

From: [Dunedin Office](#)
To: Christine.mckee@justice.govt.nz
Cc: [2GP Appeals](#)
Subject: Appeal to Environment Court - 100 Connell Street Dunedin - Respondent Dunedin City
Date: Wednesday, 19 December 2018 04:15:14 p.m.

EMAIL 1 of 3

PLEASE NOTE ALL CORRESPONDENCE TO BE SENT TO MR ROBERT CHARLES DUFFY AT EMAIL ADDRESS: robduffy50@gmail.com

Form 7

Notice of Appeal to the Environment Court against a decision on proposed policy statement or plan or change or variation

To The Registrar
Environment Court
20 Lichfield Street
CHRISTCHURCH

Email: Christine.mckee@justice.govt.nz

I, Robert Charles Duffy, appeal against a decision of Dunedin City Council on the following element of the Proposed Dunedin District Plan (2GP).

I made a submission on the plan.

I am not a trade competitor for the purposes of Section 308D of the Resource Management Act 1991.

I received notice of the decision on 7th November 2018.

The decision was made by Dunedin City Council.

The decision that I am appealing is the deletion of the notified GRITZ zoning of the lower (northern) 2.4ha fringe of my property at No 100 Connell Street, and its substitution with a "Rural Residential 2" zoning.

The matters that the Hearing Panel and Council have given insufficient weighting in coming to their decision to rezone the subject area (2.4ha) of my property Rural Residential 2 are:

1. Landscape preservation and/or enhancement is acknowledged as an important environmental element, and I believe I have demonstrated my on-going commitment to those objective through my membership of the Otago Peninsula Bio-Diversity Group, and my designation as "Guardian" in Section 5 and involvement in pest control and native flora protection.

I can report increased birdlife in the area as a result of my and neighbours efforts.

2. The subject site is presently dominated with introduced plant and tree species, a regime which would change should the ability to establish a low density environmentally sensitive residential enclave be re-instated.

My property has recently been enhanced by the felling of over mature (and overhanging) macrocarpa and blue gum trees on the eastern boundary for safety considerations and improvement of Harbour outlook.

3. The maintenance of the 2.4ha parcel capable of supporting a single dwelling under the now proposed Rural Residential 2 zone, would impose a very significant challenge in terms of maintenance and enhancement, and it is doubtful if access and servicing provision for a single residence would be economically feasible, given the ground topography involved.
4. Two matters have encouraged me to commission investigation of the residential (low density) development of the subject 2.4ha.

- (i) The prospect of the notified 'GRITZ' zoning to result, at some future point in time, in approximately 6 residential sites, with environmental controls, a sufficient number to be economically credible.

And

- (ii) An enquiry by management of the ongoing Portobello Road widening project as to the possibility of excavated material being available from site access construction for incorporation into the road upgrade.

Detailed site investigation has and continues to involve the following activities:

- (i) Establishment of site topography via Council's "lidar" coverage.
- (ii) Excavation of 25 ground testing pits to establish subsoil conditions, and the presence, and depth of rock, all of which is oriented to the already committed geotechnical investigation and assessment.
- (iii) Combining the results of (i) and (ii) together with reticulation design for the consented upper slope development, it has been possible to establish an access alignment off Portobello Road, and estimate material volumes availability for possible use in the Portobello Road widening project.
- (iv) Test pit sites and resulting borelogs, together with internal access alignment is attached to the Appeal.
- (v) Should this Appeal result in a revised zoning enabling the described residential development of the 2.4ha site, then serious consideration would turn to the potential for provision of access to the western land (otherwise practically land-locked) should that be appropriate.
- (vi) Turning to the matter of landscape preservation, and/or enhancement, the appraisal by Council's landscape advisers is noted and their objectives recognised.

In the course of preparing the submission in support of the 'GRITZ' zoning, the subject site was viewed from West Harbour (Ravensbourne) looking south, across the Harbour.

Three matters became apparent viz.

1. The existing (completed) 1st stage of the Glenrowan development, together with the consented, but not yet constructed Stage 2, will form a not insignificant urban presence of sufficient prominence to constitute the defined visual boundary between urban and the semi-pastoral Peninsula, when viewed from West Harbour.
2. The presence of woodlot and more random tree groupings, interspersed with open spaces and scattered dwelling were not seen as particularly remarkable, attention perhaps focussed on the Harbour foreground, a feeling perhaps shared by West Harbour residents, as no adverse (or any) submissions emanated from that suburb.
3. The third matter is recognition that “landscape” can be designed to a significant degree, not of course the basic landform, but by the introduction of plantings in a coherent landscape design, together with empathetic dwelling design (elongated, low profile, blending colouration).

Evidence was presented to the Panel that the subject site was not visible from the bulk of urban Dunedin, due to the screening topography of the intervening Waverley “shoulder”.

It is suggested that with regard to the subject site, a “Structure Plan” approach for the development of six sites, exterior dwelling design, and landscaping, together with on-site access, and servicing would provide an effective planning mechanism to achieve both the planning aspirations, and the development economics.

Turning to the advice provided to the Panel expressing that due to infra-structural deficits (water, foul waste and stormwater drainage), it was inappropriate to contemplate GRITZ zoning at this point in time, design experience in the locality of the subject site does not support that contention in the context of the 2.4ha site, supporting 6 sites, but given the significant area of GRITZ zoning promoted in the notified plan, it can be understood that some portions of the area will require infrastructure installation.

A direct watermain was constructed from the Rotary Park Reservoir to Stage 1 development, stormwater from Stages 1, 2 and the subject site would outfall to the harbour, and foul waste discharged to the existing pumping main in Portobello Road.

The Reasons for the Appeal

It is considered that residential development of approximately 6 sites within the 2.4ha area under consideration may well prove practicable in a geotechnical sense, and would be an optimum use of the land, providing excellent outlook and sun, from carefully designed and located platforms, and professionally designed and established landscaping. We note the existing dwellings on

adjacent properties.

The GRITZ notified zoning provided for that was somewhat nebulous as to timescale, in contrast to the now proposed Rural Residential 2 zone.

It is contended that the environmental objectives can be met, or exceeded by facilitating the 6 site residential development in comparison to the outcome of the now proposed Rural Residential 2 zoning.

This appeal is unfortunately the first opportunity to “consult” on the issues involved.

Rezoning to accommodate the envisaged 6 site residential development would clarify upgrading of Stage 2 reticulation (already designed) to accommodate the increased demand, would precipitate consideration of “across-boundary” access possibilities and provide a coherent overview of land use and environmental protection and enhancement.

The Relief Sought

In all the circumstances noted, and assuming the now abandoned GRITZ zoning is unlikely to be reinstated for the subject site, it is suggested that its incorporation into the adjoining General Residential 1 Zone would be the most appropriate, but subject to a “Structure Plan” which identified, and provided for, all the issues alluded to in this Appeal i.e. geotechnical, access, amenity, density, landscape enhancement, servicing etc etc, and including platform and bulk and location parameters of future dwellings, parking and on-site access.

