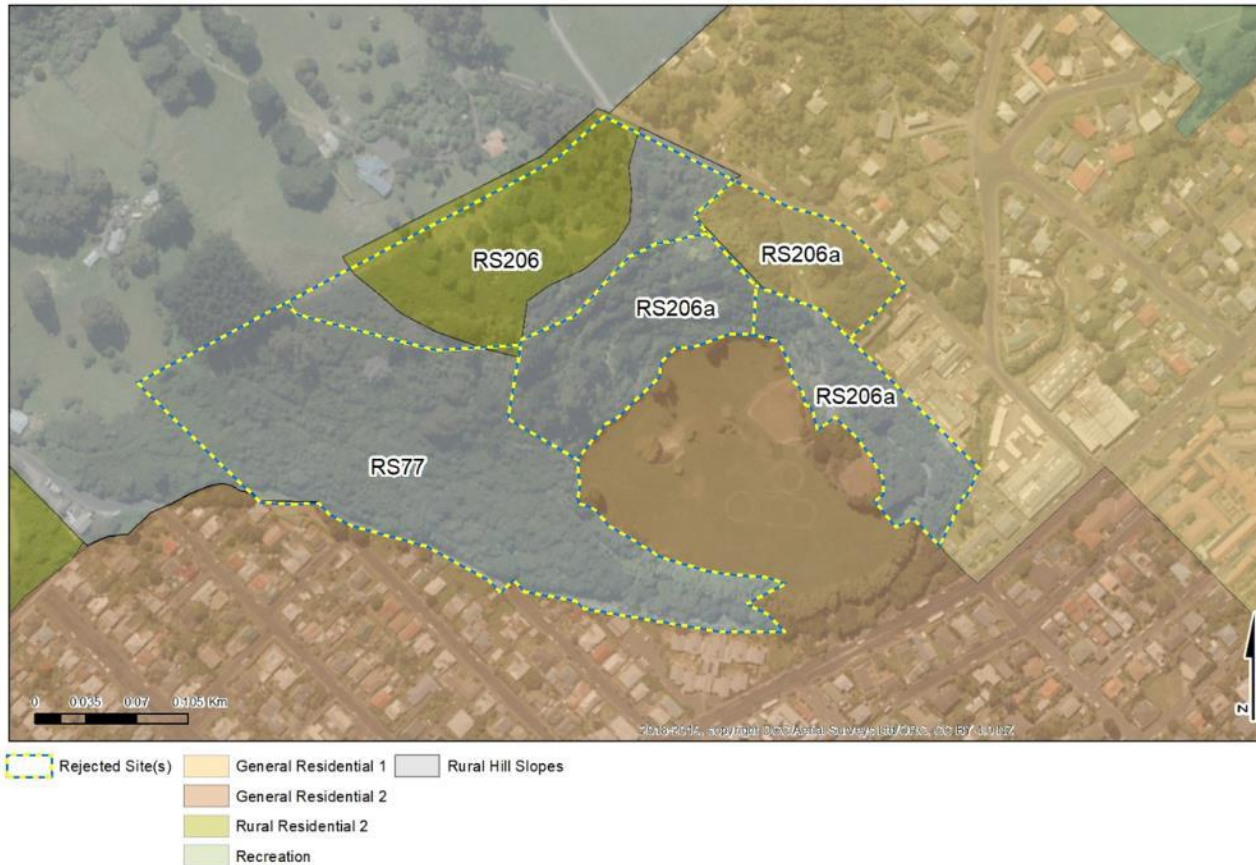
Submission point	Submitter Name	Support/Oppose	Summary of Submission
S123.001	Fletcher Glass	Add a change	Rezone 35 Watts Road (adjacent to Requested Site RS206) from General Residential 1 zone to a higher density residential zone (inferred not stated).
FS166.1	Mary Carney	Oppose OS123.001	Oppose OS123.001. Disallow submission and retain the current zoning of 35 Watts Road as General Residential 1.
FS237.1	The Glass Gallery Limited	Oppose OS123.001	Oppose OS123.001. Disallow submission and retain current zoning of 35 Watts Road as General Residential 1.
FS90.1	Fletcher Glass	Support OS123.001	Support OS123.001 in part. Support submission but amend for 35 Watts road (area a on submitter map) to be rezoned from General Residential 1 to General Residential 2.
S123.002	Fletcher Glass	Add a change	Rezone parts of 309 North Road, shown as areas 'B' and 'C' on the submitter's map (adjacent to Requested Site RS206), from Rural Hill Slopes zone to a residential zone (inferred not stated).
FS166.3	Mary Carney	Oppose OS123.002	Oppose OS123.002. Disallow submission and retain the current zoning of 43 Watts Road as Rural Hill Slopes.
FS90.002	Fletcher Glass	Support OS123.002	Support OS123.002 in part. Allow submission but amend so that parts of 309 North Road, shown as areas 'B' and 'C' on the submitter's map is rezoned from Rural Hill Slopes to General Residential 2.
FS237.2	The Glass Gallery Limited	Oppose OS123.002	Oppose OS123.002. Disallow submission and retain current zoning of 309 North Road, shown as areas 'B' and 'C' on the submitter's map as Hill Slopes Rural.
S123.003	Fletcher Glass	Add a change	Rezone 43 Watts Road (Requested Site RS206) from Rural Hill Slopes and Rural Residential 2 zones to Large Lot Residential 1 zone.

