

Amended page to reflect correction of grammatical error. (Amended: 19.2.19)

“DCC Spatial Plan 2012”

“Policy ESR 2 (b) Prevent development which might threaten areas of high biodiversity or ecological value.”

The Plan’s mapping of the RR1 and RR2 zones results in a land use decision that fails to treat as relevant the threat to local fauna that development causes. The precautionary principle would dictate that RR capacity would only meet requisite demand with any expansions to occur in small incremental amounts in areas more remote to sensitive species.

Policy MEM1 (c) Manage the location and design of development in the rural environment to protect the character and landscape value of the rural environment.

The Plan’s mapping of the RR1 and RR2 zones results in a land use decision that fails to protect the character and landscape of the Otago Harbour area.

“Plan Decision Version”

“Policy 2.6.1.4 Apply new rural residential zoning only where:

a. there is a demonstrated shortage of rural residential land for lifestyle farming or hobby farming.”

The Plan’s mapping of the RR1 and RR2 zones results in a land use decision that does not apply new rural residential zoning only where there is a demonstrated shortage.

An additional reason for this appeal is to maintain Dunedin as a compact city, to minimise sprawl and ‘leap frog’ development, and to retain residents’ social well-being and expectations of incremental, measured zoning that should be staged and sequenced. The zoning should be limited now to sites adjacent to urban/townships, with zoning expanded only when there is evidence of demand exceeding supply. Rural Residential zoning is to be ‘minimised’, as described in the 2015 Proposed Otago Regional Policy Statement.

We seek the following relief:

1. Recognition that zone expansion must be sequenced and staged with strict adherence to the RPS policy to minimise the division/conversion of rural land to small sites that may result in rural residential activities.
2. **Rural Residential 2** For sites within all of the Plan’s RR2 Zones, the deletion from the new RR2 zoned areas those sites with:
 - site soil quality ~~not meeting~~ **that meets** the ‘productive’ benchmark (see Attachment 5), or having,
 - no boundary fully adjacent to a boundary of an urban/township Residential zoned property.

In addition to the above two bullet points, for sites on the Otago Peninsula, or on the land generally west of the Otago Harbour (as described in Map Attachment 2), the following additional relief is sought: Deletion of sites having,