It is noted that the advising planner, in preparing her Revised Recommendation to the Panel, (refer 3.8.15.10.10) at paragraph 1726 (page 238 of the Panel’s Decisions) recommended re-zoning the site, with a Structure Plan, an approach which is endorsed.

Signed: Mr Robert Charles Duffy

Date: 18th December 2018

Contact Address: 100 Connell Street
Waverley
Dunedin 9013

Telephone: 0274 718 099
03 454 2073

Email: robduffy50@gmail.com

List of names and addresses to be served with this Notice:

1. Mr Robert Francis Wyber – 18 Brownville Crescent Maori Hill Dunedin 9010

(submission in support)

2. Dunedin City Council – 2gpappeals@dcc.govt.nz
3. Mr Nigel Pitts – P O Box 7096, Mornington Dunedin 9040 – phone 027 351 6087 : email: info@nigelpitts.co.nz
4. Harbourside and Peninsula Coalition – c/o Mr Craig Werner, 30 Howard Street, MacAndrew Bay
5. Mr Robert Charles Duffy (2)

Supporting Data

1. Print – Subject Site 2.4ha – (R.R.2 Zone)
2. Aerial Photo Overlay – Glenrowan – Consented and proposed development edged red
3. Aerial Print – Geotech Ground Tests
4. Preliminary Print – 6 Lot Development
5. Access concept – 7 x A4 sheets
6. Part Decision Notification – Pages 233- 241

Mr R Duffy: rduffy50@hotmail.com



THE PROPOSED
SECOND
GENERATION
DISTRICT PLAN

FURTHER SUBMISSION FORM

This is a further submission in support of, or in opposition to,
a submission on the Proposed Second Generation Dunedin
City District Plan (2GP) for Dunedin, pursuant to Clause 8 of
Schedule 1 of the Resource Management Act 1991.

MAKE YOUR FURTHER SUBMISSION BEFORE 5PM ON THURSDAY 3 MARCH 2016

Online: www.2gp.dunedin.govt.nz

Email: districtplan@dcc.govt.nz

Post to: Further Submission on 2GP
Dunedin City Council
PO Box 5045, Moray Place
Dunedin 9058

Deliver to: DCC Customer Services Agency
Ground floor
Civic Centre, 50 The Octagon
Dunedin

A copy of your further submission must be served on the original submitter within five working days after it is served on the local authority.

Please note that all further submissions are public information. Your name, contact details and submission will be available to the public and the media. The DCC will only use your information for the purposes of this plan review process.

FURTHER SUBMITTER DETAILS *Fields indicated by an asterisks (*) are mandatory.*

Full name of submitter*: Robert Frances Wyher

Submitter organisation (if relevant):

Agent name and organisation (if applicable):

Send correspondence to: ☒ Submitter ☐ Agent

Please select the address where you would like correspondence sent to using the tick box:

☒ Postal address* 18 Brownville Cres, Macvi Hill, Dunedin Postcode* 9010

Email address

Phone number* 03 4675453

Mobile number

The RMA limits the people that can take part in this further submission process to the following categories.

Please select which category you belong to:*

☐ I am a person representing a relevant aspect of the public interest; or

☒ I am a person who has an interest in the proposal that is greater than the interest the general public has.

Specify grounds for saying that you come within the selected category:

I made an original submission related to this topic

HEARINGS

I would like ☒ would not like ☐ to be heard in support of my further submission

If others submitters make a similar submission, I will ☐ will not ☒ consider presenting a joint case with them at a hearing

FURTHER SUBMISSION DETAILS Fields indicated by an asterisks (*) are mandatory.

☒ I support ☐ I oppose (please tick one) the submission of*:
(original submitter's name and/or submission number)

696 Duffy, Rem

The particular parts of the submission I support (~~oppose~~) are*:
(Specify submission point number or otherwise clearly indicate which parts of the original submission you support or oppose).

696.1 Rule 12.3.1

The reasons for my support (~~oppose~~) are*:

I have similar matters in my own submissions

I seek the following decision*: (Explain if you wish the whole (or part [describe part]) of the submission allowed (~~disallowed~~)).

Allow the decision sought by the submitter in respect of Rule 12.3.1

Robert Wyher

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

21/2/16
Date

24 NOV 2015



THE PROPOSED
**SECOND
GENERATION
DISTRICT PLAN**

SUBMISSION FORM

This is a submission on the Proposed Second Generation Dunedin City District Plan (2GP) for Dunedin pursuant to Clause 6 of Schedule 1 of the Resource Management Act 1991

Once you have completed this form, include any supporting documentation and return to the Dunedin City Council.

MAKE YOUR SUBMISSION:

Online: www.2gp.dunedin.govt.nz

Email: planning@dcc.govt.nz

Post to: Submission on 2GP
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Deliver to: DCC Customer Services Agency
Ground floor
Civic Centre
50 The Octagon
Dunedin

Please note that all submissions are public information. Your name, contact details and submission will be available to the public and the media. The DCC will only use your information for the purposes of this plan review process.

All submissions must be received before 5pm on Tuesday, 24 November 2015.

SUBMITTER DETAILS *Fields indicated by an asterisks (*) are mandatory.*

Full name of submitter or agent* NIGEL BUCKLAND PITTS (as Agent)

Organisation (if submission on behalf of an organisation)

Address for service for submitter or agent* *Please provide an address where you would like correspondence sent to*

Email address <info@nigelpitts.co.nz>

Postal address* P.O. Box 7096 MORNINGTON DUNEDIN Postcode* 9040

Phone number* (03) 488 4290 Mobile number 027 351 6087

TRADE COMPETITION *Fields indicated by an asterisks (*) are mandatory.*

Please note: If you are a person who could gain an advantage in trade competition through your submission, your right to make a submission may be limited by clause 6(4), Schedule 1 of the Resource Management Act 1991.

Please tick one of the following*

I could ☐ could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please tick one of the following*

I am ☐ am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

HEARINGS *Fields indicated by an asterisks (*) are mandatory.*

Please tick one each of the following*

I would like ☒ would not like ☐ to be heard in support of my submission

If others submitters make a similar submission, I will ☐ will not ☒ consider presenting a joint case with them at a hearing

SUBMISSION DETAILS Fields indicated by an asterisks (*) are mandatory.

Please identify the specific provision(s) of the Proposed Second Generation Dunedin City District Plan that your submission relates to*.

