

**APPLICATION FOR
RESOURCE CONSENT**

Ali Charlton

**1069 AND 1075 HIGHCLIFF ROAD,
PUKEHIKI
OTAGO PENINSULA**

Prepared By

Cubitt Consulting Ltd

July 2017

Table of Contents

Form 9 Consent Application

	Page Number
1. Description of Proposal	3
2. Assessment of Environmental Effects	5
3. District Plan Policy Framework	10
4. Proposed District Plan	12
5. Section 104D and the notion of True Exception	12
6. Affected Persons Approval and Notification	13
7. Conclusion	13

Appendices

1	Computer Freehold Registers
2	A Statutory and District Plan Assessment is incorporated in the AEE
3	Landscape Report
4	Geotechnical Report

FORM 9
APPLICATION FOR A RESOURCE CONSENT
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT,
1991

To: Manager - Resource Consents
Dunedin City Council
PO Box 5045
Dunedin 9058

Ali Charlton hereby applies for the resource consent described below:

1. The current owner of the site is:

Alison Clare Charlton (the applicant) and Allan James Hamilton.

2. The location to which this application relates is:

The subject site comprises two properties as follows:

- 1069 Highcliff Road, Valuation Number 27600-04702 in Council's rates book, legally described as Lot 2 DP 306650 (CFR 25979); and
- 1075 Highcliff Road, Dunedin, Valuation Number 27600-04707 in Council's rates book, and legally described as Lot 1 DP 349575 (CFR 2031240).

3. The type of resource consent sought is:

Land use consent and the cancellation of a subdivision consent condition.

4. A description of the activity to which the application relates:

Consent is sought pursuant to section 240(4) of the RMA to cancel the covenant that holds the two properties, CFR 2031240 and CFR 25979, together so that the applicant can erect dwelling and farm shed within Lot 2 DP 306650 (8.28 hectares) to be owned and occupied independently of Lot 1 DP 349575.

The activity is fully described in the attached application at section 1.2.

5. The following additional resource consents are required in relation to this proposal and have been applied for:

Not applicable.

6. We attach an assessment of effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule of the Act.

7. We attach other information required to be included in the application by the District Plan or Regional Plan or Regulations

(a) Site Plans

(b) A Statutory and District Plan Assessment is incorporated in the AEE.

(c) Landscape and Geo-technical reports

(d) The deposit for notified application will be paid by applicant upon invoice.

Dated at Dunedin on 3 July 2017



Signed _____

Allan Cubitt, Director of Cubitt Consulting Ltd
As Agent for **Ali Charlton**

Address for Service:

Cubitt Consulting Ltd
11 Bedford Street
St Clair
Dunedin 9012

Email: Allan Cubitt allan@cubittconsulting.co.nz

Address for Billing:

Ali Charlton
1075 Highcliff Road,
RD 2
Dunedin 9077

1. Description of Proposal

1.1 Description of the Site

The subject site comprises two properties as follows:

- 1069 Highcliff Road, Valuation Number 27600-04702 in Council's rates book, legally described as Lot 2 DP 306650 (CFR 25979); and
- 1075 Highcliff Road, Dunedin, Valuation Number 27600-04707 in Council's rates book, and legally described as Lot 1 DP 349575 (CFR 2031240).

These two titles are held together by a covenant under section 220(2)(a) of the RMA under the previous subdivision of the property (RMA2005-0071) to maintain a 15-hectare site minimum. The two titles have a combined area of 19.6 hectares. A dwelling is located on 1075 Highcliff Road (11.3ha) while 1069 Highcliff Road (8.3 hectares) is currently vacant rural grazing land containing a conservation covenant. Legal and formed frontage is available to Highcliff Road.

The 1069 Highcliff Road property occupies the lower southwest flank of Peggy Hill, directly on the eastern boundary of the small rural settlement of Pukehiki. A minor gully and associated watercourse, which forms part of the watershed of Robertson Creek, flows southwest through the property to the open sea at Boulder Beach. The northern slopes of the property contain the Peggy's Hill Conservation Covenant (1.78 ha) while there is native scrub scattered throughout other parts of the property, although much of this is in poor condition. There are also patches of gorse scattered throughout the property which are being progressively cleared. The area is managed through stock grazing.

The area surrounding the site is mainly rural in character except that to the west, where the settlement of Pukehiki is a small node of denser development, complete with historic church, community hall and library. However, many of the 'rural' properties in the wider area are not 'complying' rural properties, which is not uncommon adjacent to settlements on the Peninsula. These include the following 13 developed properties which are all located within a kilometre of the subject site:

- 28 Camp Road – 1.7ha
- 59 Camp Road- 4.16ha
- 80 Camp Road – 1.94ha
- 276 Castlewood Road – 4.46ha
- 131 Greenarces Street – 8ha
- 128 Greenacres Street – 7.5ha
- 974 Highcliff Road – 11.22ha
- 977 Highcliff Road – 8.15ha
- 979 Highcliff Road – 1.05ha
- 1027 Highcliff Road – 10ha
- 1030 Highcliff Road – 0.71ha
- 1088 Highcliff Road – 10.11ha

The surrounding 'rural' area is expressive of the archetypal Otago Peninsula character with well managed pasture, *Macrocarpa* shelterbelts, areas of regenerating native bush in gullies and shady slopes, rock walls and farm buildings, both old and new, dotted around.

1.2 *Proposed Activity*

The applicant has previously applied for land use consent to enable her to live on the property. Ms Charlton currently lives on the adjoining property at 1075 Highcliff Road with the joint owner of that property and the subject site, Mr Allan Hamilton. As part of the dissolution of their partnership, Mr Hamilton will own 1075 Highcliff Road outright, while Ms Charlton hopes to live on the subject property. To facilitate this, Ms Charlton proposes a small dwelling (of approximately 130m²) near the southern boundary of the property and at approximately the 320m contour. However, the previous process overlooked the fact that the previous subdivision consent involving the property (RMA RMA2005-0071) had a condition that tied 1069 Highcliff Road with 1075 Highcliff Road. While that application could have continued to be processed on the basis of the land use consent applied for, the applicant prefers to own the title independently of the co-owner, Mr Hamilton. Hence this application replaces that former application, with the only real difference being that consent is sought to cancel the covenant condition affecting CFR 2031240 and CFR 25979 so that the ownership of the property can be split between the two current owners.

All other aspects of the proposal remain the same. The dwelling will have a small footprint of approximately 19 x 7m and will be approximately 3.75m high. The dwelling is to be clad in 'colorsteel' and vertical cedar or vertical cement weatherboard. The dwelling will be finished in colours that blend with the rural landscape background. Any unpainted timber is to be stained a dark colour, and painted finishes are to have light reflectivity values that do not exceed 15.

The house site is currently a mainly gorse covered slope which will require excavation of a platform approximately 30m long flat, and 17m wide to accommodate the development. The excavations may need to be retained in some areas but this may not be necessary given rock appears to be close to the surface in this area. If retaining walls are required, they will be no greater than 1.2m high with slopes battered back above and planted as indicated in Mr Moore's Figure 7(a).

Access to the house site will be via an upgraded existing farm track with access off Highcliff Road adjacent to the driveway to 1075 Highcliff Road. An extension of this track up to the house site will be excavated into the slope to the south of the small watercourse.

A new farm shed is also proposed to be located near the western boundary, approximately 32m from Highcliff Road. The shed will have a footprint of no more than 17 x 6m and will be 4m high. As with the dwelling, it will be finished in colours that blend with the rural landscape background and that have light reflectivity values that do not exceed 15. Some relatively minor earthworks will be required to form a flat platform for this shed.

The applicant also proposes to plant out riparian areas adjacent to the watercourse and areas around the house and shed in locally appropriate indigenous species. This is to provide a more dominant framework of native vegetation for the buildings and to enhance the natural values of the watercourse. This area is to be managed to ensure successful establishment and ongoing protection and enhancement of its natural values.

The development is illustrated on the plans attached to Mr Moore's landscape report.

1.3 *Status of Activities*

The property zoned **Rural** in the Dunedin City District Plan. It also lies within the Peninsula Coast Outstanding Landscape Zone (PCOLA). Highcliff Road is identified as a **Collector Road** in the District Plan's Roding Hierarchy where it passes the site.

Residential activity is only permitted in the Rural zone if the site has an area of at least 15 hectares [Rule 6.5.2(iii)]. As the CFR 25979 falls short of the minimum area, the proposed residential use of the site is therefore a **non-complying** activity in accordance with Rule 6.5.7(i).

In the PDP, a residential activity is permitted on a 20-hectare site but this rule has no effect.

With respect to the shed, we note that Rule 14.6.1(b) identifies that erection of buildings and structures as restricted discretionary activities unless they are erected within 50 m of an existing building that has a floor area at least 50% greater than the floor area of the proposed structure. The shed is located within 50 m of the dwelling on 1075 Highcliff Road, which would appear to have a floor area 50% greater than the proposed shed. Given the building complies with the relevant setbacks, consent would not appear necessary for the shed. However, with the two titles to be owned independently under this proposal, it may be appropriate to authorise the farm building through this process.

Overall, the activity is considered a **non-complying activity**.

2. **Assessment of Environmental Effects**

2.1 *Introduction*

Section 6.7 of the Rural zone of the District Plan contain a range of criteria in respect to the assessment of activities in the zone. Section 14.7 contains a range of assessment criteria in relation to assessing the impacts of proposal in relation to outstanding landscapes. The Transportation section's assessment matters (section 20.6) are also pertinent with respect to the proposed vehicle access arrangements and the Environmental Issues section (section 21.6) includes specific assessment matters relating to self-servicing of rural sites. All of these have provided the foundation of our assessment of effects. Having regard to those matters and our visits to the site, and after considering all potential effects of the activity, we believe the following are the main issues that need to be addressed and assessed:

- Amenity values
- Landscape character
- Productive potential of rural land
- Reverse sensitivity and conflict
- High class oil
- Hazards
- Transportation
- Provision for water supply and disposal of stormwater and sewage
- Cumulative effects.

2.2 *Amenity values, Character of the area (Assessment Matters 6.7.3, 6.7.13, 6.7.17) and Residential Units (Assessment Matters 6.7.15)*

Many of the issues that need to be addressed in the context of this proposal are contained within the assessment criteria 6.7.15 'Residential Units'. That provision requires the consideration of the following matters:

- (i) *The cumulative effects of an increased density of residential development in this location.*
- (ii) *The potential for conflict between adjoining land uses or reverse sensitivity issues arising from the location of the proposed residential activity.*
- (iii) *The extent to which soil will be covered by hard surfaces.*
- (iv) *The extent to which a residential unit on the site affects the amenity and economic well-being of neighbouring properties.*
- (v) *The degree to which amenities relating to the open nature of the environment are compromised.*
- (vi) *The degree to which the productive potential of the site and adjoining properties and their future sustainable use is compromised.*

The matters within (ii), (iii), (iv) and (vi) are addressed below in different sections of this assessment. The matters dealt with in (i) and (v) are considered to be the most significant issues in relation to the impact of the proposal on amenity values.