FS237.3	The Glass Gallery Limited	Oppose OS123.003	Oppose OS123.003. Disallow submission and retain current zoning of 43 Watts Road as Hill Slopes Rural and Rural Residential 2
FS55.3	Claire Cross (Open Valley Urban Ecosanctuary (VUE))	Oppose OS123.003	Oppose OS123.003. Disallow submission and retain current zoning of 43 Watts Road (Part) as Rural Hill Slopes.
FS90.003	Fletcher Glass	Support OS123.003	Support OS123.003. Support submission but amend so that 43 Watts Road is rezoned from Rural Hill Slopes and Rural Residential 2 zones to Large Lot Residential 1.
FS166.2	Mary Carney	Oppose OS123.003	Oppose OS123.003. Disallow submission and retain the current zoning of Oppose OS123.003. Disallow submission and retain the current zoning of 309 North Road as Rural Hill Slopes. as Rural Hill Slopes.
S123.004	Fletcher Glass	Reject the change	Rezone part of 309 North Road (Requested Site RS077) from Rural Hill Slopes zone to General Residential 2 zone.
FS184.14	Otago Regional Council	Oppose OS123.004	Oppose OS123.004. Disallow submission and do not rezone part of 309 North Road (Requested Site RS077) from Rural Hill Slopes zone to General Residential 2
FS250.1	Wendy and Steve Tripp	Oppose OS2123.004	Oppose OS2123.004. Disallow submission and retain current zoning of 309 North Road as Hill Slopes Rural.
FS55.4	Claire Cross (Open Valley Urban Ecosanctuary (VUE))	Oppose OS123.004	We seek the decision that Requested Site RS206 remains zoned as Rural Hill slopes and Rural Residential 2 zones and Requested Site RS077 remains as Rural Hill Slopes zone. If the land must be rezoned, we require that the bush fragment remain as intact as possible to ensure the most habitat connectivity.
FS90.004	Fletcher Grass	Support OS123.004	Support OS123.004 in part. Allow submission but amend so that RS77 is extended

Background

Figure 68 - General area proposed for rezoning for RS206, RS206a, RS77

North Dunedin



Change ID	Address	Current zoning	Requested zoning	Other changes requested
RS206, RS206a, RS77	35 Watts Road, 37 Watts Road, 43 Watts Road, Part 309 North Road, as shown in Figure 68.	Rural Residential 2, Rural Hill Slopes, General Residential 1	Mix of residential zones	None

These sites are located in the North East Valley and are adjacent to the site of the former Palmers quarry and for the purposes of this assessment are considered together. The total site area is 9.4 ha. RS206 has an estimated capacity of 7 dwellings under Large Lot Residential 1 zoning, RS206a has an estimated capacity of 98 dwellings under General Residential 2 zoning, and RS77 has an estimated capacity of 135 dwellings under General Residential 2 zoning. Therefore, in its entirety, the site has an estimated feasible capacity

of 240 dwellings under the proposed zoning. The current zoning is a mixture of Rural Hill Slopes, Rural Residential 2, and General Residential 1, with General Residential 1 and General Residential 2 zoning immediately adjacent.

A number of overlays are present – the Flagstaff-Mt-Cargill Significant Natural Landscape Overlay Zone (SNL) applies to most of RS206. A small part of RS206 is also subject to a high-class soils mapped area. There is a critical electricity infrastructure corridor mapped area over part of R206a. Rule 5.6.X requires that new buildings are not located within the critical electricity infrastructure corridor.

The Lindsays Creek esplanade reserve mapped area runs along the southern boundary of RS77 and RS206a. There is also a Hazard 2 (flood) Overlay Zone in the same area.

Part of the site is subject to an appeal (ENV-2018-CHC-222) in relation to residential zoning. This is on hold pending the outcome of Variation 2.

