



Fulton Hogan

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City Development Manager  
Dunedin City Council  
PO Box 5045  
Dunedin 9054

**Plan Change – Variation 2 – Additional Housing Capacity – GF-05**

Dear Sir/Madam

On behalf of Fulton Hogan Limited, I submit in opposition against the proposed plan change of Part 353 Main South Road, Green Island from Rural Residential to General Residential 1.

I do not consider that the rezoning of this land has been fully considered. Fulton Hogan owns land surrounding that proposed for rezoning. The change in zoning could have detrimental effects on the potential development of this land. The land that Fulton Hogan owns has the zoning of; industrial, hill slopes, and contains a scheduled mining activity (SMA004). Whilst more residential land for the city will enable and provide for growth, the limited availability of industrial land should be considered in parallel.

Whilst the scheduled mining activity has been taken into account in the proposed development of the land at 353 Main South Road as seen through a proposed setback from the scheduled activity boundary, there has been no account for reverse sensitivity effects of any future activities and development on the industrial land in and around 377 Main South Road.

Fulton Hogan would like any decisions regarding the rezoning of this land to take into account the future development of the surrounding industrial land. It would be detrimental to the city's future growth to hinder industrial growth and development through restricting development by considering the impact on residents moving into an area with zoning allowing industrial activities and development.

I am happy to be heard in support of this submission.

Yours Sincerely

Scott Mossman  
Environmental Manager