Provision name and number (where applicable): **RULE 12.3.1 (TRANSITIONAL ZONE)**
For example: Rule 15.5.2 Density

Section name (where applicable): **RULES 12.3.1**
For example: the residential zones **RULES 2(a)-(e)**

Map layer name (where applicable): **GENERAL RESIDENTIAL ZONE.**
For example: General Residential 1 Zone

Scheduled item number (where applicable): **SEE BELOW**
For example: Reference #T147 - Scheduled Tree at 123 Smith Street

My submission is*

☐ I support the provision ☐ I oppose the provision ☒ I seek to have the above provision amended

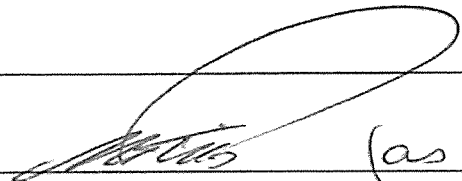
Choose the most appropriate statement. If more than one applies, for example you support the provision in part but wish to have part amended (removed or changed), choose 'have the provision amended' and explain this in the 'decision I seek' field.

The decision I seek is that (please give precise details, such as suggested amended wording)*

1. Supported
2. Amend wording to: "Council shall resolve to release land in a General Residential 1 Transition Overlay Zone in the circumstances where:-
 - (a)(i) Remove
 - (a)(ii) Retain
 - (b) Retain
 - (c) Retain
 - (d)(i)and(ii) Remove and substitute with:-
(see attached page.)
 - (e) Amend wording - (see attached page)

Reasons for my views (you may attach supporting documents)*

- my reasons are -
- (1) Increased coherent design and construction.
 - (2) would be supported by the development financing institutions.
 - (3) Proposed (ZAP) provisions ignore market preference.
 - (4) " " " would tend to support increased site purchase costs.

 (as agent)

24 Nov 2015

Signature of submitter (or person authorised to sign on behalf of submitter)
(A signature is not required if you make your submission by electronic means.)

Date

Additional submission detail applicable to
100 Connell St (R & M Duffy).

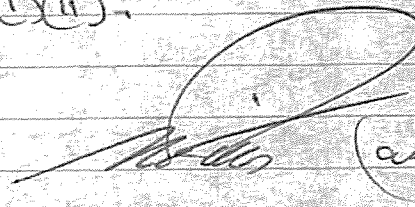
my submission (as agent) relates to the
property at 100 Connell St, Waverly, owned by
R & M Duffy, part zoned General Residential 1
and part Residential Transition Zone (Priority 1)
Both proposed zones are supported.

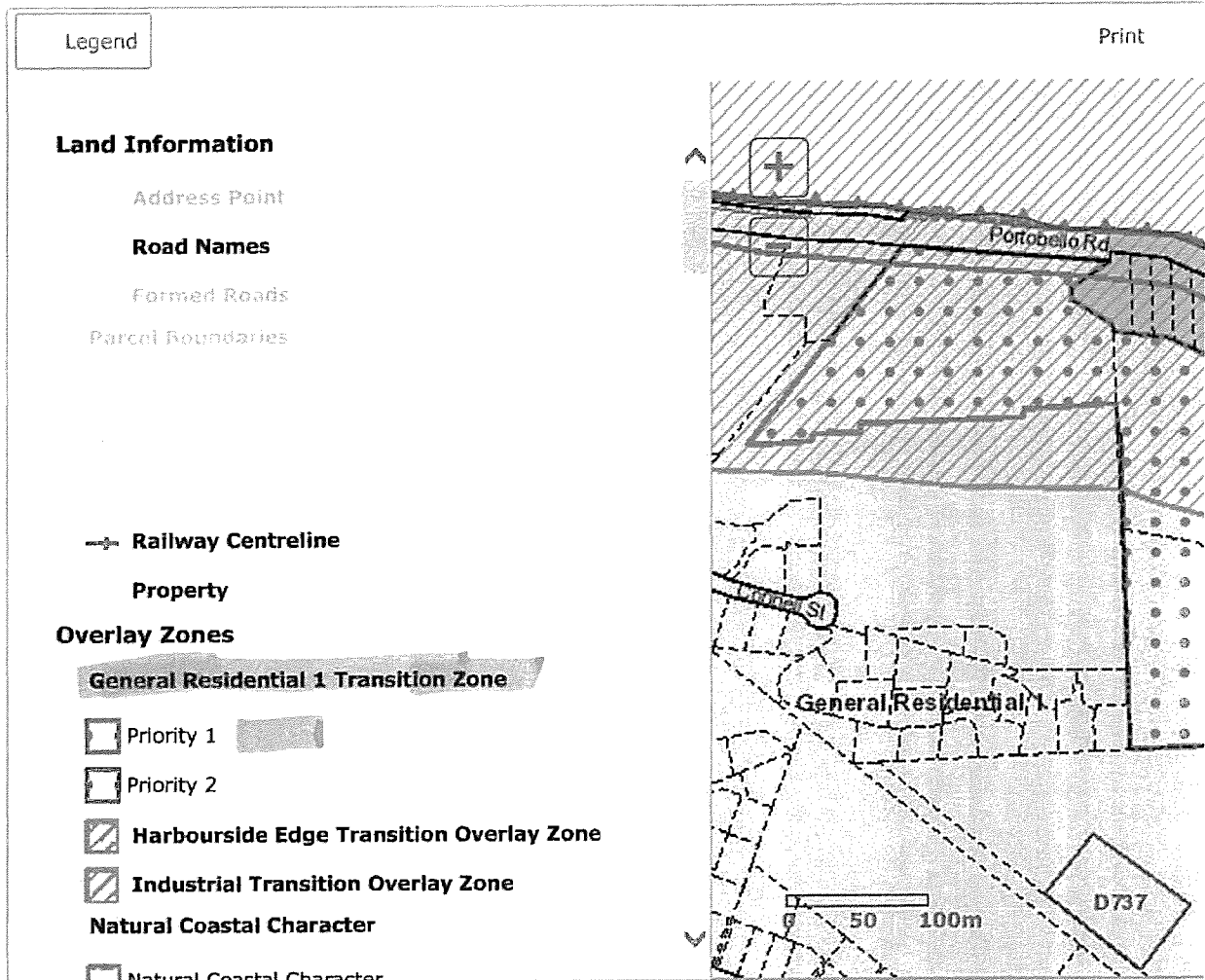
However the mechanism for bringing the
transitional land across into the General Res. 1 zone
is cumbersome and may / will result in inferior
design.

d(i)(ii) : Amended text.

"Where the site potential within the Transitional
area in the ownership of the applicant is
minor (not more than 12 household sites) then
any assessment of excess site capacity within
the catchment shall not be a matter for
Council consideration.

e. Made similar amendment to that
shown for d(i)(ii).

 (as Agent)



Proposed Zoning



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FURTHER SUBMITTER DETAILS *Fields indicated by an asterisks (*) are mandatory.*

Full name of submitter*: **ROBERT CHARLES DUFFY**

Submitter organisation (if relevant): **NA**

Agent name and organisation (if applicable):

Send correspondence to: ☒ Submitter ☐ Agent

Please select the address where you would like correspondence sent to using the tick box:

☒ Postal address* **100 CONNELL ST, WAVERLEY, DN** Postcode* **9013**

☒ Email address **rduffy50@hotmail.com**

Phone number* **(03) 4542073** Mobile number **0274718099**

The RMA limits the people that can take part in this further submission process to the following categories.