Assessment matter (i) looks to address the cumulative effects of "*increased density of residential development in this location*". As noted in section 1.1 above, the site directly borders the small settlement of Pukehiki while the wider environment contains a number of rural lifestyle blocks (zoned rural) within a kilometre of the site that range between 11.5 ha down to 7000m². This particular area is one where settlement has historically occurred and one where people expect to see dwellings.

While the residential density of the plan is not met, it is not seen as inappropriate in terms of landscape effects in this setting on the edge of the Pukehiki settlement. Adjoining the settlement are 1088 Highcliff Road (10.11ha) directly to the south of the site, and 23 Camp Road (1.7ha), 59 Camp Road (4.16ha) and 80 Camp Road (1.94ha) directly to the north of the site. 1069 Highcliff Road is the missing piece of this puzzle and can be seen as infill development which does not really extend the settlement any further into the wider rural environment.

This is confirmed by Mr Moore at page 11 of his report, where he notes that the development "*will integrate acceptably with the rural character in this area and will not have significant effects on amenity values. This is because of the location of the building sites on the periphery of the rural settlement of Pukehiki, the modest scale of the house and farm shed proposed, the proposed mitigation to ensure integration and the low levels of visibility. There are no adverse effects on the amenity of adjoining properties of any significance.*"

With respect to effects of the proposed development on the open landscape, these arise from the addition of a new dwelling and farm shed in the landscape and the associated earthworks required to form the access and building platforms. In terms of the open character of the environment, the low levels of visibility coupled with only a minor degree of domestication will ensure that this character is not

compromised. The house and shed will integrate readily with the surrounding environment and will have limited impact due to their scale and character, with effects being further mitigated by the design controls proposed.

We note that Mr Moore agrees with this view when he concludes:

"In the longer term, there will also be significant effects arising from additional indigenous vegetation adjacent to the Highcliff Road boundary, the watercourse and around the proposed house site. Domestication effects associated with the new buildings will be effectively mitigated by the rural character of the shed, the small scale and recessive design and appearance of the dwelling, as well as the location on the edge of the low density settlement of Pukehiki. As the proposed native planting establishes and matures, and its impact in the landscape becomes significant, this will screen and / or balance the impact of the buildings and will heal any scarring effects associated with the earthworks. In my assessment effects on natural character and rural amenity values will be adverse but minor in the short – medium term. As the proposed plantings become significant elements, any adverse effects will reduce to negligible and landscape character effects may be positive overall.

In our view, the proposed development will appropriately maintain and enhance rural character and amenity. Any adverse effects on these values will be minor at worst and will most likely be positive in the long term.

2.3 Outstanding Landscape Values

As noted in Section 1.3 the property lies within the Peninsula Coast Outstanding Landscape Zone of both the operative District Plan and the PDP. Section 6(c) of the Act requires Council to recognise and provide for the "protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development" as a matter of national importance. The test here is whether the proposal is 'inappropriate' in this location. As we have highlighted above, the location is one that has historically been preferred for settlement and is a location where one would be expected to see dwellings in the environment.

Hence development of this nature is not considered 'inappropriate' in this location and as we have discussed already, the proposal is in keeping with the character of the wider area. This only leaves the issue of whether the values that make the landscape outstanding are compromised by what is proposed. Mr Moore has considered this issue in light of the values and assessment criteria of both the operative District Plan and the PDP. In terms of the assessment criteria 14.7.1 to 14.7.5, which refer to the features and characteristics of the Peninsula Coast Outstanding Landscape Area to be protected, he concludes that:

"In my assessment the proposed development is entirely compatible with the protection of the values of the Peninsula Coast OLA. Domestication effects will be avoided or mitigated by the modest scale of the buildings, the design to minimize earthworks, the proposed height and colour controls and the proposed plantings which will eventually enhance the natural values of the site. Additionally, the site has low levels of visibility from significant viewpoints and its location at the edge of the settlement of Pukehiki provides a context that minimizes any adverse effects on naturalness or qualities of perceived isolation. The site is not coastal and there are no adverse effects on natural coastal character, heritage landscape features, wildlife habitats or recognized landform features"

Significantly Mr Moore believes the proposal will eventually enhance the natural values of the site once the plantings mature.

In the context of the PDP, Mr Moore concludes that in respect to the 'values to be protected' within the Peninsula Coast ONL ... The proposed development will have no impact on the significant natural science values listed. The property is within the wahi tupuna overlay denoting wahi taoka values associated with the upper slopes and peaks of the peninsula to tangata whenua. With regard to this, and to wider aesthetic / amenity values, it is my assessment that given the existing built development nearby and the modifications to the natural landscape by farming activities any change to the landscape character associated with the proposed development will be minor. The proposed mitigation measures will ensure acceptable integration with low levels of visual impact and the proposal will be consistent with Policy 10.2.5.8."

In our opinion, the proposal is not an inappropriate use in this particular part of the Peninsula Coast Outstanding Landscape Zone. The proposal has been designed to respect and integrate with the features and characteristics that are to be protected here. As a consequence, adverse effects are minor at worst but generally positive given the protection and enhancement works proposed by the applicant.

2.4 Hazards

(i) Stability

Given the relative steepness of the site, Dr Jon Lindqvist has carried out geotechnical investigations in order to determine the general geotechnical conditions of the proposed building site. This work was carried out in March 2016 and Dr Lindqvist's report is attached.

Dr Lindqvist advises that the ground upon which the building is to be located faces northwest with gradients of 12°~14°. The geological map (at 1: 50,000) of Benson (1969) indicates that the whole of the property is underlain by volcanic rock of the Dunedin Volcanic Complex. Dr Lindqvist's site inspection revealed dark grey fine-grained basalt exposures at several places along the farm road and that *"fresh basalt in the road cuttings has a 30-40 cm thick cap of dense intact moderately weathered rock"*. He advises that *"the weathered basalt is overlain by 15-30 cm of granular topsoil (Figure 4) that includes basalt 'core stones' of pebble to boulder size that protrude to the surface in places"*.

Dr Lindqvist's site inspection further revealed that there are no signs of land instability in the vicinity of the proposed building area or access lane, which he noted has been recognized in a compilation of landslide hazards across the Dunedin urban area by City Consultants (1998).

On the basis of his desk-top study and site inspection, he has confirmed that the proposed building area and proposed access road hold no identifiable geotechnical risks. He also advised that *"the underlying hard-rock geology, and relatively thin soil cover indicate that the property has a low susceptibility to earthquake shaking amplification."*

(ii) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The subject land has not been subject to a HAIL search. There is no evidence that the site has ever been used for a hazardous activity or industry in the past. The topography would essentially preclude this. Hence the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (which came into effect on 1 January 2012) are not invoked.

2.5 *Transportation (Assessment matters 6.7.24, 18.6.1(m), 20.6.1, 20.6.5, 20.6.7 and 20.6.10)*

As noted above, Highcliff Road is a Collector road where it passes the site. These roads distribute and collect local traffic within and between neighbourhoods and link rural communities. They provide for traffic movement and property access.

In this instance, access to the property will not change as a result of this proposal but its use will intensify. The existing crossing point to Highcliff Road is located at the bend in the road and affords the best sight line visibility available in both directions at this location. In our opinion, the addition of one further dwelling in this location will have limited, if any impact, on the safe and efficient operation of the road. Any effects of the proposal on the operation of the transportation network will be less than minor.

2.6 *Provision of water supply and disposal of stormwater and sewage (Assessment matters 6.7.10, 18.6.1(n), (o), (p) and 21.6.5)*

The primary source of potable water will be rainwater collection from roof surfaces. The applicants are aware of the potential health issues with this form of water collection. Care will be taken to protect the water storage from contamination and the system will be regularly cleaned and maintained. The new development will include measures necessary to comply with the New Zealand Fire Service's Code of Practice for Fire Fighting Water Supplies

Effluent disposal can be dealt with on-site by the use of septic tanks and disposal fields. A number of systems are available to deal with this issue. Whichever system is ultimately selected for use on these sites, they will ensure all sewage and wastewater will be treated and disposed of within the boundaries of the allotment and that they comply with the New Zealand Building Code.

The proposal will not generate adverse environmental effects as a result of servicing the proposed dwellings.

2.7 *Earthworks*

As we have highlighted in section 1.2 above, earthworks will be required for the development of the access track extension and the building platforms. The extent of these earthworks is not yet known but we anticipate that they will not exceed the 2m ground level change and 200m³ volume thresholds for the zone. If these thresholds are to be exceeded, consent will be applied for at the appropriate time.

However, all earthworks and the control of sediment will need to be undertaken in accordance with industry best practice. We envisage Council will impose a standard set of conditions to address earthworks at the time any dwelling or access track is constructed.

Earthworks have the potential to create effects in terms of machinery noise, vibration and dust creation. However, such works are temporary in nature and we anticipate the construction noise standard NZS 6803:1999 to be attached as a condition to any consents granted.

There are no services in the vicinity of the proposed earthworks. Hence there will be no impact on Council infrastructure or the National Grid.

2.8 *High Class Soil and Productive potential of rural land (Assessment matter 6.7.15)*

The site does not contain high class soil. With respect to the productive potential of the land, the property is clearly not productive rural farm land. However, conservation land uses are a legitimate rural land use and in this context the productivity of the site will be enhanced. Close to a quarter of the land area is already native vegetation that is held in a conservation covenant. Additional areas of poor quality native vegetation along with riparian areas are to be enhanced with additional native plantings as the result of this proposal. The current areas of gorse and other weeds will be cleared. Hence the natural values of the property and their productivity will be enhanced by this proposal.

2.9 *Reverse sensitivity and conflict (Assessment matters 6.7.15 and 6.7.26)*

Consideration is required of the extent to which the proposal will conflict with existing rural activities or affect their ability to continue to operate. As has been noted above, the property essentially sits between rural residential sites and adjoins the Pukehiki settlement. Hence there is no conflict with adjoining land uses.

Any activity taking place on the operational farms in the wider area will be sufficiently distant from the site so that there is unlikely to be any conflict. The existing residences on neighbouring sites all coexist comfortably with any other land use. Reverse sensitivity is not likely to arise.

2.10 *Indigenous Vegetation and Habitats*

As we have noted above, the Peggy's Hill Conservation Covenant is located within the site and is shown as C065 on the District Plan maps. The 1.8 ha site is a patch of dense low forest with a large number of plants not found elsewhere on the Otago Peninsula. It also contains flora uncommon on the Peninsula. This proposal will not impact on that site but is likely to have positive effects given the enhancement planting proposed by the applicant. This planting will ensure the ongoing sustainability of the conservation area by effectively increasing the size of available habitat on the site.