Two areas were assessed in the section 32 report - 43 Watts Road (RS206) and part of 309 North Road (RS77). RS206 was rejected as a large part of it has been identified as a SNL and is considered inappropriate for residential development due to the significant of the landscape values and their protection under the 2GP framework. Additionally, development would exacerbate downstream wastewater overflows. For RS77, the site was originally rejected as development would exacerbate downstream wastewater overflows. The site is also very steep, which would make it difficult to achieve a high density. Refer to Appendix C.32 for details of this site.

Submissions received requesting rezoning

Fletcher Glass (S123.001, S123.002, S123.003, S123.004) submitted to rezone a number of areas within the site to a mix of residential zones. Note that the section 32 report did not include the full area sought by the submitter as a 'requested site'. The Panel agreed in its decision on scope (31 May 2021) that areas covered by submission points S123.001 and 123.002 (35 Watts Road and part 309 North Road) were within the scope of Variation 2. All the areas sought by the submitter for rezoning were originally identified as approximate ovals on a map of the property. Based on this, the DCC produced the following map showing the proposed rezoning areas (RS206, RS206a, RS77):

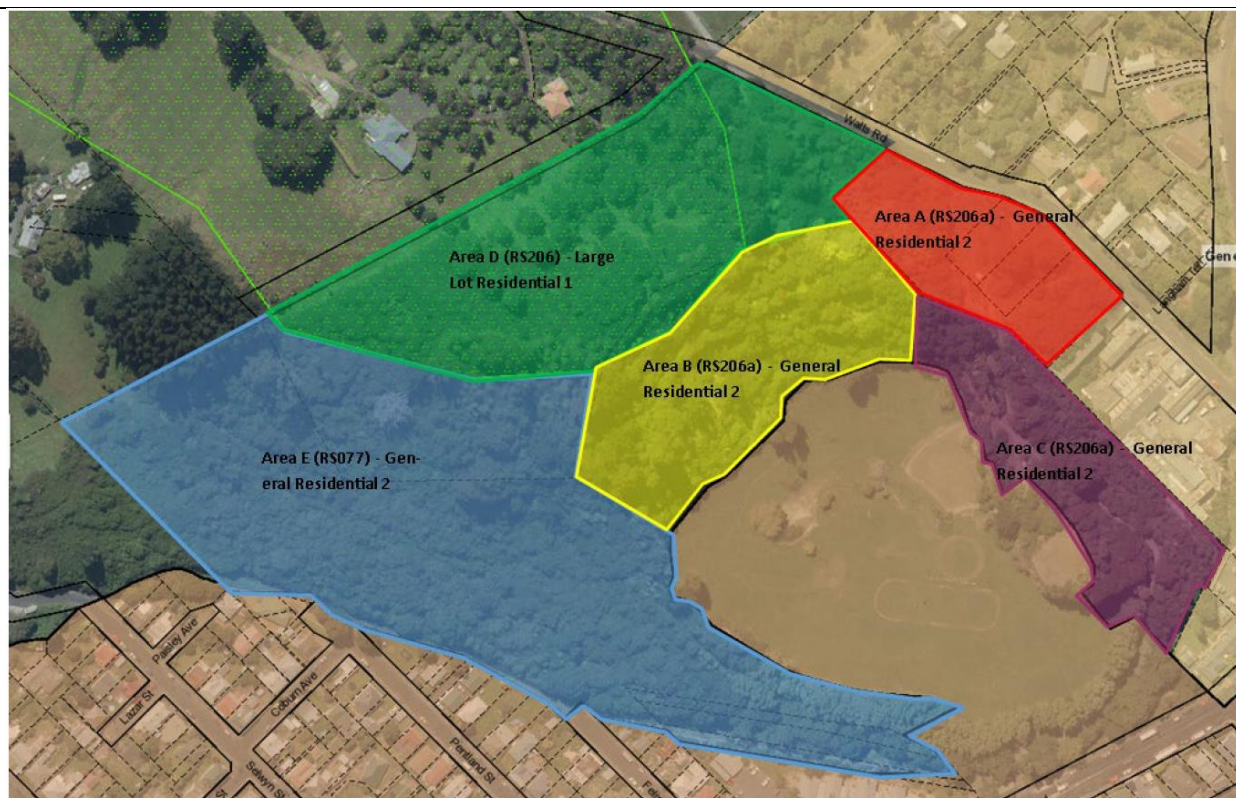
Figure 69 - Original DCC map for RS206, RS206a, RS77



A further submission by Mr Glass (FS90.001, FS90.002, FS90.003, FS90.004) clarifies that the rezoning request was intended to apply to the full extent of each site (i.e. to relevant land parcel boundaries or areas of different zoning). These areas are shown below (map from the further submission) and are as follows:

