

To whom it may concern,

We are writing in support of the proposed 2GP amendment (GF15 - Area West of Highcliff Road) rezoning from rural residential 2, to large lot residential for the following reasons:
(Also refer to earlier submission number OS1050)

Our property is 1687 Highcliff road - one of the properties in GF15. We love living at this address, so close to the Portobello village. This community offers a dairy, cafes, pub, garage, gallery, church, restaurant, community hall, firestation, medical centre, school, playcentre, daycare, bus service, beaches, walking tracks, soccer club, badminton club, golf, bowls, a toy library as well as wonderful Facebook sites aimed at connecting the community.

We have found maintaining our 2 acre block increasingly difficult, with uncontrolled gorse constantly encroaching on our boundary. The proposed Lot size of 2000sqm is a decent sized section which is sympathetic to the rural outlook. Currently our property is impractically large for residential use, yet uneconomically small for rural use.

The unused portion of our property would make a lovely, north facing, decent sized spot for new families to build a home/s in this community because it is within 3mins walking distance to the village hub.

The potential rezoning of G17 to a recreational zone will help offset any loss of rural character. This zone sits at the base of our property, with our boundary line extending into it by approximately 1 to 2 metres - we are happy to leave the current native planting on our boundary as is. There is also potential to extend the recreational area/tree reserve further southward up the gully with new native planting which would increase biodiversity and enhance the natural landscape.

The DCC's 3 waters department considers the site, although large lot residential, can be serviced for water and wastewater. Upgrades to the wastewater network may be required and are currently budgeted into the draft 10 year plan.

This proposed rezoning of land is great timing with the new road near completion. This new, wider, safer road offers the option to bike to work and is a great recreational resource for families. There is a second route to the city via Highcliff Road and a public bus service which runs half hourly to Dunedin city and back.

Both local schools have a declining role which would potentially improve if new families moved into the area.

Data from: ODT (Ministry of Education March roll return figures) 24th June 2020

	2018	2019	2020
Portobello School	61	50	45
Broadbay School	36	31	26

What better way to contribute to easing the housing shortage by utilising unused land in a very convenient location

Kind regards,

Kirsten and Dan Parkinson