Overall the proposal will have significant positive ecological benefits.

2.11 *Cumulative effects (Assessment matters 6.7.4 and 6.7.15)*

This assessment matter requires consideration as to how much development of the density proposed can be accommodated before an unacceptable threshold is reached in terms of rural character amenity values and the natural character qualities associated with Landscape Management Areas. In our opinion, the proposal is unlikely to give rise to cumulative effects of significance. In this regard, the proposal is in keeping with the surrounding environment and Mr Moore considers that adverse landscape effects will be minor at worst. Overall, landscape and natural character effects will be positive in the long term given the proposal will have significant positive ecological benefits.

2.12 *Summary of effects on the environment*

The above assessment leads us to conclude that, at worst, the overall adverse effects of the proposal will be no more than minor. When the environmental enhancement package is considered, the proposal is considered to have significant positive environmental benefits. The proposal is consistent with the density of the development in this location and the mitigation package has been designed to ensure the development will visually integrate with the surrounding environment.

3. **District Plan Policy Framework**

The key sections of the District Plan are Sustainability, Rural Zones, Landscape, and Transportation Issues. Each of these sections is considered below.

3.1 *Sustainability*

We note the sustainability provisions seek to ensure that infrastructure is sufficient to cater for the activity without compromising the demands of future generations. They also encourage the protection of the natural and physical resources (Objective 4.2.4) and the maintenance or enhancement of amenity values. Policy 4.3.8 seeks to avoid the mixing of incompatible activities.

In our opinion, the proposal is consistent with the provisions of the Sustainability section. Our assessment concludes that the natural and physical resources (native vegetation), landscape and amenity values will be enhanced by the proposal. Mr Moore has also reached this conclusion. The proposed activities are also compatible with the surrounding, similar land uses.

3.2 *Rural zones*

The relevant objectives and policies of the Rural Zones section chiefly seek to protect the productive potential of the zone, public infrastructure, and rural character and amenity values.

As already discussed, the productive value of the farm is limited but the productivity of the natural sites within the property will be maintained and enhanced by the development. The proposal is not considered contrary to objectives 6.2.1 and 6.2.6, and with policies 6.3.1, 6.3.2 and 6.3.10.

With regard to public infrastructure [objective 6.2.4 and policy 6.3.8], the proposal will be self-supporting in terms of water supply and wastewater disposal. We have assessed the effects on the roading network to be less than minor.

Those objectives and policies that relate to protection of the rural character and amenity values seek to ensure that adverse effects of activities are sufficiently avoided or minimised so that the character and amenity is maintained or enhanced [objective 6.2.2 and policies 6.3.5, 6.3.6 and 6.3.12]. Effects on landscape and amenity values have been assessed as minor by Landscape Architect, Mr Mike Moore.

Objective 6.2.5 and Policies 6.3.3 and 6.3.12 seek to avoid conflict between activities and the fragmentation of rural land. We have outlined above the reasons why there should be little conflict in this location. The surrounding land uses to the south, north and west are predominantly residential or rural residential in nature.

While the site will be owned independently, it is in keeping with the character of the area and effects will be continue to be minor despite this.

In summary, we consider the proposal is not contrary to relevant objectives and policies of the Rural Zones and consistent with many of them.

3.3 Landscape

Mr Moore has undertaken a comprehensive review of the subdivision against the relevant landscape objectives and policies. The two relevant objectives of Section 14 Landscape are Objective 14.2.3 ('Ensure that land use and development do not adversely affect the quality of the landscape') and Objective 14.2.4 ('Encourage the maintenance and enhancement of the quality of Dunedin's landscape.') Mr Moore concludes that:

"In my assessment the proposed development is entirely compatible with the protection of the values of the Peninsula Coast OLA. Domestication effects will be avoided or mitigated by the modest scale of the buildings, the design to minimize earthworks, the proposed height and colour controls and the proposed plantings which will eventually enhance the natural values of the site. Additionally, the site has low levels of visibility from significant viewpoints and its location at the edge of the settlement of Pukehiki provides a context that minimizes any adverse effects on naturalness or qualities of perceived isolation. The site is not coastal and there are no adverse effects on natural coastal character, heritage landscape features, wildlife habitats or recognized landform features.

In summary, we consider the proposal supports all relevant landscape objectives and policies of the District Plan.

3.6 Conclusion – Objectives and Policies

Having considered the relevant objectives and policies of the District Plan, it is concluded that the proposal is not contrary to the policy framework and is consistent with many elements of it.

4. Proposed District Plan

The proposed District Plan was notified on the 26th September 2015 and hearings have yet to be completed. Hence very little weight can be given to the provisions of that plan. However, some regard must be given to the policy framework of the proposed plan. The PDP addresses similar issues to that of the operative District Plan. Mr Moore has addressed the key natural environment and rural amenity provisions and finds the proposal to be consistent with the outcomes sought. I agree with that assessment, particularly in respect to Objectives 10.2.1, 10.2.2 and 10.2.5 and their associated policies. Overall the proposal is considered consistent with the policy framework of the PDP.

5. Section 104D of the Act and the notion of 'True Exception'

Section 104D of the Act sets out a test that non-complying activities must pass before they can be considered for consent. The test has two limbs, being that the activity must have no more than a minor adverse effect on the environment or that it must not be contrary to the policy framework of the District Plan. The conclusion reached above is that the proposal passes both these tests. Consequently, Council can consider the proposal for consent.

Given that the activity passes both limbs of the section 104D test, the only other issue that needs to be considered is the question of plan integrity and precedent. Recent judgments made by the Environment Court, direct Council to be wary of granting consent to non-complying activities on the basis that granting consent to non-complying activities could adversely affect the integrity of the Plan. The question therefore is whether the activity could adversely affect the integrity of the Plan by creating an 'undesirable precedent' or whether the proposed activity or site is a 'true exception' taking it outside the generality of the provisions of the plan and the zone. The Courts have acknowledged that a proposal does not need to be unique to do this.

In our view, this site and the surrounding area is somewhat unique in that it has had a long history of human occupation. The wider environment reflects this closer settlement pattern with the small settlement to the west and the rural residential development in the wider area. In this context, the location is different to those within which the rural properties to the east are situated within. It relates to the settlement, not the wider, more open coastal environment to the east. The site itself is set apart from most other sites in the general rural zone given the existence of the conservation covenant. This proposal will see those natural values enhanced.

Furthermore, the two titles already exist and are only held together by a condition of consent to achieve the minimum density of the rural zone as opposed to being created by a new subdivision consent application. These circumstances are somewhat unique and the proposal is considered a more appropriate environmental outcome for this particular location.

Consequently, it is our view that granting consent to this proposal would not create difficulties for Council in administering the District Plan consistently. It is essentially in keeping with the density anticipated for the area and proposes significant environmental enhancement work.

6. Affected Persons and Notification

The applicant has not consulted with neighbouring property owners as they are not considered affected by the proposal. However, we anticipate that Council will notify the application.

7. Conclusion

In our view both limbs of the Section 104D tests for non-complying activities are satisfied and Council can therefore consider the proposal for consent. Because of the character of this particular location, the design of the development and the environmental enhancement proposed, the proposed development does not compromise the integrity of the District Plan and nor does it create an undesirable precedent. We are of the view that the proposal promotes the purpose of the Act, being the sustainable management of the natural and physical resources and ask that consent be granted accordingly.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier 203124
Land Registration District Otago
Date Issued 24 June 2005

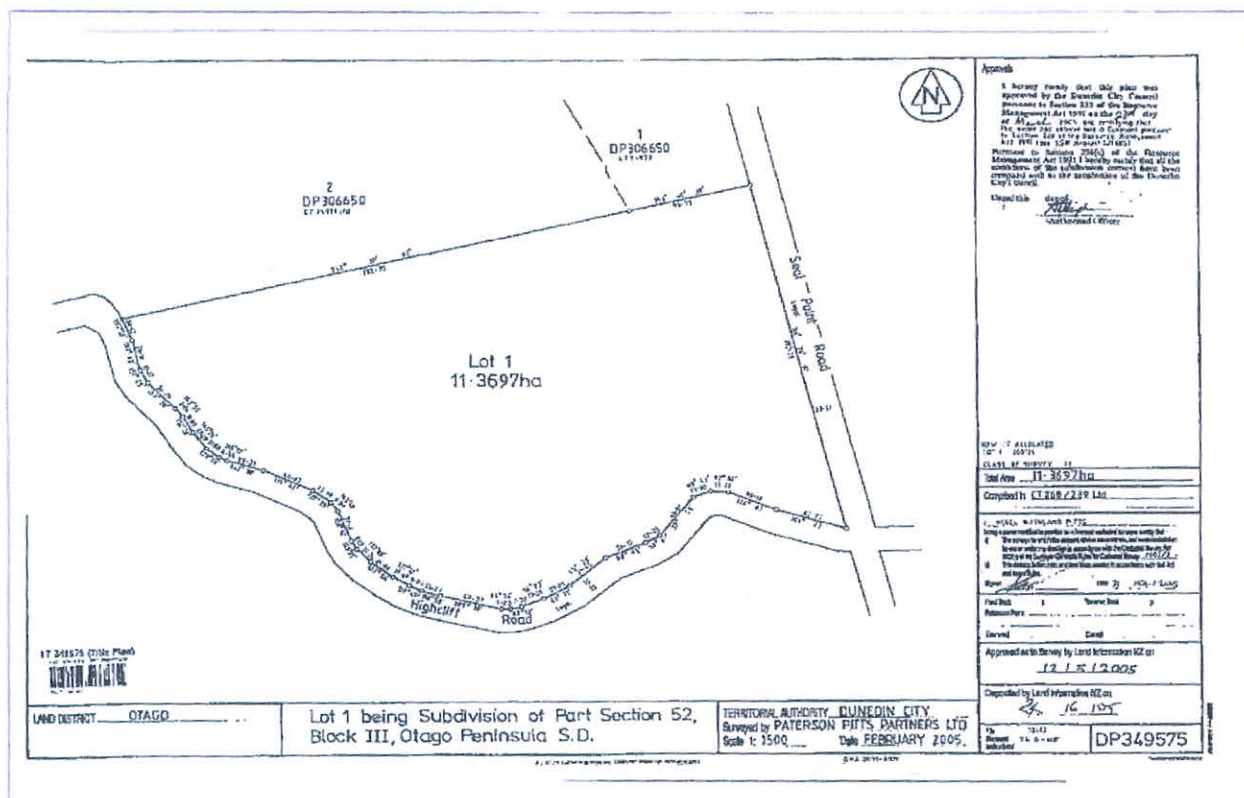
Prior References
OT268/239

Estate Fee Simple
Area 11.3697 hectares more or less
Legal Description Lot 1 Deposited Plan 349575

Proprietors
Alison Clare Charlton and Allan James Hamilton

Interests

6470757.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 25979)
- 24.6.2005 at 9:00 am
8496454.2 Mortgage to ANZ National Bank Limited - 21.5.2010 at 2:20 pm