Please select which category you belong to:*

☐ I am a person representing a relevant aspect of the public interest; or

☒ I am a person who has an interest in the proposal that is greater than the interest the general public has.

Specify grounds for saying that you come within the selected category: **I am the owner at 100 Connell St and am directly affected by submission 447. P26 + 447.129, and also by submission 438 relevant to an adjoining property, the former submission under 447 being the subject of my separate further submission.**

HEARINGS

I would like ☒ would not like ☐ to be heard in support of my further submission

If others submitters make a similar submission, I will ☒ will not ☐ consider presenting a joint case with them at a hearing

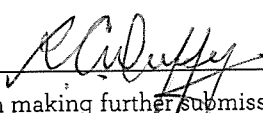
FURTHER SUBMISSION DETAILS Fields indicated by an asterisks (*) are mandatory.

☒ I support ☐ I oppose (please tick one) the submission of*: Michael Hepe Submission 438
(original submitter's name and/or submission number)

The particular parts of the submission I support (~~or oppose~~) are*:
(Specify submission point number or otherwise clearly indicate which parts of the original submission you support or oppose).
Submission 438 in its entirety

The reasons for my support (or opposition) are*: refer to attached further submission content

I seek the following decision*: (Explain if you wish the whole (or part [describe part]) of the submission allowed (or disallowed)). that the submission made under 438 be allowed in its entirety.



Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

3/3/16
Date



THE PROPOSED
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FURTHER SUBMISSION FORM

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a submission on the Proposed Second Generation Dunedin
City District Plan (2GP) for Dunedin, pursuant to Clause 8 of
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Deliver to: DCC Customer Services Agency
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Dunedin

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FURTHER SUBMITTER DETAILS *Fields indicated by an asterisks (*) are mandatory.*

Full name of submitter*: ROBERT CHARLES DUFFY

Submitter organisation (if relevant):

Agent name and organisation (if applicable):

Send correspondence to: ☒ Submitter ☐ Agent

Please select the address where you would like correspondence sent to using the tick box:

☒ Postal address* 100 CONNELL ST WAVERLEY DUNEDIN Postcode* 9013

☒ Email address rduffy50@hotmail.com

Phone number* (03) 4542073 Mobile number 0274718099

The RMA limits the people that can take part in this further submission process to the following categories.

Please select which category you belong to:*

☐ I am a person representing a relevant aspect of the public interest; or

☒ I am a person who has an interest in the proposal that is greater than the interest the general public has.

Specify grounds for saying that you come within the selected category: I am the owner of property which is directly affected by submission 447.126 and 447.129

HEARINGS

I would like ☒ would not like ☐ to be heard in support of my further submission

If others submitters make a similar submission, I will ☒ will not ☐ consider presenting a joint case with them at a hearing

FURTHER SUBMISSION DETAILS Fields indicated by an asterisks (*) are mandatory.

☐ I support ☒ I oppose (please tick one) the submission of*: 447.126 and 447.129
(original submitter's name and/or submission number)

Harboursides and Peninsula Preservation Coalition

The particular parts of the submission I ~~support~~ (or oppose) are*: 447.126 and 447.129
(Specify submission point number or otherwise clearly indicate which parts of the original submission you support or oppose).

The reasons for my support (or opposition) are*: refer to attached further submission content

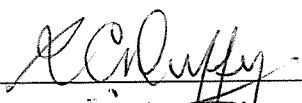
I seek the following decision*: (Explain if you wish the whole (or part [describe part]) of the submission allowed (or disallowed)).

that my property (at 100 Connell St) and those properties of my immediate neighbours adjoining to the East viz.

295 Highcliff Rd (Hope)

60 Irvine Rd (Donohoe)

be excluded from the provisions of 447.126 and 447.129



Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

3/3/16
Date

Robert C Duffy

100 Connell St

Waverley

Dunedin 9013

Attachment to further submission form in relation to submissions 447.126 and 447.129 (submission by Harboursides and Peninsula Coalition)

Reasons for my opposition are:-

Context

I am the owner of the property at 100 Connell St Waverley and have lodged a submission in support for the GRITZ proposal in 2GP affecting the presently Rural Zoned portion of my property.

My property adjoins two properties which are similarly proposed for inclusion in the GRITZ regime, providing for future Residential activity; those properties being 295 Highcliff Rd (Hope) and 60 Irvine Rd (Donohoe).