- Areas A, B and C – Part 309 North Road, 37 Watts Road, 35 Watts Road. Requested zone General Residential 2 (S123.001, S123.002, FS90.001, FS90.002) - RS206a
- Area D – part 43 Watts Road. Requested zone Large Lot Residential 1 (S123.003, FS90.003) - RS206
- Area E – part 43 Watts Road and part 309 North Road. Requested zone General Residential 2 (S123.004, FS90.004) - RS77

Figure 70 - Area of RS206, RS206a, RS77 from Fletcher Glass Further Submission



With the exception of Area A, I consider that these clarifications are reasonable. Area A, however, has been extended to include two land parcels, both identified as 37 Watts Road on the DCC planning map. The further submission acknowledges that “this area was not sought within OS123, however we submit that fits with the *Clearwater* ‘incidental or consequential’ exemption, as recently applied in *Tussock Rise* and *Well Smart Investments*. This area forms a natural extension as it includes GR1 land otherwise straddled by the proposed GR2 rezoning.”.

I request that the Panel consider the information above, and contained within the original and further submissions from Mr Glass, and make a decision on whether these area extensions are in scope. At this point I note that, based on the expert evidence discussed below, I am not recommending any part of the site be rezoned. Area A being considered either in scope, or out of scope, does change this recommendation.

The original submission notes that the area is close to public transportation and schools, and has no flooding overlays. The submitter comments in relation to the specific areas as follows:

- Area A – street frontage to Watts Road and adjacent to residential zoning. Within the water services mapped area, the sewer would need to be extended approximately 100m.
- Area B – area is essentially the stepped rock face of the former quarry, which could be suitable for a stepped multi-unit development, e.g. apartment or aged care facility. Any development would likely be large enough to allow an on-site wastewater detention system. It is within the water services mapped area.
- Area C – the existing overhead powerlines are anticipated by the landowner to be placed underground.
- Area D – the only area within an SNL overlay. The submitter states that rejecting this area purely for this reason is inappropriate as Policy 2.6.2.1.d.iv only seeks to “generally” avoid, rather than a more directive “avoid” policy position. A resource consent will be needed for a dwelling within the SNL. LLR1 zoning will allow onsite management of stormwater and wastewater. The area has road frontage and a buildable area largely clear of bush. It is within the water services mapped area (potable water supply).
- Area E – while sloping, this area is believed to be developable by the submitter’s surveyor. The proposed GR2 zoning will allow for multi-unit development on the sloping area, and is anticipated to be large enough to allow for an onsite wastewater detention system.

A number of other further submissions were received on rezoning, all in opposition. Issues raised by the further submitters are discussed below.

Rural character/landscape

Mary Carney (FS166.1, FS166.2, FS166.3) and The Glass Gallery Limited (FS237.1, FS237.2, FS237.3) oppose S123.001, S123.002 and S123.003 due to concerns regarding impacts to the SNL, and loss of rural land. Claire Cross (Open Valley Urban Ecosanctuary (VUE)) (FS55.3, FS55.4) opposes S123.003 and S123.004 due to concerns about impacts on the SNL. Wendy and Steve Tripp (FS250.1) oppose S123.004 (relating to RS77) due to concerns about the loss of the green corridor.

DCC Parks and Recreation department has considered the proposed rezoning and commented that the site forms an important green corridor connecting the urban environment, the Dunedin Town Belt, and Chingford Park.

The DCC’s Landscape Architect, Luke McKinlay, has assessed the site and commented that, as identified in the initial assessment stage, a large part of 43 Watts Road lies within a Significant Natural Landscape (SNL) and is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP framework. The sites surround a rehabilitated quarry. In general, they are characterised by dense tree cover. Whilst parts of RS206a are moderately sloping, RS77 is predominantly very steep. The site is seen in the context of the surrounding rural hill slopes on the north-western side of North East Valley. These slopes form a largely natural counterpoint to nearby residential areas. The subject site and surrounding rural hill slopes are highly prominent to residents on the south-eastern side of North East Valley. Mr McKinlay considers that the site is an important component of this wider rural setting and contributes significantly to the visual amenity of the surrounding area. He does not support rezoning from a rural character or visual amenity perspective.

Hazards

Mary Carney (FS166.1, FS166.2, FS166.3) and The Glass Gallery Limited (FS237.1, FS237.2, FS237.3) oppose S123.001, S123.002 and S123.003 and state that further geotechnical investigation is required for new buildings and any on-site wastewater treatment. The Glass Gallery Limited also raises concern regarding vibrations from construction affecting the stability of the quarry itself. Wendy and Steve Tripp (FS250.1) oppose S123.004 (relating to RS77) due to concerns about how removal of vegetation may increase the risk of slips and flood damage to Pentland Street below.