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **25979**
Land Registration District **Otago**
Date Issued 20 August 2002

Prior References
OT391/108

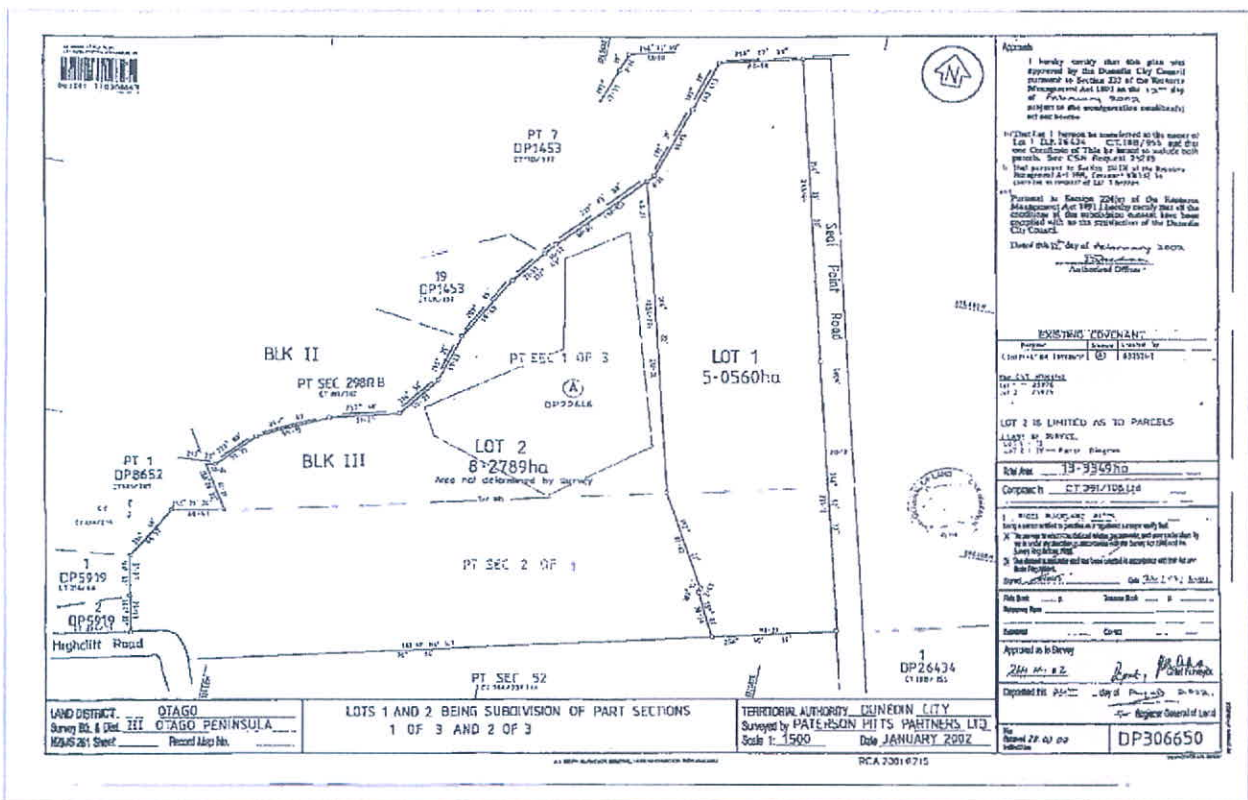
Estate Fee Simple
Area 8.2789 hectares more or less
Legal Description Lot 2 Deposited Plan 306650

Proprietors
Alison Clare Charlton and Allan James Hamilton

Interests

832526.2 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 23.6.1993 at 9:46 am
6470757.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 203124) - 24.6.2005 at 9:00 am
Subject to a right to take and convey water over part marked A on DP 413526 created by Easement Instrument 8336842.1 - 8.12.2009 at 1:01 pm
8496454.2 Mortgage to ANZ National Bank Limited - 21.5.2010 at 2:20 pm

Identifier 25979



Geotechnical Assessment of 1069 Highcliff Road, Dunedin

Report prepared for

Ali Charlton
1075 Highcliff Road, Dunedin

April, 2016

Jon K Lindqvist (PhD Otago)
Geological Consultant
76 Passmore Crescent
Dunedin 9010
Phone 03 4640183
Mobile 021 1762136
jonlind@ihug.co.nz

1 Introduction

The writer was requested to evaluate the geotechnical conditions of 1069 Highcliff Road, Otago Peninsula, where the owner plans to build a new house. I examined the property, accompanied by the owner for part of the work, on 22 March 2016.

2 Topography & Geology

The 8.28 hectare property occupies the lower southwest flank of Peggy's Hill near Pukehiki hamlet (Figures 1, 2). It forms part of the watershed of Robertson Creek which flows southwest to the open sea at Boulder Beach. The property is mostly in pasture. Remnants of indigenous broadleaf forest are preserved in a stream gulley that divides the lot into north and south portions. Patches of gorse are presently being cleared by the owner.

The property owner has selected a building platform near the southern property boundary (Figures 3 & 4), where the ground faces northwest with gradients of 12°~14°.

According to the 1:50,000 scale geological map of Benson (1969), the whole of the property is underlain by volcanic rock of the Dunedin Volcanic Complex (Figure 5). Dark grey fine-grained basalt is exposed at several places along the farm road that connects the northern and southern parts of the property (Figure 3). Fresh basalt in the road cuttings has a 30-40 cm thick cap of dense intact moderately weathered rock. The weathered basalt is overlain by 15-30 cm of granular topsoil (Figure 4) that includes basalt 'core stones' of pebble to boulder size that protrude to the surface in places.

3 Land Stability & Seismic Risk

No signs of land instability were identified in the vicinity of the proposed building area or access lane, and none have been recognized in a compilation of landslide

hazards across the Dunedin urban area by City Consultants (1998). The underlying hard-rock geology, and relatively thin soil cover indicate that the property has a low susceptibility to earthquake shaking amplification.

4 Conclusion

The proposed building area near the southern property boundary, and proposed access road hold no identifiable geotechnical risks.

5 References

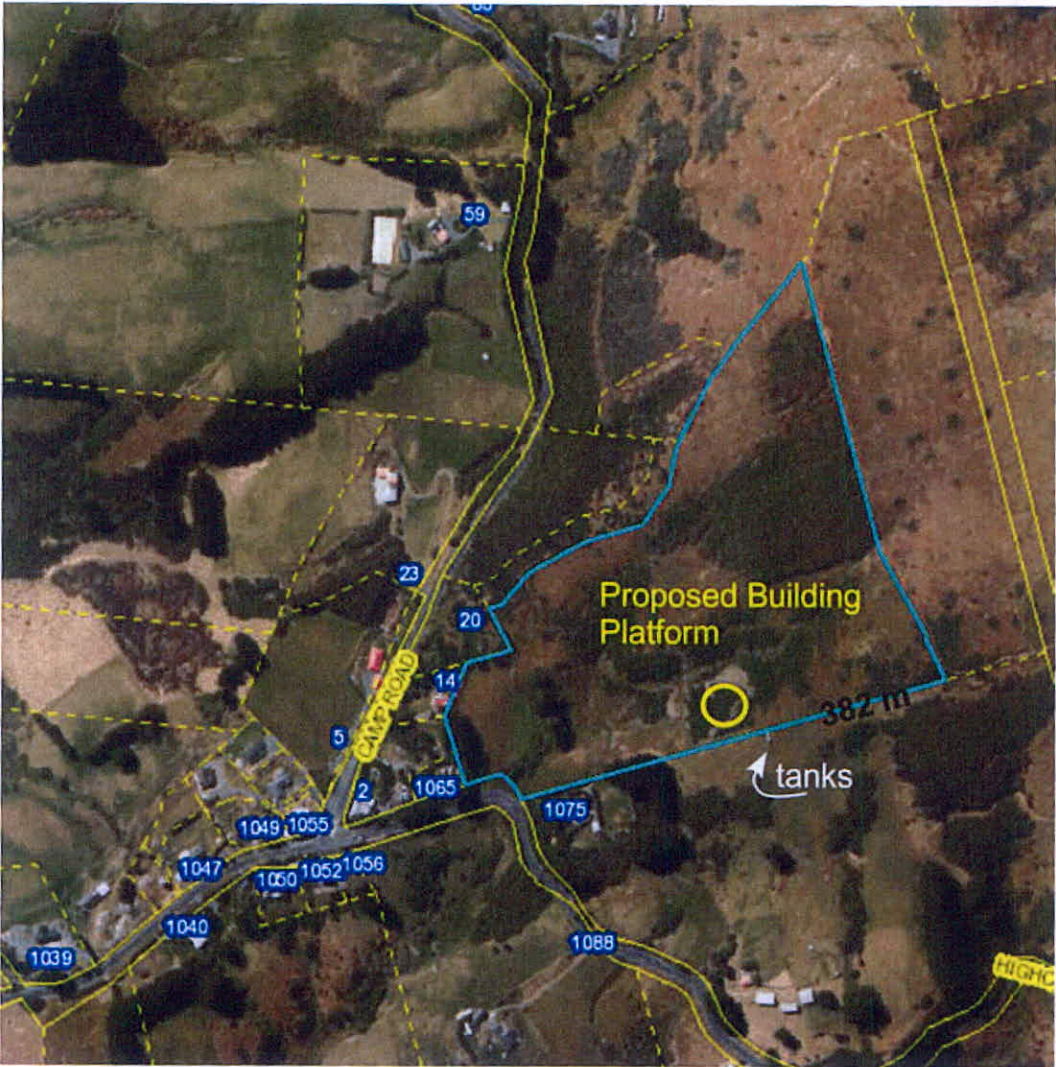
Benson, W. N. 1969: Geological map of the Dunedin district 1:50 000. NZ Geological Survey miscellaneous map series. Wellington, Department of Scientific & Industrial Research.

City Consultants, 1998: Landslide Hazards [Dunedin urban area map]. Page 3.24: <http://www.civildefence.govt.nz/assets/Uploads/publications/dunedin-lifelines-report-1999-chapter-3-4.pdf>

Figures 1-7 appended



Figure 1 Location of the 1069 Highcliff Road property.



Aerial photography DCC, Jan/Feb 2013, CC BY 3.0 NZ

Figure 2 Plan of 1069 Highcliff Road property. The intended building area is indicated.



Figure 3 The proposed access route and building platform near the southern property boundary, viewed from the west. Water tanks on the skyline are annotated in Fig. 2.



Figure 4 Southern end of the proposed building area, photographed from the adjoining lot to the south.