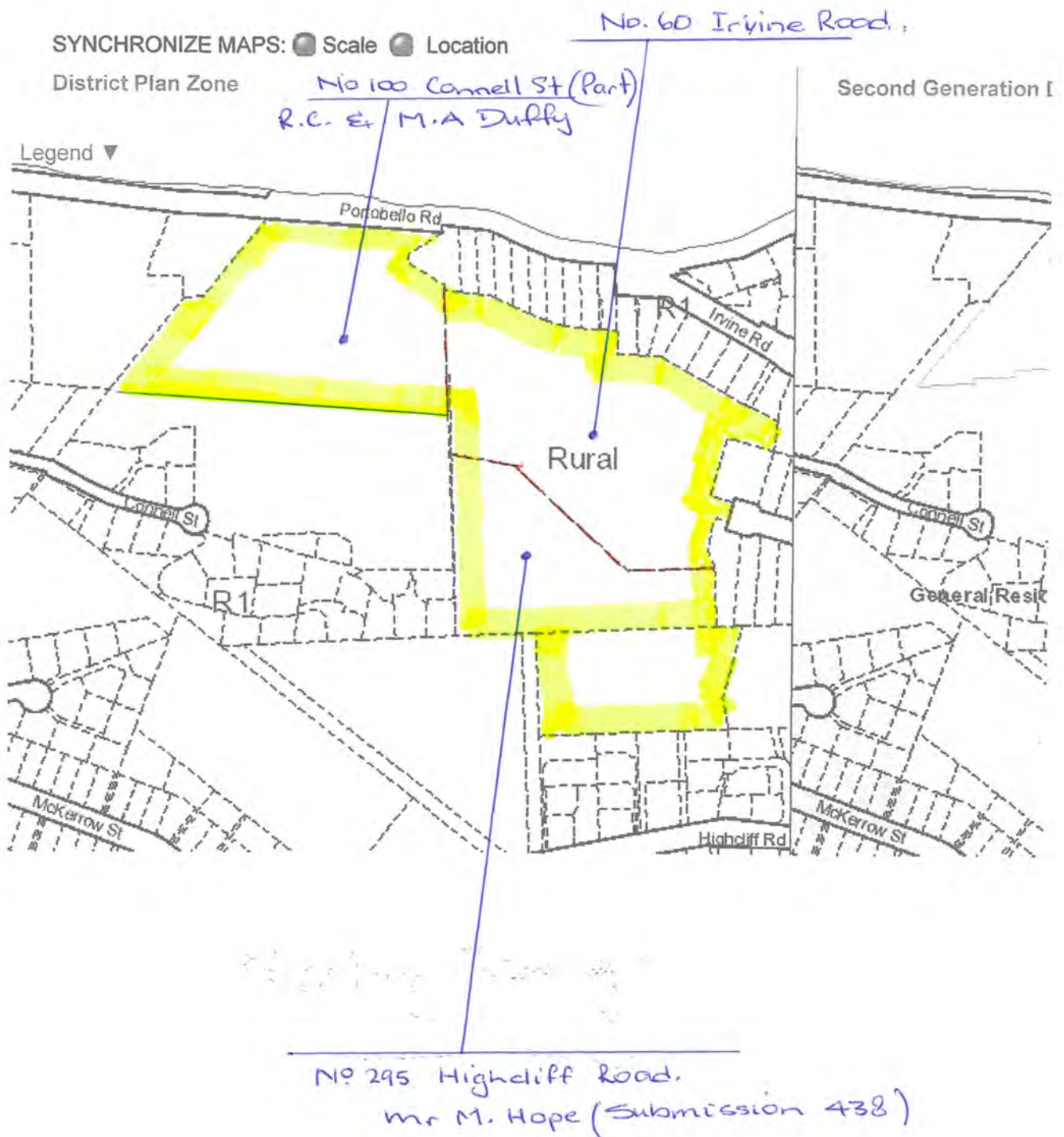
Re submission 447.126

The submission 447.126 (to cover the Harbour facing slopes of the Peninsula with a proposed Otago Peninsula Outstanding Natural Landscape Overlay Zone between Ivanhoe Rd and Taiaroa Head, while laudable in intent, is in my opinion, impracticable as proposed.

My opposition to the proposed overlay zone is necessarily confined to its effects on my property and those within the Irvine Rd basin for the following reasons.

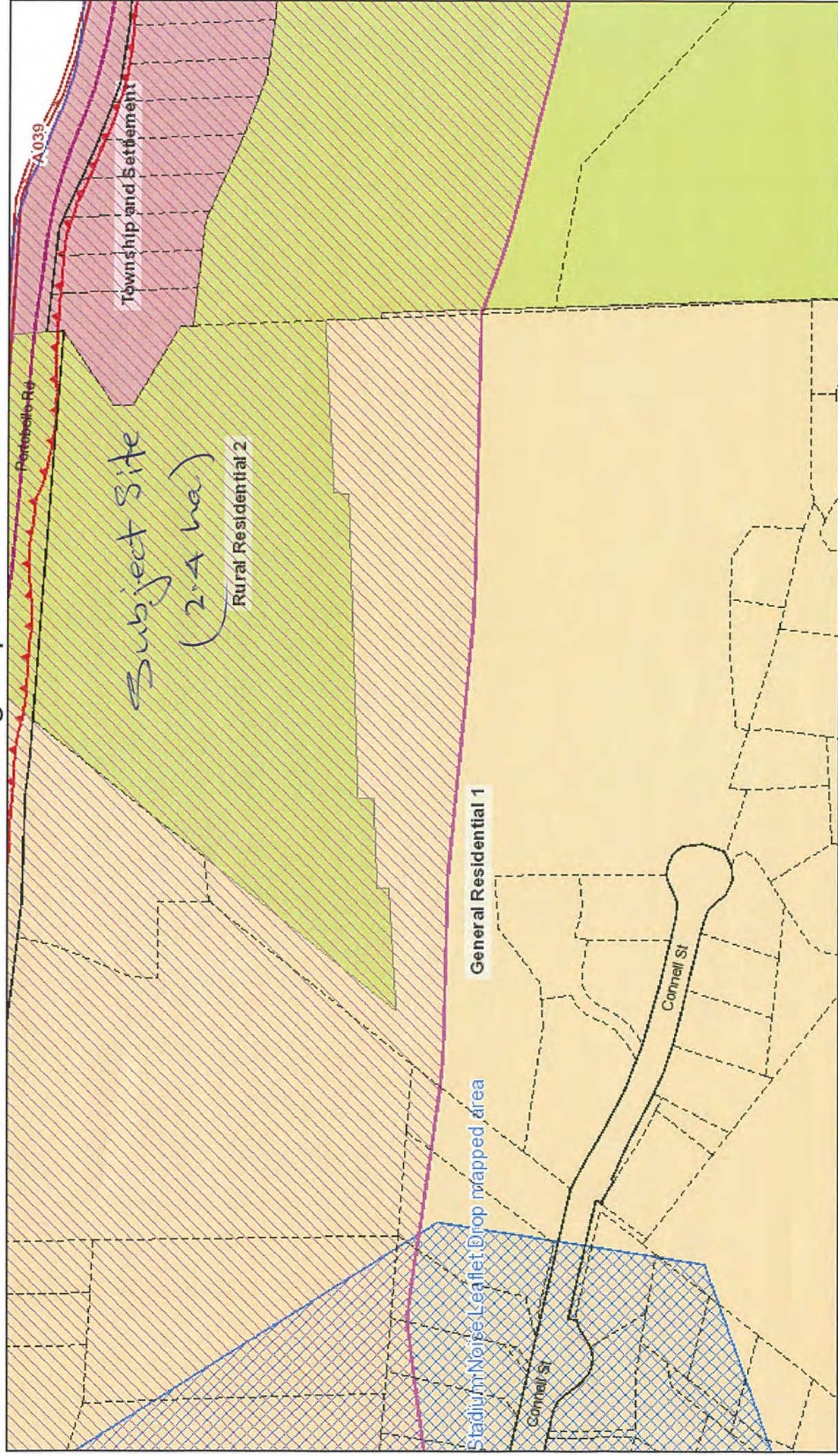
1. I hold Resource Consent for the Residential Development of the Residentially Zoned portion of my property, but a small area (2.4ha) presently zoned Rural is proposed under the 2GP for inclusion in what is effectively a deferred Residential Zone. The area has potential for a very low density residential development which would provide outstanding harbour views, but with nil or minor adverse effects on visual amenity given the necessarily low density residential development combined with the retention of or introduction of, appropriate landscaping.
2. Given the foregoing, the objectives inherent in the Harboursides submission under 447.126 can be accommodated within my development intentions without the imposition of the effects of the Harboursides submissions under 447.126.
3. Taken together with the submission 447.129, the combined effect would be sterilization of any development potential within the 2.4ha with nil environmental gain to be derived from the introduction of the outstanding landscape subzone on my and neighbouring properties at 60 Irvine Rd and 295 Highcliff Rd. and its retention within the Rural Hill Slopes Zone, that being the effect of the implementation of the Harboursides submission under 447.129.