The site has been assessed by Stantec as having a high level hazard, based on slope instability. The hazards assessment for the site noted that most of the site consists of steep land over 20 degrees, and there is a previous history of land instability on the eastern slopes of the site. The assessment notes that while some of the site is within typical stability limits (there is a small flat area on 43 Watts Road), the majority of the land has significant areas of possible instability. Geotechnical assessment would be required to confirm the general stability of the site, specifically for the steeper areas, and the appropriateness of allowing smaller lots in this area.

3 Waters

The Otago Regional Council (FS184.14) opposes S123.004 (relating to RS77) and states that it supports the DCC position rejecting the site, and also notes the impact the proposal would have on stormwater management.

3 Waters has assessed the site. A minor network extension would be required to connect the site to the existing potable water supply network, along with some local upgrades to existing pipes (from 100mm diameter to 150mm diameter). Significant upstream upgrades are required.

Regarding wastewater, 3 Waters has advised that a minor local network extension would be required to connect parts of the site to the existing network. Immediately downstream of the site, wastewater flows enter an infrastructure constrained area. Flows enter the trunk main on North Road. There are existing wastewater overflows in wet weather in North Road with discharge to the environment (Lindsay Creek). Additional flows would exacerbate this and a medium-long timeframe is anticipated to resolve these issues. Wastewater detention may be a possibility given the number of lots proposed; however, 3 Waters notes that the site is split across at least two sub-catchment which would make this challenging, and further investigation would be needed to consider this possibility.

Regarding stormwater, downstream of the site is Lindsay Creek. Any increase in peak flows could potentially have a negative impact on ORC's level of service for flood protection associated with the Water of Leith. It is assumed that the infrastructure is not easily upgradeable. Therefore, stormwater attenuation to meet 100-year Annual Recurrence Interval (ARI) conditions is necessary and 3 Waters has concerns about the affordability of this stormwater infrastructure. 3 Waters also notes there is a flood hazard to downstream properties identified by an Otago Regional Council flood hazard report (*Flood hazard of Dunedin's urban streams, ORC, 2014*), and potential degradation of Lindsay Creek is counter to the principles of Te Mana o te Wai.

Transport

Mary Carney (FS166.1, FS166.2, FS166.3) and The Glass Gallery Limited (FS237.1, FS237.2, FS237.3) oppose S123.001, S123.002 and S123.003 due to concerns regarding inadequate road access to the site.

DCC Transport has provided an initial assessment of the site. At the southern end, the Watts Road carriageway is about 8m wide and there are footpaths on both sides. This reduces to 7m and a footpath on only one side where the carriageway crosses Lindsay Creek. Further north, the carriageway reduces to less than 6.0m wide and the footpath is less than 2.0m wide, with utility poles situated within the footpath. The legal road corridor is also relatively constrained, with steep banks on the private land on the western side of the road. This means that even if the legal width was increased, physical improvements would likely require significant and expensive engineering works. It is not clear what level of development Watts Road would be expected to service if the land was rezoned as requested by the submitter. For less than 100 dwellings, the Code of Subdivision requires a 16.0m wide road corridor. Between 100 and 450 dwellings, a 20m road corridor is expected and cycle lanes are required. The current standard of Watts Road is insufficient and no information has been provided by the submitter as to the details of upgrades proposed, or if these are feasible. Further assessment is also required in relation to the impact on the Watts Road / North Road intersection.

With respect to 309 North Road, there are already constraints with achieving access to this site because access is only available from North Road. This would require a crossing structure to bring a new road over Lindsay Creek. It is considered that only a limited number of new dwellings could be constructed with a single access to avoid concerns relating to emergency access and ensuring that the demand on the one access to North Road is suitably managed. This is particularly the case because the majority of traffic from the subdivision would most likely be making a right turn in the morning peak towards the city.

DCC Transport concludes that, while the site is considered to be well positioned from a public transport and cycle infrastructure perspective, there are concerns about the rezoning and it is considered that there is insufficient detail / assessment provided to support the rezoning at this time.

Biodiversity

The Glass Gallery Limited (FS237.1, FS237.2, FS237.3) opposes S123.001, S123.002 and S123.003 due to concerns regarding loss of biodiversity, both vegetation and birdlife. Wendy and Steve Tripp (FS250.1) oppose S123.004 (relating to RS77) due to concerns about impacts to biodiversity, particularly birdlife in the area. Claire Cross (Open Valley Urban Ecosanctuary (VUE)) (FS55.3, FS55.4) opposes S123.003 and S123.004 due to concerns about impacts to biodiversity. Ms Cross notes that the land supports a fragment of regenerating bush that supports a variety of bird life. Further fragmentation will adversely impact wildlife. North East Valley acts as a habitat corridor linking Orokonui Ecosanctuary to wider Dunedin.