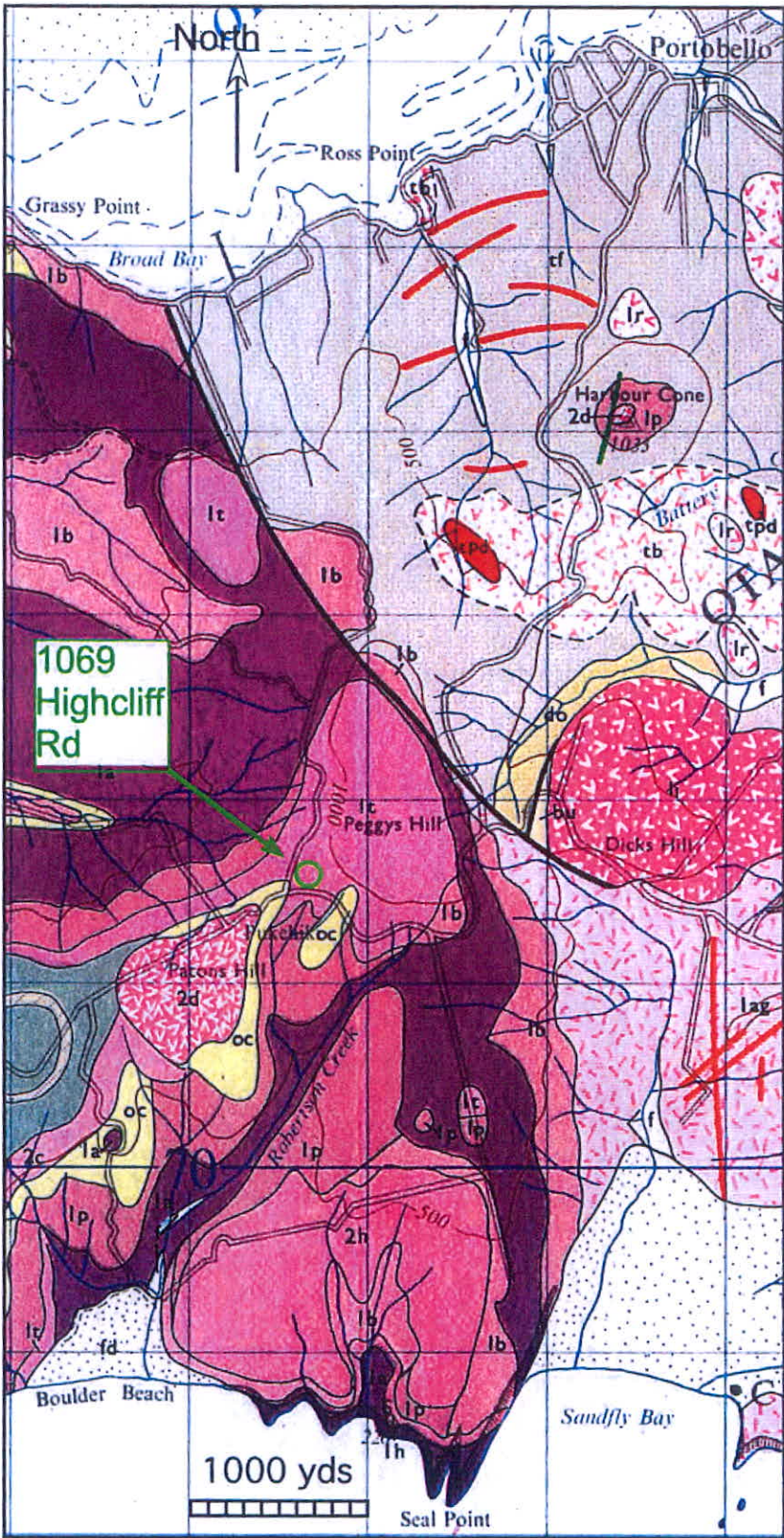


Figure 5 Geological map of part of Otago Peninsula (extracted from Benson 1969) shows the Charlton property underlain by volcanic rock. Symbol *lt* = andesite and basalt of the 1st Eruptive Phase of the Miocene (~15 million year old) Dunedin volcano.



Figure 6 Fresh to moderately weathered jointed basalt exposed in a farm road; left foreground of Fig 3.



Figure 7 Partially weathered basalt covered by 20-30 cm of top soil, location near vehicle, middle of Fig. 3.

Proposed House, 1069 Highcliff Road, Pukehiki

Landscape Assessment Report

22 July 2016



Prepared by

MIKE MOORE

BSc, Dip LA, MRRP, ANZILA

LANDSCAPE ARCHITECT

Po box 5076, Dunedin

Tel (03)479 0833 . fax (03) 479 0834 . cell 0274 360 163

Email m.moore@clear.net.nz

Introduction

Ali Charlton is applying for Resource Consent to erect a dwelling and farm shed on her approximately 8.28 ha property at 1069 Highcliff Road, Pukehiki. The property is zoned Rural in the Dunedin City District Plan and is also within the Peninsula Coast Outstanding Landscape Area (PCOLA). In terms of Rule 6.5.7 the proposed development is a non-complying activity.

This report addresses the likely effects on the landscape arising from the proposed development. It will be structured as follows:

- Site and area description
- Landscape Values
- The proposed development and mitigation measures
- Landscape effects
- Visual effects
- Statutory Planning Assessment
- Conclusion

Site and area description

As illustrated in Figure 1, the site is located on the outskirts and directly east of, the small rural settlement of Pukehiki, and above Highcliff Road where this skirts around the south-western side of Peggys Hill. The proposed house site is on west facing, pasture and gorse covered slopes approximately 150m from the applicant's house on the adjacent property (1075 Highcliff Road). Access to the site is proposed to be via an existing farm track with access off Highcliff Road adjacent to the driveway to 1075 Highcliff Road. A minor gully and associated watercourse is located just to the north of the proposed building site, and in places there is native scrub in poor condition, adjacent to this. The area is managed through stock grazing. On the slopes to the north of the proposed building site, the property contains the 1.78 ha Peggys Hill Conservation Covenant.

The area surrounding the site is rural in character except that to the west, the Settlement of Pukehiki is a small node of denser development, complete with historic church, community hall and library. The area is expressive of the archetypal Otago Peninsula character with well managed pasture, Macrocarpa shelterbelts, areas of regenerating native bush in gullies and shady slopes, rock walls and farm buildings, both old and new, dotted around.

Figures 2 - 5 illustrate the character of the site and area.

Landscape Values

The Otago Peninsula is a highly valued landscape reflected by the landscape overlays in both the operative and proposed District Plans. Away from the coastal edges, the key landscape values relate to generally coherent natural landform expressive of its volcanic origins, and rural character in which a previously more intensive dairy farming history is still legible in the paddock layouts, stone walls, Macrocarpa shelter trees and derelict farm buildings.

The features of the property at 1069 Highcliff Road that reinforce the landscape character and values of the Peninsula include:

- The Peggys Hill Conservation Covenant – noted in the Proposed Dunedin City District Plan (2GP) as a patch of dense low forest with a large number of plants not found elsewhere on Otago Peninsula.
- The rural character and minimal impact of built elements.

The site is located within the Peninsula Coast Outstanding Landscape Area (PCOLA) in the operative District Plan. The 'features and characteristics to be protected' listed in section 14.5.1 (a) (iii) are as follows:

- *The general visual dominance of the natural landscape elements over human landscape elements (e.g. buildings or shelter plantings) giving the area a sense of maturity and harmony.*

- *An apparently remote, isolated rural character.*
- *The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.*
- *The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.*
- *The dramatic coastal landforms and views.*
- *The presence and quality of human-made features which are relics of the past, e.g. old lime kilns, stone walls.*
- *Highlights of 'transient' wildlife interest, e.g. seals, penguins, etc.*
- *Outstanding and dramatic landform features including the following which are included in the NZ Geological Society Geopreservation Inventory for the Otago Region:*
 - *Hoopers / Papanui Inlets*
 - *The Pyramids*
 - *Sandfly Bay earthflow*
 - *Sandfly Bay lag surface and ventifacts*
 - *Sandymount sea arch*
 - *Sandymount terracettes.*
- *The extent and quality of areas of remnant forest, e.g. Taiaoroa Bush*
- *The significance of places which are special to Maori, e.g. Pukekura (Taiaoroa Head), Pyramids etc.*

In the proposed Dunedin City District Plan (2GP) the site is included within the Peninsula Coast Outstanding Natural Landscape. The 'values to be protected' as discussed in Section A3.2.3.2 can be summarized (with some interpretation required) as follows:

Natural Science Values

- Distinctive landmark features along the peninsula coast including sea stacks, extensive dunes, cliffs, Papanui and Hoopers Inlets and saltmarsh.
- Significant geological erosional features (mainly protected as ONF's).
- Hoopers and Papanui Inlets and associated dunefields (significant depositional features).

- Native coastal bush remnants and the intertidal marine habitats of Hoopers and Papanui Inlets, and the Sandfly Bay dunefields.
- Coastal wildlife.

Cultural / Historic Values

- Places with values of significance to manawhenua as listed.
- Early European settlement heritage features and human elements which emphasise local character.
- Shipwrecks

Aesthetic and amenity values

- The dramatic coastline
- Wildlife observation tourist destinations and places with important recreational amenity values
- Natural night sky values

There is also a ridgeline notation in the 2GP that runs through the property and the wider area is covered by a Wahi tupuna overlay which denotes wahi taoka values associated with the upper slopes and peaks of the peninsula to tangata whenua.

The proposed development and mitigation measures

As illustrated in Figures 6, 7 and 7(a), the proposed development involves erecting a small (approx. 130m²) dwelling near the southern boundary of the property and at approximately the 320m contour. This will be approximately 19 x 7m in footprint and approximately 3.75m high and will be clad in colorsteel and vertical cedar or vertical cement weatherboard. Access to the house site will be via an upgraded existing farm track with access off Highcliff Road adjacent to the driveway to 1075 Highcliff Road. An extension to this track will be excavated into the slope to the south of a small watercourse to the house site. The house site is presently mainly gorse covered and sloping, and excavation of an approximately 30m long flat platform, up to approximately 17m wide is proposed to accommodate the development. The back of the excavations may need to be retained in some areas but as rock appears to be close to the surface in

this area this may not be necessary. Any retaining walls required will be no greater than 1.2m high with slopes battered back above and planted as indicated in Figure 7(a).

As well as the new dwelling, the proposal also includes a new farm shed to be located near the western boundary, approximately 32m from Highcliff Road as illustrated in Figure 7. This will be no more than 17 x 6m in footprint and 4m high and there will be some relatively minor earthworks required to form a flat platform for this shed.