Compare Existing and Second Generation District Plans



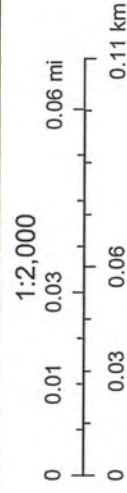
Area Edged Yellow Included in Further Submissions by
Mr R. Duffy in Relation to 2GP Submissions
438 (Mr M. Hope) & 447.126, 447.129 (Harboursides
and Peninsula
Coalition.

Planning Map



20/11/2018, 11:41:13

- Property — Road/Rail
- Railway Centreline — Hydro
- Parcel Boundaries — Formed Roads
- Parcel



1684. In terms of an assessment against Policy 2.6.3.1.d.i, the key issue relates to the presence of an Outstanding Natural Landscape overlay zone, which as notified covered part of the site. As discussed in the Natural Environment Decision Report, based on the evidence of Mr Moore we have amended the ONL overlay zone such that it now skirts the cluster of houses on Centre Road. We accept his evidence that the landscape values on the Tomahawk side are modified by the adjacent urban development and that there is no compelling reason as to why the urban / rural interface should not be adjusted to provide for some expansion of urban land supply. There is therefore no conflict with clause 2.6.3.1.d.iv, relating to landscape values, and we consider his evidence also suggests any impacts relating to rural character and amenity and other aesthetic values (clause 2.6.3.1.i and vii) are acceptable.

1685. We consider the alignment with Policy 2.6.3.1.b and Policy 2.6.3.1.c also suggests relatively strong alignment with clauses 2.6.3.1.d.ix, x and xi, relating to efficient public infrastructure and transportation, and the a compact and accessible city objective.

1686. A question was raised by a further submitter about the potential impact of the development on the health of Tomahawk Lagoon, which is a relatively consideration under Policy 2.6.3.1.d.iii and vi, relating to the protection of indigenous biodiversity. We received little evidence on this directly on this, but note the evidence of Dr Schallenberg (discussed in Section 3.8.13.3.12) has some relevance. We observe that development on the site will be connected to reticulated wastewater systems, which alleviates many of the issues raised, and that any effects associated with stormwater will be considered at time of subdivision consent.

1687. A second further submitter raised questions relating to site stability. There are no identified hazard overlay zones on the site, so we have no evidence to suggest there are issues of alignment with clause 2.6.3.1.d.viii (relating to natural hazards), and consider that any minor issues can be dealt with at time of subdivision consent.

1688. Our overall conclusion is that this site is well aligned with the criteria set out in Policy 2.6.3.1. Given that any infrastructure network issues are going to be resolved in the next five years, we consider there is no clear reason to retain the GR1TZ (now RTZ). We have therefore rezoned the site to General Residential 1, using the scope of the submission of *Robert Wyber* (OS394.5), who sought to rezone all GR1TZ areas to residential immediately.

3.8.15.10 Properties around The Cove

1689. A number of submissions sought to change the zoning of the area between Waverley and The Cove, and immediately to the east of the Cove. Many of the properties have a GR1TZ overlay zone. These were considered in assessment sheet 13 of the s42A Report, ULS Part 2.

3.8.15.10.1 100 Connell St, Waverley

1690. *R & M Duffy* (OS696.2) sought to retain GR1TZ on the lower slopes of 100 Connell St, Waverley.

3.8.15.10.2 295 & 297 Highcliff Road, Highcliff

1691. *Michael Hope* (OS438.1) sought to rezone his land at 295 Highcliff Road (2.06ha) from Rural Hills Zone with a GR1TZ overlay to General Residential 1, as the property is significantly smaller than the minimum rural site size and cannot be used efficiently under a rural zoning. *Mr Hope* considered that impacts on amenity values would be less than minor as the site adjoins General Residential zoned land, and would be an efficient means of meeting demand as infrastructure could be extended without difficulty.

1692. The submission was supported by *Robert Charles Duffy* (FS2353.3). He holds resource consents for residential development on 100 Connell Street and believes that development on 295 Highcliff Road would provide opportunities for collaboration, particularly on service provision.

1693. *Stephen Cooper* (OS985.1) sought to remove the GR1TZ from 295 and 297 Highcliff Road (1.42ha) due to a concern that continued residential development on the Peninsula would ruin its natural beauty and affect his enjoyment of his neighbouring land.

3.8.15.10.3 353 Highcliff Road, Highcliff

1694. *Steven Liang and Diana Mei* (OS17.3 and .4) sought to retain the GR1TZ on the northern side of 353 Highcliff Road and extend it over the southern side of 353 Highcliff Road, adjoining Hilton Road (area totalling 4.07ha). They noted that the site is accessible and served by telephone, water and power.

3.8.15.10.4 304 Portobello Road, the Cove

1695. *June and Raymond McDowell* (OS78.1), supported by *Philip and Shakuntala Cunningham* (FS2245.1), sought to change the zoning of 304 Portobello Road (2.4016ha) from Rural Hill Slopes to Large Lot Residential 1, because it is adjacent to a section with that zoning, the property is fully serviced, is too small to be used as rural and has been used as a residential block for the last 30 years.

3.8.15.10.5 457 Highcliff Road, Highcliff

1696. *Philip and Shakuntala Cunningham* (OS965.1) sought to change the zoning of 457 Highcliff Road (2.4016ha) from Rural Residential 2 and Rural Hill Slopes to Large Lot Residential 1 Zone, and remove the GR1TZ 2 overlay. They considered that there are opportunities for co-ordinated development with 45 Irvine Road, which is zoned Large Lot Residential, including access and services. The rezoning would provide a landscape buffer between General Residential 1 areas and rural zoned land.

1697. The submission was opposed by *Radio New Zealand Ltd* (FS2332.59) due to potential reverse sensitivity effects resulting from higher density residential activities in the area.

3.8.15.10.6 603/605 Highcliff Road, Highcliff

1698. *Ben Caradoc-Davis* (OS236.2) made a broad request to 'modify Rural Residential 2 zoning on the Otago Peninsula by changing parts adjacent to townships to Township zoning and parts adjacent to that to Rural Residential 1'. This broad submission is dealt with above in Section 3.5.15.10. We received a further submission in support from *Candida Savage* (FS2022.4) that was specifically in respect of 603/605 Highcliff Road. *Ms Savage's* reason for seeking rezoning to Rural Residential 1 is that the properties are a natural extension of the zoning of adjacent areas, as well as being unsuitable for rural activities.

3.8.15.10.7 General

1699. *Jean Grace* (OS811.1) sought to retain the GR1TZ over the area around the Cove to provide for residential development as the area is almost completely surrounded by residential development. The GR1TZ sites include many of those listed above, together with 60 Irvine Road and 25A Irvine Road.

1700. The *Harboursides and Peninsula Preservation Coalition (HPPC)* (OS447.129) sought to remove the GR1TZ which surround Irvine Road at The Cove, so that the area remains rural, avoiding ribbon development and sprawl. The submitter was concerned that there will be a negative visual impact when the area is viewed from the harbour and across it.