Access to this site to conduct a biodiversity assessment was originally requested from the landowner on 18 March 2022, with several emails back and forth up until 06 April 2022, however, permission to access the site was not provided at this time. Observations of biodiversity were therefore undertaken by Wildlands Consultants from public roads adjacent to the property using binoculars. The landowner subsequently gave access on 25 May 2022, however this was too late for an on-site assessment to take place.

Wildland Consultants note that it is difficult to assess whether this area is ecologically significant without access to the interior forest vegetation and understory. Some areas of vegetation around the perimeter appear to be indigenous-dominant and contain a reasonable diversity of species, but this may not be reflective of the vegetation across the site. It is possible that the sites may meet the 2GP ecological significance criteria in regards to ecological context (due to its habitat value and as part of network of connected habitats in the local area). The broadleaved vegetation adjacent to Lindsay Creek acts as an ecological buffer and should be preserved.

The Wildlands recommendation is that RS206 may be appropriate for Large Lot Residential 1 zoning (from a biodiversity perspective); however, in the north-eastern part of this site there is broadleaved forest that should not be cleared for development. Wildlands has also commented that it may be preferable to select a smaller area within this site to develop more densely in order to reduce the overall amount of vegetation clearance rather than rezoning the entire site as Large Lot Residential 1.

Regarding RS77 and RS206a, Wildlands has commented that from a biodiversity perspective these sites are unlikely to be suitable for General Residential 2 density as this would certainly result in a large clearance of forest vegetation, causing a loss of biodiversity and habitat. It would also likely degrade the water quality of Lindsay Creek through an increase in non-permeable surfaces and additional contamination of stormwater, although the cumulative effects of this may not be great due to the predominantly urban land use in the lower catchment of Lindsay Creek. RS77 and RS206a may be appropriate for rezoning to Large Lot Residential 2, however in the absence of detailed assessment this is uncertain. As above, it may be preferable to select smaller areas within these sites to develop densely rather than clearing large areas of vegetation for residential sections.

General comment was also sought from Wildlands regarding the potential ecological impacts of increased residential development in the North East Valley more broadly, in response to submissions noting NEV is an ecological corridor. Increasing residential development has the potential to result in the clearance of mature indigenous tree species or clearance of gorse with regenerating indigenous forest trees. If development is planned, thought should be given to how indigenous vegetation in the area can be retained and/or

restored. It may be preferable to have more dense residential zoning within North East Valley, if this allows areas of indigenous vegetation to be preserved (i.e. smaller but denser developments).

One of the most concerning adverse effects of increasing residential development is the fragmentation of existing indigenous vegetation. Areas of indigenous vegetation should therefore be protected from development, unless compensatory planting programmes are developed to address any loss.

Intensive residential development also has the potential to adversely affect the nearby Lindsay Creek through increased runoff (leading to increased erosion) and degraded water quality (though increased sedimentation). Areas of the upper Lindsay Creek still contain good stream habitat and biodiversity. If development is increased in North East Valley the existing vegetation surrounding the Creek (particularly the upper reaches) should be protected, and compensatory planting and enhancement measurements should be undertaken to further limit adverse effects of development.

In addition, increasing residential development is likely to result in increased predation on and disturbance of indigenous fauna by pets (e.g. cats).

Overall, based on the comments from Wildland Consultants, I am of the view that development in the North East Valley must be carefully considered with respect to biodiversity. Given that a site visit was not able to be undertaken, and there is therefore considerable uncertainty about the exact ecological significance of the proposed rezoning site, I am hesitant to recommend rezoning based on the potential risks to indigenous biodiversity values.

Other issues

Mary Carney (FS166.1, FS166.2, FS166.3) and The Glass Gallery Limited (FS237.1, FS237.2, FS237.3) oppose S123.001, S123.002 and S123.003 due to concerns regarding loss of amenity and recreational spaces (i.e. the quarry garden). The submitters both also raise concerns regarding loss of high class soils.

The quarry garden (at the base of the old quarry), while privately owned, is open to the public and there would be a loss of this amenity if rezoning prevented access. However, given the land is privately owned, public access cannot be guaranteed or expected. The landowner could prevent access at any time, regardless of rezoning.

There is a relatively small area of high class soils over 43 Watts Road, within the area also covered by the SNL. This area is not currently used for rural production. Given the small size and relatively inaccessible location, the rural productivity potential of the site is likely low. I consider that the loss of high class soils would be relatively insignificant given the current land use and small area.