To ensure that the effects of both the house and the shed are minimized and to ensure integration with rural character, the following mitigation conditions are proposed:

- (a) The buildings are to be finished in colours that blend with the background rural landscape. Any unpainted timber is to be stained a dark colour, and painted finishes are to have light reflectivity values that do not exceed 15%.
- (b) All services are to be located below ground
- (c) Earthworks are to be designed in general accordance with the concept shown in Figures 7 and 7(a) and are to blend as much as possible with the natural contours.
- (d) The driveway is to retain an informal rural character with gravel surface and soft edges (i.e. no kerbs). Monumental gates and driveway lighting is not permitted.
- (e) Water tanks will be sited, and / or buried and / or screened (by planting) to have minimal visual impact from beyond the property.
- (f) Fencing is to be confined to standard rural post and wire construction or stone walls using locally appropriate rock.
- (g) An area adjacent to the watercourse and the house and shed (as shown in Figure 6), is to be planted in locally appropriate indigenous species, as specified in Appendix A. This is to provide a more dominant framework of native vegetation for the buildings and to enhance the natural values of the watercourse. This area

is to be managed to ensure successful establishment and ongoing protection and enhancement of its natural values.

Landscape effects

The landscape character effects of this proposed development arise from the addition of a new dwelling and farm shed in the landscape and the earthworks required to form access drives and building platforms. In the longer term, there will also be significant effects arising from additional indigenous vegetation adjacent to the Highcliff Road boundary, the watercourse and around the proposed house site. Domestication effects associated with the new buildings will be effectively mitigated by the rural character of the shed, the small scale and recessive design and appearance of the dwelling, as well as the location on the edge of the low density settlement of Pukehiki. As the proposed native planting establishes and matures, and its impact in the landscape becomes significant, this will screen and / or balance the impact of the buildings and will heal any scarring effects associated with the earthworks. In my assessment effects on natural character and rural amenity values will be adverse but minor in the short – medium term. As the proposed plantings become significant elements, any adverse effects will reduce to negligible and landscape character effects may be positive overall.

Visual effects

There are only two public viewpoints from which the proposed buildings will be seen. These are Highcliff Road directly adjacent to the property, and Highcliff Road near Buskin Road, approximately 2km distant to the west.

Highcliff Road, adjacent to the property

From Highcliff Road adjacent, views toward the property are currently of grazed pasture at the lower levels and rougher pasture and gorse higher, as illustrated in Figure 4. Views of the property are briefly within the main focus from the road for travelers going east but peripheral to the natural focus for travelers going west. This part of the road

already has a fairly confined, enclosed character due to existing vegetation. Viewers will include tourists and locals and sensitivity to change is assessed as being relatively high.

The proposed development will give rise to increased domestication effects. Near the road, these will be in the form of an additional gateway and driveway, and the proposed farm shed. At greater distance (approximately 200m), the proposed house will be visible some 40m higher up the hill. The prominence of the house will be minimized by the viewing distance, its low height and its recessive colours against the hill backdrop. Initial earthworks effects will be significant initially but will reduce relatively quickly as vegetation cover reestablishes (both naturally and by planting). In the case of the shed, adverse effects on visual landscape values will be mitigated by its rural character and its proposed dark colour. In the medium – long term (approximately 10 years), the visual impact of both buildings will be considerably reduced by screening and softening afforded by the proposed native plantings. The location of the site on the periphery of the settlement of Pukehiki assists in minimizing any adverse effects by providing a context in which scattered buildings at moderate densities is not unexpected.

It is my assessment that visual effects from this viewpoint will be adverse in nature but minor in scale initially, reducing to negligible as the proposed plantings become significant.

Highcliff Road, near Buskin Road

Figure 5 illustrates a viewpoint from which the house site can just be seen over 2km distant. From here, any visual effects will be negligible considering the low form and recessive colour scheme of the proposed house against the landform backdrop, and also considering that it will be seen as part of the settlement of Pukehiki.

Adjacent residential viewpoints

Views toward both sites from surrounding residential viewpoints are effectively screened by intervening vegetation. No adverse visual effects are envisaged.

Statutory planning assessment

Operative Dunedin City District Plan

The Operative Dunedin City District Plan provisions relevant to the landscape and visual effects of this application are found in the Rural and Landscape sections of the plan. Brief comment on these is provided below as follows:

Rural Section

Objective 6.2.2

Maintain and enhance the amenity values associated with the character of the rural area

Policy 6.3.5

Require rural subdivision and activities to be of a nature, scale, intensity and location consistent with maintaining the character of the rural area and to be undertaken in a manner that avoids, remedies or mitigates adverse effects on rural character. Elements of the rural character of the district include, but are not limited to:

- (a) A predominance of natural features over human made features,
- (b) High ratio of open space relative to the built environment,
- (c) Significant areas of vegetation in pasture, crops, forestry and indigenous vegetation,
- (d) presence of large numbers of farmed animals,
- (e) noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes,
- (f) low population densities relative to urban areas,
- (g) generally unsealed roads,
- (h) absence of urban infrastructure.

Policy 6.3.6

Avoid, remedy or mitigate the adverse effects of buildings, structures and vegetation on the amenity of adjoining properties.

Policy 6.3.7

Recognise and maintain significant landscapes within the Rural Zone by limiting the density of development within Landscape Management Areas

Policy 6.3.14

Subdivision or land use activities should not occur where this may result in cumulative adverse effects in relation to:

- (a) amenity values
- (b) rural character
- (e) landscape management areas or Areas of Significant Conservation Values.

Irrespective of the ability of a site to mitigate adverse effects on the immediately surrounding environment.

Assessment matters

6.7.3 Amenity values

- (i) The effect that the activity will have on amenity values

6.7.4 Cumulative Effect

The cumulative effect of the activity on the natural and physical resources of the City including, but not limited to, cumulative adverse effects in relation to:

- (i) Amenity values
- (ii) Rural character
- (vi) Landscape Management Areas or Areas of Significant Conservation Values

6.7.9 Bulk and location

The bulk and location of buildings and their effect upon the amenity values of the site, adjoining sites, adjoining roads and the surrounding areas.

6.7.13 Visual impact

- (i) The visual impact arising from an activity on the character of the rural landscape, visual amenity and significant views.
- (ii) The potential effect of structures on significant views from public viewpoints, including visibility from State Highway 1.
- (iii) The effect of an activity on the open amenity of the rural area

6.7.15 Residential Units

- (i) The cumulative effects of an increased density of residential development in this location
- (iv) The extent to which a residential unit on the site affects the amenity and economic well-being of neighbouring properties.

(v) The degree to which amenities relating to the open nature of the environment are compromised.

6.7.21 Trees

The objectives and policies of the Trees Section

6.7.22 Indigenous Vegetation and Habitats

(i) The cumulative effects of the incremental loss or modification of areas of indigenous vegetation and habitats of indigenous fauna.

(ii) The potential for the enhancement of indigenous habitat or vegetation.

6.7.25 Landscape

The objectives, policies and assessment matters of the Landscape Section.

Comment

In my assessment the proposed development will integrate acceptably with the rural character in this area and will not have significant effects on amenity values. This is because of the location of the building sites on the periphery of the rural settlement of Pukehiki, the modest scale of the house and farm shed proposed, the proposed mitigation to ensure integration and the low levels of visibility. There are no adverse effects on the amenity of adjoining properties of any significance.

Landscape Section

Objective 14.2.1

Ensure that the city's outstanding natural features and landscapes are protected.

Objective 14.2.3

Ensure that land use and development do not adversely affect the quality of the landscape.

Objective 14.2.4

Encourage the maintenance and enhancement of the quality of Dunedin's landscape

Policy 14.3.1

Identify Dunedin's outstanding landscapes, and identify and protect their important characteristics (as listed in part 14.5.1 of this section).

Policy 14.3.4

Encourage development which integrates with the character of the landscape and enhances landscape quality

Assessment Matters

14.7.1 Visibility

The effects of the visibility of the proposed activity or development from the main public viewpoints.

14.7.2 Adverse Effects

The extent to which any adverse effects on the landscape can be avoided, remedied or mitigated

14.7.3 Sympathetic Siting and Design

The extent to which the activity or development is sympathetic to the forms, character and scale of the landscape in its siting and design.

14.7.4 Landscape Features and Characteristics

The extent to which the activity or development impacts upon the important landscape features and characteristics to be protected, preserved or conserved (identified in part 14.5 of this section) within the relevant landscape management area.

14.7.5 Compatibility of Scale and Character

The extent to which the activity or development is compatible with its landscape setting in terms of its scale and character

14.5.1 (a) (iii) Peninsula Coast Outstanding Landscape Area - Features and characteristics to be protected

- *The general visual dominance of the natural landscape elements over human landscape elements (e.g. buildings or shelter plantings) giving the area a sense of maturity and harmony.*
- *An apparently remote, isolated rural character.*

- *The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.*
- *The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.*
- *The dramatic coastal landforms and views.*
- *The presence and quality of human-made features which are relics of the past, e.g. old lime kilns, stone walls.*
- *Highlights of 'transient' wildlife interest, e.g. seals, penguins, etc.*
- *Outstanding and dramatic landform features including the following which are included in the NZ Geological Society Geopreservation Inventory for the Otago Region:*
 - *Hoopers / Papanui Inlets*
 - *The Pyramids*
 - *Sandfly Bay earthflow*
 - *Sandfly Bay lag surface and ventifacts*
 - *Sandymount sea arch*
 - *Sandymount terracettes.*
- *The extent and quality of areas of remnant forest, e.g. Taiaaroa Bush*
- *The significance of places which are special to Maori, e.g. Pukekura (Taiaaroa Head), Pyramids etc.*

Comment

In my assessment the proposed development is entirely compatible with the protection of the values of the Peninsula Coast OLA. Domestication effects will be avoided or mitigated by the modest scale of the buildings, the design to minimize earthworks, the proposed height and colour controls and the proposed plantings which will eventually enhance the natural values of the site. Additionally, the site has low levels of visibility from significant viewpoints and its location at the edge of the settlement of Pukehiki provides a context that minimizes any adverse effects on naturalness or qualities of perceived isolation. The site is not coastal and there are no adverse effects on natural coastal character, heritage landscape features, wildlife habitats or recognized landform features.

The character of the house and shed will integrate readily with only minor impact due to their scale and character and the design controls proposed. Whilst the residential density is higher than provided for in the plan, it is not seen as inappropriate in terms of landscape effects in this setting on the edge of the Pukehiki settlement. The project will result in an increase in the amount of indigenous vegetation present on the site. As the applicant owns the adjacent property to the south, setbacks from the boundary are not an issue and the proposed buildings are not located on the mapped ridgeline in the 2GP. An additional house will result in a small increase in night time light spill but in the context of the Pukehiki area generally this will be negligible.

Conclusion

The proposed development involves erecting a small house and a farm shed on an undersized rural site on the periphery of the rural settlement of Pukehiki. Mitigation measures are proposed to maximize integration, minimize landscape character and visual impacts, and enhance natural values in the long term. The site has low visibility from significant public or residential viewpoints and in my assessment adverse effects on landscape and visual values associated with increased domestication will be minor at worst. In the long term as the proposed plantings become significant the development will enhance the natural character values of the area. It is my assessment that as far as landscape and visual effects are concerned, the proposed development is consistent with the relevant provisions of the operative and proposed Dunedin City District Plans.