1701. This submission was opposed by *Robert Charles Duffy* (FS2353.2) as it would reduce development potential with no environmental benefits.

3.8.15.10.8 Reporting Officer

1702. The Reporting Officer described the general character of the sites, noting that if the GR1TZ areas were fully developed, the urban area would extend from Waverley, past The Cove, and conclude at the eastern boundary of 457 Highcliff Road. She noted the visibility of the area from the western side of the harbour, parts of urban Dunedin, and Highcliff Road, however that it was not generally visible from Portobello Road (s42A Report for ULS Part 2, section 5.1.6, p. 61).

1703. Barry Knox, DCC Landscape Architect, assessed the visual amenity of the properties beneath Highcliff Road, which he described as being 'generally attractive and appropriate for the steep terrain'; as well as a 'welcome natural relief from adjacent more domesticated areas'. He also noted that the area is 'the commencement of the visual transition between the urban peninsula area and the more open natural peninsula vistas further east'.

1704. Mr Knox considered that developing residential areas around Irvine Road was difficult to support from an amenity perspective and supported the removal of the GR1TZ (Statement of Evidence, para 63).

1705. Mr Knox specifically commented on 457 Highcliff Road and 304 Portobello Road. In relation to 457 Highcliff Road, Mr Knox noted that when viewed from across the harbour around Ravensbourne, it is apparent that there is a natural area around this site where existing vegetation and steeper topography work together to provide the visual change between the urban areas and the open Peninsula landscape. Furthermore, along Highcliff Road, especially for traffic coming south down the road, this area provides an attractive natural middle-distance setting for views of the city.

1706. In relation to 304 Portobello Road, Mr Knox noted that the topography of the site and immediately adjacent areas is steep and mostly covered in vegetation. Depending on how development was to be implemented, there would be the potential for the current visual amenity pattern of predominantly bushed land cover on steep land to be threatened. In his opinion, the proposed 2GP zoning of Rural Hill Slopes on this site is appropriate.

1707. Mr Knox later responded to our questions about whether permitted development on 45 Irvine Road had been considered in his overall assessment. He said that he regarded this area as providing a transition between generally urban city activity to the more open peninsula rural environment. He accepted that under the LLR1 zoning 45 Irvine Rd will extend urban development further east, however the important issue of the commencement of this transition remains. The site is steep, predominantly covered in mature vegetation, and did not appear suitable for urban development.

1708. The site at 353 Highcliff Road includes land on both sides of Highcliff Road. The southern part, which is south of Highcliff Road, has an Outstanding Natural Landscape overlay. It does not currently have a GR1TZ overlay; however, the owners submitted to include the site in the GR1TZ overlay (OS17.4). This site was assessed by Mike Moore, consultant landscape architect for DCC. The site contains a minor gully which is part of the headwaters of McCurdys Creek. Mr Moore noted that the land use pattern in the area to the west of the site is suburban development on the broad, more gently sloping spur tops, and rural land use on the steeper slopes below. The effect of the submission would be to provide for urban development to extend approximately 85m further eastwards along the summit ridge and to extend onto slopes on the eastern side of the headwaters of McCurdys Creek i.e. to begin to wrap around the valley head (Statement of Evidence, p. 6 - 7).

1709. Mr Moore's assessment was that allowing for further urban development on the flatter area between Highcliff Road and the gully (as indicated in his evidence) would be acceptable (but not desirable), but that development to the south of the gully would be inappropriate in terms of landscape values. The reasons are the upper area has an amenable landform and urban development in this area would represent a fairly minor extension of the existing pattern of a band of housing along the southern side of Highcliff Road.
1710. The Reporting Officer observed that these two assessments 'strongly discourage further residential development to the east of the existing Waverley boundary'. She noted that smaller areas of development may be appropriate, if they followed natural landforms and were located in visually recessive areas. However broad scale development as proposed would have significant effects on visual amenity (s42A Report for ULS Part 2, section 5.1.6, p. 63).
1711. The Reporting Officer considered that an exception to the above conclusion might be 295 Highcliff Road, which is mid slope, immediately adjacent to residential development, without significant bush cover, flat and consequently less visible. Development on this site alone would leave the large, steeper bush areas on 60 Irvine Road and lower parts of 100 Connell Street providing a visual separation between Waverley and The Cove.
1712. In respect of other issues, the Reporting Officer noted that these areas have wastewater network constraints, stormwater disposal issues, and areas of very steep land, which mean that any immediate zoning of residential development is not appropriate. In response to *Radio NZ's* further submission in relation to reverse sensitivity effects from 457 Highcliff Road, she noted that this site is approximately 2.5km away from *RNZ's* facility and 1 km from another radio tower (Radio Network Ltd). *RNZ's* submission (OS918.52) – see the Network Utilities decision) sought a 1km separation distance from radio towers.
1713. In light of these matters, the Reporting Officer's view was that zoning the area to residential and retaining the GR1TZ was not consistent with Policy 2.6.3.1 and not recommended, with the possible exception of 295 Highcliff Road (s42A Report for ULS Part 2, section 5.1.6, p. 63).

3.8.15.10.9 *Hearing evidence*

100 Connell Street and 295 Highcliff Road

1714. *Robert Duffy* (OS696.2) detailed his involvement in developing 100 Connell Street since 1992, and stated that the current 'style of planning' overlooked 'big picture, long term planning'. He was very supportive of the GR1TZ overlay and hoped its intent would be retained and that the zoning would remain over his property and those adjoining it.
1715. *Mr Duffy* was of the view that there were few points from which the site was visually prominent, noting that there were no submissions in opposition from Ravensbourne. He considered that the development would be no different than that currently below Waverly given the topography. He also expressed concern about the number of sites in Dunedin that lacked sun, and how the Cove enjoyed all day sunshine. *Mr Duffy* advised that the vegetation on the site was either 'past [its] use by date', or was located in the area of development for which resource consent had already been obtained. He submitted that although a GR1TZ overlay did not guarantee residential development, it did allow for future planning (Statement of Evidence, p. 3).
1716. Overall, *Mr Duffy* considered that a limited number of building sites was a better use of the land than its current state, which included unproductive vegetation. His last point was that the amenity value derived from the area's discrete settlements surrounded by rural land only applies from the eastern boundary of The Cove, as this is where the Peninsula becomes visible to the city.

1717. Nigel Pitts, consultant surveyor called by *R & M Duffy* (OS696.2), discussed the development history of the site, the staged nature of site's development, and the limits for development given hazard constraints. In terms of infrastructure servicing, Mr Pitts noted that 'the proposed public foul and storm water sewers will run through the GR1TZ overlay'; and water supply is 'readily available for domestic and firefighting'. Mr Pitts noted his support for the GR1TZ provisions, and that this enabled some certainty for a developer in expending the money necessary for this type of development. He tabled photos showing views of the site, and the part of the city that the site was visible from (to the north of the CBD).