Overall discussion on rezoning

Rezoning this site to residential has been assessed against Policy 2.6.2.1 with multiple conflicts identified.

Rezoning is not supported from a significant natural landscape, rural character and visual amenity perspective, in conflict with policies 2.6.2.1.d.i, iv and vii.

The site is assessed as having high level hazard risk. Residential zoning is therefore contrary to Policy 2.6.2.1.d.viii and inconsistent with the approach taken elsewhere.

DCC Transport has identified information that is required to identify whether necessary transport upgrades are feasible. In the absence of this information, I consider that there is a potential conflict with Policy 2.6.2.1.d.x.

There is considerable uncertainty about indigenous biodiversity values that may be present within the rezoning area. Based on the assessment available, the biodiversity recommendation is that standard residential density is not appropriate, however there may be potential for some Large Lot zoning. However, given the uncertainties regarding the exact biodiversity that may or may not be present, I am of the view that a precautionary approach is warranted and that there is a potentially likely conflict with Policy 2.6.2.1.iii.

3 Waters has indicated issues around wastewater and stormwater, and rezoning is therefore likely to result in conflict with Policy 2.6.2.1.d.ix.

Recommendation

Based on the assessment against Policy 2.6.2.1, it is my recommendation that rezoning RS206, RS206a, and RS77 is rejected, and the site retains its existing rural and rural residential 2 zoning.

Recommended amendments:

None. Maintain rejection.

5.4.22 170 Riccarton Road West (RS212)

Submission point	Submitter Name	Support/Oppose	Summary of Submission
S156.002	Richard Muir	Add a change	Rezone 170 Riccarton Road West (Requested Site RS212) from Rural Taieri Plain zone to Low Density Residential zone or another alternative.
FS11.2	Allen Blackie	Oppose OS156.002	Oppose OS156.002. Retain the current zoning of 170 Riccarton Road West as Taieri Plains Rural.
FS184.20	Otago Regional Council	Oppose OS156.002	Oppose OS156.002. Disallow submission and do not rezone 170 Riccarton Road West (Requested Site RS212) from Rural Taieri Plain zone to Low Density Residential zone or another alternative.
FS56.1	Clive and Linda Wallis (Daisy Link Garden Centres Ltd)	Support OS156.002	Support OS156.002. Allow submission to rezone 170 Riccarton Road West from Taieri Plains Rural to Large Lot Residential 1 provided appropriate stormwater provisions are identified
S191.002	Roger and Janine Southby	Add a change	Rezone 170 Riccarton Road West (Requested Site RS212) from Rural Taieri Plain zone to Large Lot Residential 1 zone, Low Density Residential zone and/or General Residential 1 zone and apply a structure plan mapped area but not a new development mapped area.
FS11.3	Allen Blackie	Oppose OS191.002	Oppose OS191.002. Retain the current zoning of 170 Riccarton Road West as Taieri Plains Rural.
FS184.28	Otago Regional Council	Oppose OS191.002	Oppose OS191.002. Disallow submission and do not rezone 170 Riccarton Road West (Requested Site RS212) from Rural Taieri Plain zone to Large Lot Residential 1 zone, Low Density Residential zone and/or General Residential 1 zone

FS56.2	Clive and Linda Wallis (Daisy Link Garden Centers Ltd)	Support OS191.002	Support OS191.002. Allow submission to rezone 170 Riccarton Road West from Taieri Plains Rural to Large Lot Residential 1 subject to a requirement that the volume and rate of discharge of stormwater from the site is the same pre and post development
FS77.1	Denise Snell	Oppose OS191.002	Oppose OS191.002. Disallow submission and retain current zoning of 170 Riccarton Road West as Taieri Plain Rural.

Background

Figure 71 - General area proposed for rezoning for RS212

Mosgiel



Change ID	Address	Current zoning	Requested zoning	Other changes requested
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RS212	170 Riccarton Road West, Mosgiel, as shown in Figure 71.	Rural Taieri Plain Zone	Mix of residential zoning	<ul style="list-style-type: none"> • Application of a structure plan mapped area • Do not apply a new development mapped area to site
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This site is located on Riccarton Road West, to the west of Mosgiel and covers the entirety of 170 Riccarton Road West. The 8.3 ha property is presently zoned Rural Taieri Plain and the proposed rezoning would see it rezoned to a mixture of residential zoning. The site is subject to a number of overlays – it is largely covered by high class soils, it lies fully within a Groundwater Protection Mapped Area, fully within the Kokika o Te Matamata (area surrounding Mosgiel) Wāhi Tupuna Mapped Area, fully within a Hazard 3 (flood) overlay zone, and lies within the Dunedin Airport Flight Fan. The site is located just over 300m from the nearest existing residential zoning and is entirely surrounded by Rural Taieri Plain zoning.