Mike Moore

Landscape Architect

- *The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.*
- *The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.*
- *The dramatic coastal landforms and views.*
- *The presence and quality of human-made features which are relics of the past, e.g. old lime kilns, stone walls.*
- *Highlights of 'transient' wildlife interest, e.g. seals, penguins, etc.*
- *Outstanding and dramatic landform features including the following which are included in the NZ Geological Society Geopreservation Inventory for the Otago Region:*
 - *Hoopers / Papanui Inlets*
 - *The Pyramids*
 - *Sandfly Bay earthflow*
 - *Sandfly Bay lag surface and ventifacts*
 - *Sandymount sea arch*
 - *Sandymount terracettes.*
- *The extent and quality of areas of remnant forest, e.g. Taiaroa Bush*
- *The significance of places which are special to Maori, e.g. Pukekura (Taiaroa Head), Pyramids etc.*

Comment

In my assessment the proposed development is entirely compatible with the protection of the values of the Peninsula Coast OLA. Domestication effects will be avoided or mitigated by the modest scale of the buildings, the design to minimize earthworks, the proposed height and colour controls and the proposed plantings which will eventually enhance the natural values of the site. Additionally, the site has low levels of visibility from significant viewpoints and its location at the edge of the settlement of Pukehiki provides a context that minimizes any adverse effects on naturalness or qualities of perceived isolation. The site is not coastal and there are no adverse effects on natural coastal character, heritage landscape features, wildlife habitats or recognized landform features.

Dunedin City 2GP

Under the Proposed Dunedin City District Plan (2GP), the site is within the Peninsula Coast Rural Zone and also within the Peninsula Coast ONL overlay. Because the 2GP is at an early stage in the submission and decision making process, limited weight should be given to it.

The objectives and policies in the 2GP that are relevant to the landscape and visual effects of this proposal, along with brief comment, are outlined below:

Natural Environment.

Objective 10.2.5

Outstanding Natural Features (ONF's), Outstanding Natural Landscapes (ONL's) and Significant Natural Landscapes (SNL's) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.8

Require new buildings and structures, additions and alterations, and wind generators – on site generation in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that avoid or, if avoidance is not possible, minimize adverse visual effects caused by reflectivity.

Comment

The 'values to be protected' within the Peninsula Coast ONL as discussed in Section A3.2.3.2 of the 2GP have already been outlined in the landscape values section above. The proposed development will have no impact on the significant natural science values listed. The property is within the wahi tupuna overlay denoting wahi taoka values associated with the upper slopes and peaks of the peninsula to tangata whenua. With regard to this, and to wider aesthetic / amenity values, it is my assessment that given the existing built development nearby and the modifications to the natural landscape by farming activities any change to the landscape character associated with the proposed development will be minor. The proposed mitigation measures will ensure acceptable

integration with low levels of visual impact and the proposal will be consistent with Policy 10.2.5.8.

Rural zone

Objective 16.2.3

The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include:

A predominance of natural features over human made features;

A high ratio of open space, low levels of artificial light, and a low density of buildings and structures;

Buildings that are rural in nature, scale and design, such as barns and sheds;

A low density of residential activity, which is associated with rural activities;

A high proportion of land containing farmed animals, pasture, crops and forestry;

Significant areas of indigenous vegetation and habitats for indigenous fauna; and

Other elements described in the character descriptions of each rural zone located in Appendix A7.

Policy 16.2.3.1

Require buildings, structures and network utilities to be set back from boundaries and identified ridgelines, and of a height that maintains the rural character values and visual amenity of the rural zones.

Policy 16.2.3.2

Require residential activity to be at a density that maintains the rural character values and visual amenity of the rural zones.

Policy 16.2.3.9

Require activities to be designed and operated to ensure that adverse effects from lights spill on rural character and amenity, and the ability of people to view the night sky, would be insignificant.

Comment

The proposed development will result in a minor degree of domestication of the area but will appropriately maintain and enhance rural character and amenity in my assessment.

The character of the house and shed will integrate readily with only minor impact due to their scale and character and the design controls proposed. Whilst the residential density is higher than provided for in the plan, it is not seen as inappropriate in terms of landscape effects in this setting on the edge of the Pukehiki settlement. The project will result in an increase in the amount of indigenous vegetation present on the site. As the applicant owns the adjacent property to the south, setbacks from the boundary are not an issue and the proposed buildings are not located on the mapped ridgeline in the 2GP. An additional house will result in a small increase in night time light spill but in the context of the Pukehiki area generally this will be negligible.

Conclusion

The proposed development involves erecting a small house and a farm shed on an undersized rural site on the periphery of the rural settlement of Pukehiki. Mitigation measures are proposed to maximize integration, minimize landscape character and visual impacts, and enhance natural values in the long term. The site has low visibility from significant public or residential viewpoints and in my assessment adverse effects on landscape and visual values associated with increased domestication will be minor at worst. In the long term as the proposed plantings become significant the development will enhance the natural character values of the area. It is my assessment that as far as landscape and visual effects are concerned, the proposed development is consistent with the relevant provisions of the operative and proposed Dunedin City District Plans.

Mike Moore

Landscape Architect

Appendix A: Mitigation Planting Specification

The area shown to be planted in Figure 6 is to be planted using the following species and in accordance with the following specifications:

Riparian and framework planting

Botanical Name	Common name	Approx % of planting
<i>Aristotelia serrata</i>	Wineberry	10
<i>Coprosma propinqua</i>	Mingimingi	10
<i>Cordyline australis</i>	Cabbage tree	10
<i>Fuchsia excorticata</i>	Tree Fuchsia	10
<i>Griselinia littoralis</i>	Broadleaf	10
<i>Hebe salicifolia</i>	Koromiko	5
<i>Melicytus ramiflorus</i>	Mahoe	10
<i>Myrsine australis</i>	Matipo	5
<i>Phormium tenax</i>	Flax	10
<i>Pittosporum eugenioides</i>	Lemonwood	5
<i>Pittosporum tenuifolium</i>	Kohuhu	10
<i>Psuedopanax crassifolius</i>	Lancewood	5

Planting maintenance and management

1. Where required, fencing should be carried out to protect the areas to be planted from grazing by stock.
2. The areas to be planted are to be sprayed to kill existing grasses and woody weed species using a non-residual systemic herbicide.
3. Planting densities are to be approximately 1.5m
4. Plant grades are to be Pb3 or equivalent, minimum.
5. One slow release fertilizer tablet will be used per plant.
6. A circle of mulch (100mm deep woodchip or sacking or similar) is to be applied around each plant to assist in plant establishment and weed suppression.

- 7. The area around each plant is to be maintained weed free and woody weed species are to be well controlled to ensure optimum conditions for plant establishment.
- 8. Plants should be watered as / if required during dry spells until well established.
- 9. Survival should be monitored and any dead plants replaced immediately. Animal pests should be controlled and if required, plants should be provided with an eco-shelter for protection against rabbit and possum browse.
- 10. The plantings are to be managed to ensure their ongoing health and vitality.

Lower stature planting near the house

All or some of the following lower stature species are recommended for plantings near the house

Botanical Name	Common name
Anemanthele lessoniana	Gossamer grass
Astelia fragrans	
Carex testacea	
Chionochloa rubra	Copper tussock
Hebe odora	
Libertia ixioides	
Phormium cookianum varieties (Green)	Dwarf flax
Poa cita	Silver tussock



Figure 1 : Location Plan
Scale 1:2000(A3)

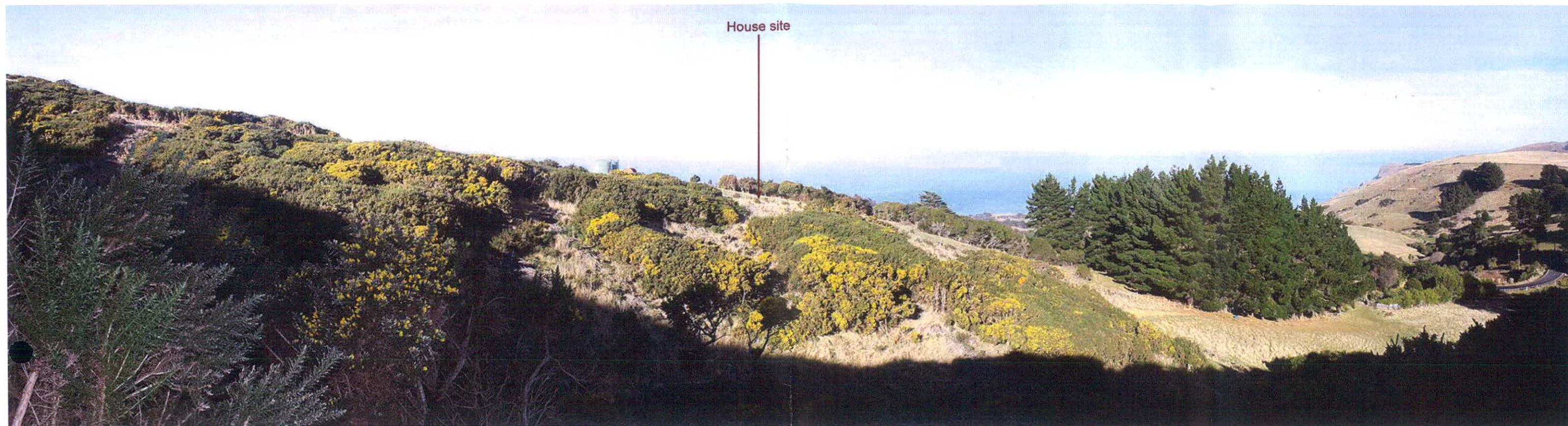


Figure 2 : View toward the proposed house site from the northern side of the watercourse



Figure 3 : View from the proposed house site



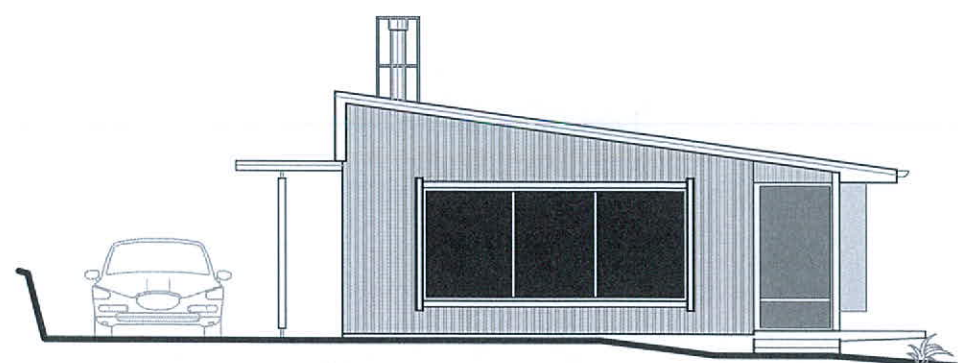
Figure 4 : View toward the property from Highcliff Road adjacent



Figure 5 : View toward the property from Highcliff Road near its intersection with Buskin Road

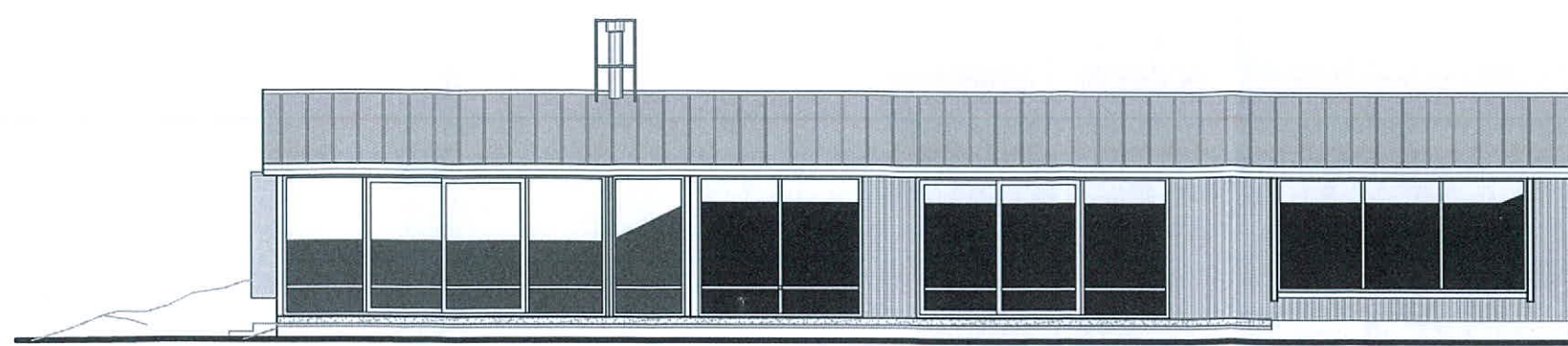


Figure 6 : Proposed Development Concept
Scale 1: 1000 (A3)



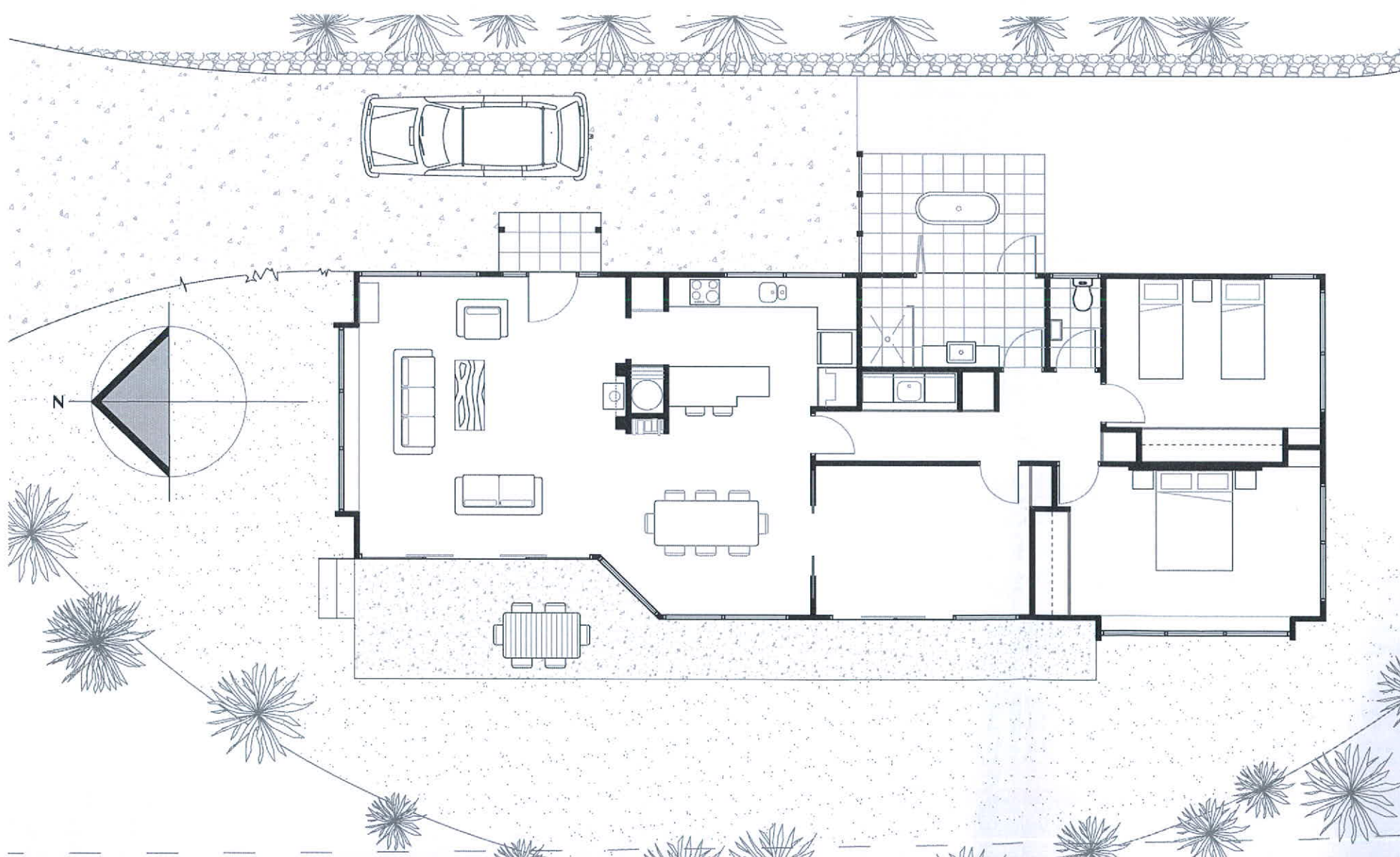
North Elevation

1:100



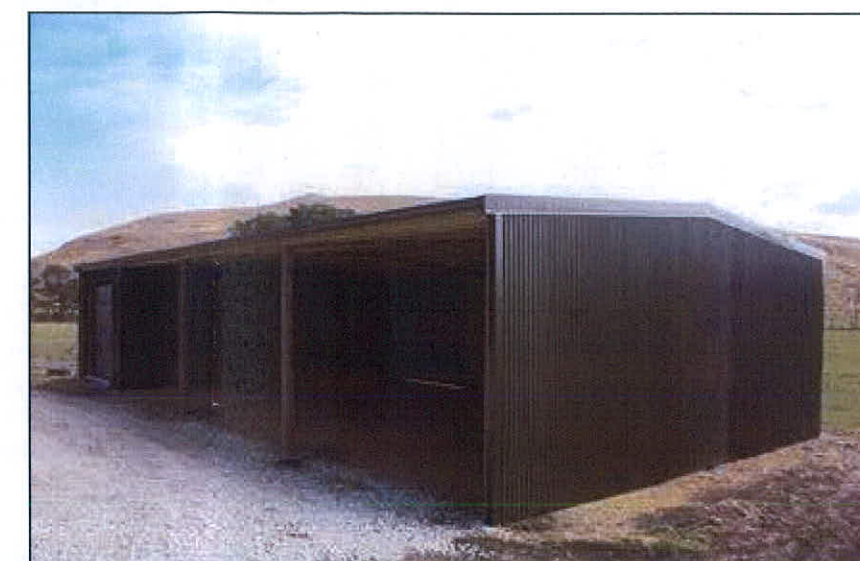
West Elevation

1:100



Site/Floor Plan (130m2 Approx.)

1:100



Proposed shed (indicative only)

Preliminary Sketch Design
for Ali Charlton Resource
Consent Application
Highcliff Road Dunedin



SAMUEL
SMITH

architects ltd

18th JULY 2016

Figure 7 : Proposed buildings

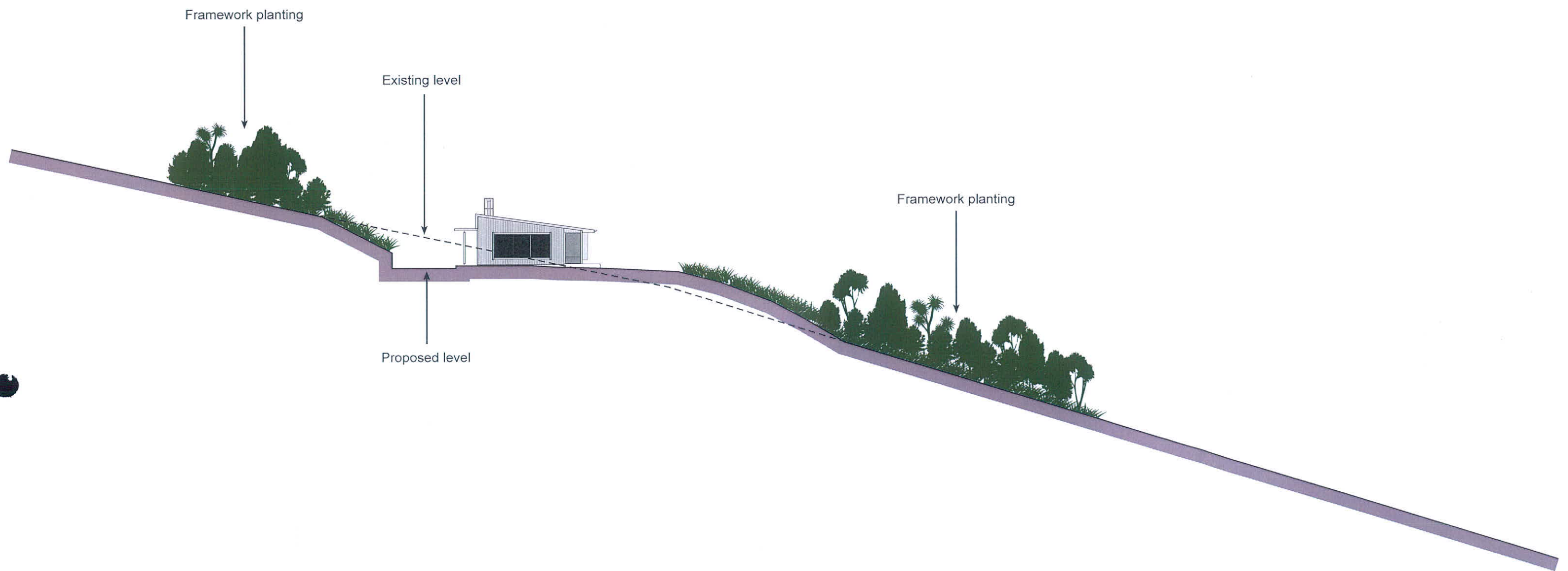


Figure 7(a) : Indicative cross section through house
Scale 1: 250 (A3)