The site was originally rejected as it was considered unsuitable due to its disconnection from existing residential zoned areas.

Submissions received requesting rezoning

Two original submissions were received seeking rezoning.

Richard Muir (S156.002) sought that the area be rezoned to either Low Density Residential or, if it was felt desirable to retain an element of rural character as it merges with its rural surroundings, Large Lot Residential 1.

Roger and Janine Southby (S191.002) sought that the area be rezoned to General Residential 1 and/or Low Density Residential and/or Large Lot Residential 1 and that a structure plan mapped area is applied to RS212 rather than a new development mapped area.

Both submissions were opposed by Allen Blackie (FS11.2, 3) and the Otago Regional Council (FS184.20, 29). Concerns raised by Allen Blackie included loss of rural land, and potential for reverse sensitivity issues from surrounding farm operations. The Otago Regional Council supports the DCC's position on rezoning, and also stated there are stormwater management issues raised by the proposal.

Denise Snell opposed the Southby's submission and raised concerns around traffic safety, loss of rural character and lifestyle, potential loss of native birdlife, and lack of infrastructure.

Clive and Linda Wallis (Daisy Link Garden Centres Ltd) (FS56.1, 2) supported the both submissions but noted that they wish to participate in the process to ensure development does not adversely affect the stormwater network's ability to receive stormwater from residential development at 58 Ayr Street.

Discussion

Rezoning the site to residential has been assessed against Policy 2.6.2.1 with several critical issues identified.

The site is disconnected from existing residentially zoned land (it is just over 300m to the nearest residentially zoned land) and is surrounded on all sides by land zoned as Rural. Rezoning isolated and disconnected pockets of land will result in conflict with Policy 2.6.2.1.d.xi which requires Dunedin stays a compact and accessible city. Furthermore, given

the sites disconnect with existing serviced areas, rezoning the site would result in inefficient and ineffective public infrastructure through needing to extend servicing significantly to reach the site. For this reason, I consider rezoning this site to residential to have a clear conflict with Policy 2.6.2.1.d.ix.

I also consider rezoning the site to have a conflict with Policy 2.6.2.1.c, as it is located relatively distant to public transport, centres, and other community facilities.

I also note that the site is largely covered by high class soils. While the site is small and, by itself, is unlikely to have a significant impact on rural productivity, rezoning to residential would still result in an overall loss to potential rural productivity and this represents a potential conflict with Policy 2.6.2.1.d.ii.

Recommendation

Overall, for the reasons laid out above, I consider that rezoning the site to residential has multiple clear conflicts with Policy 2.6.2.1 and that the site is presently unsuitable for residential rezoning. I therefore recommend that the site remain zoned as Rural Taieri Plain.

Recommended amendments:

None. Maintain rejection.

5.4.23 Rejected Sites that did not receive submissions or further submissions.

The following sites did not receive any submissions or further submissions and therefore are not subject to any further assessment or consideration for this hearing. These sites will not be progressed any further for rezoning under Variation 2 and are included in this report purely for completeness. The sites with no submissions or further submissions, along with their original reason for rejection, are:

Location	Site ID	Reasons for rejection
105 St Leonards Drive	RS210	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.
15 Robin Lane, St Leonards	RS194	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)	RS70	Intensification of the site has the potential to exacerbate the stormwater and wastewater issues in South Dunedin.

256 Blueskin Road	RS156	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)	RS184	Most of this site has a high geotechnical hazard risk.
31, 45 McGlashan Street and 89 Cemetery Road, Mosgiel	RS164	The rezoning of the identified area from Industrial to GR1 would create potentially significant stormwater management and flooding issues.
54 Fairview Terrace, Sawyers Bay	RS179	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 in Sawyers Bay will exacerbate downstream wastewater overflows.
57 Koremata Street, Green Island	RS213	Connection to infrastructure networks would be expensive and the site is steep.
6 Cromwell Street, Wakari (St Mary's School)	RS69	Intensification of the site has the potential to exacerbate the existing wastewater issues in Kaikorai Valley and South Dunedin.
85 Sidey Street, Corstorphine	RS67	Intensification of the site has the potential to exacerbate the stormwater and wastewater issues in South Dunedin.
Allen Road (Green Island)	RS7	Too steep, with multiple small valleys.
252 Scroggs Hill Road (in part)	RS207	The site is very steep. There is existing capacity in Allanton. It fails to support the compact form/city policies.
Waldronville Golf Course	RS5	The landowner does not support rezoning.