1718. Stephen Johnstone, real estate agent, gave evidence on demand for residential land in the Waverley area.

1719. On questioning, we were advised that a maximum of 6 sites were envisaged on the balance of 100 Connell St, with potential access from Irvine Road, Portobello Road or through 295 Highcliff Road.

304 Portobello Road, the Cove

1720. *June and Raymond McDowell* (OS78.1) were represented at the hearing by Don Anderson, consultant planner, who noted that the photos provided by Mr Cunningham in relation to 457 Highcliff Road supported his clients' submission. He further noted that no stability issues had been identified.

457 Highcliff Road, Highcliff

1721. *Philip and Shakuntala Cunningham* (OS965.1) were represented by Mr Cunningham and Mr Don Anderson (consultant planner).

1722. Mr Anderson's evidence was that the submitter sought to simplify the zoning regime by extending the adjoining Large Lot Residential 1 Zone, removing the GR1TZ layer and the small area of SNL on the property (this submission was heard at the Natural Environment hearing). LLR1 zoning would provide an effective buffer between the future residential development to the west and the Rural Residential 2 Zone to the east. Mr Anderson criticised the GR1TZ provisions, and submitted that zoning the land LLR1 would resolve these issues. Mr Anderson then considered the *Guthrie* decision, and submitted that the expansion of the LLR1 as sought was 'consistent with [the] longer term vision', of the 2GP, being the zoning of an extensive area between Connell Street and Irvine Road for future General Residential 1. Access may be possible through 45 Irvine Road, into The Cove.

1723. Mr Cunningham gave some personal history of the site and provided photos of the property. These showed that the site was not visible from Portobello Road. Trees were on a neighbouring property, so development of this site would not 'change the view'.

General submission of HPPC (OS447.129)

1724. *HPPC* sought to remove GR1TZ overlay zones surrounding The Cove. The submitter was represented by Craig Werner who questioned the overall vision for Dunedin's urban form, criticising the GR1TZ approach as 'sanctioned sprawl'. He noted that The Cove settlement resembles the size and form of several other historic harbourside settlements, and this contributes to its amenity. It is close to a dense residential area and additional development of this kind will create urban sprawl. The negative visual impact from residential development would be amplified due to The Cove being on a slope rising out of the water. More generally he considered that urban expansion is inappropriate in the harbourside area as the harbour's edge would likely result in 'ribbon development' stretching along the road.

1725. We did not receive or hear any evidence from *Michael Hope* (OS438.1), *Stephen Cooper* (OS985.1), *Steven Liang and Diana Mei* (OS17.3 and .4), *Ben Caradoc-Davis* (OS236.2) or *Jean Grace* (OS811.1).

3.8.15.10.10 Revised recommendation

1726. The Reporting Officer provided the following revised recommendations (Revised Recommendations ULS Part 2):

- 100 Connell Street: Given the limited number of developable sites (6), and the assumed retention of vegetation on steeper areas, she was satisfied the effects on visual amenity would be acceptable. She recommended rezoning the site with a Structure Plan so that roading connections and development capacity could be identified.
- 295 Highcliff Road: The Reporting Officer maintained her view that the site was suitable for residential development. She recommended that a Structure Plan would be useful to identify connections with adjoining sites.
- 304 Portobello Road & 457 Highcliff Road: The Reporting Officer maintained her recommendation to remove the overlay on these sites.
- 25A and 60 Irvine Road, 297, 347, 353, and 445 Highcliff Road: The Reporting Officer reiterated that visual amenity and infrastructure constraints are important considerations in the area. In respect of visual amenity, she noted that Policy 2.4.2 requires the protection of 'important visual landscapes and vistas'. She considered that this area is important in that regard, given its high visibility and location at the start of the relatively natural Peninsula. Development between these sites and the Cove would 'connect up these areas'. She did accept that given the proximity of services, residential development could have positives, however infrastructure issues would need to be addressed in some form.

3.8.15.10.11 Decision and reasons

1727. We accept in part the submission by *Stephen Cooper* (OS985.1) to remove the GR1TZ from 295 and 297 Highcliff Road. We accept in part the submission by *HPPC* (OS447.129) to remove the GR1TZ which surround Irvine Road at The Cove and have removed the GR1TZ (now RTZ) from all other properties in the area, with the exception of 25A Irvine Road.

1728. We reject all other submissions to retain the GR1TZ over sites in the area - *R & M Duffy* (OS696.2), *Steven Liang and Diana Mei* (OS17.3); and those to extend it over a new site - (*Steven Liang and Diana Mei* (OS17.3); and those or replace the GR1TZ with a residential zoning - (*Michael Hope* (OS438.1), *Philip and Shakuntala Cunningham* (OS965.1). We also reject the submission of *June and Raymond McDowell* (OS78.1) to rezone 204 Portobello Road as LLR1 Zone.

1729. We accept in part the submission of *Jean Grace* (OS811.1) to retain the GR1TZ (now RTZ) as far as this submission relates to 25A Irvine Road.

1730. In addition, under the scope of the submission of *Craig Horne Surveyors Limited* (OS704.22), we have amended the zoning of the lower part of 100 Connell Street, 60 Irvine Road, 295, 297, 347 and the rural part of 457 Highcliff Road, those parts of 353 and 445 Highcliff Road that are north of Highcliff Road, and 304, 307, 309, 309A, 310 and 311 Portobello Road to Rural Residential 2.

1731. We first assessed the sites subject to GR1TZ around the Cove against Policy 2.6.3.1. As discussed in Section 3.8.2.2, we consider this approach encapsulates the principles of,

and is generally in line with, the *Guthrie* decision and other more recent cases. As part of the assessment exercise, we have also been mindful of the need under the Resource Management Act to provide for the appropriate use of land, using appropriate methods based on the hierarchy of statutory documents. To that extent we see the 'Guthrie test' being achieved by ensuring that the methods and zoning are appropriate.

1732. In relation to the question of capacity (clause 2.6.3.1.a), we accept the Reporting Officer's evidence there is sufficient residential capacity for the short term (clause 2.6.3.1.a.i) and therefore provision of additional capacity has not been heavily weighted in our decision-making. Instead, we have moved to rezone land to residential only where there is clear alignment with other elements of Policy 2.6.3.1.

1733. Turning to Policy 2.6.3.1.b, the evidence of the DCC Transportation Group was that while further development will increase pressure for new roading infrastructure, development of this area can be supported due to its location close to existing urban infrastructure. Specific issues raised included the status of Highcliff Road as a medium collective and high personal risk road, and the unsealed status of Hilton Road.

1734. The evidence of DCC Water and Waste Services staff is that there is no capacity in either the water or wastewater infrastructure catchments serving these sites, and that additional capacity will not be available for the next 15 years. There is no stormwater network, and effects on stormwater have not been assessed. The evidence suggested the area would need to be self-sufficient in terms of water supply, wastewater and stormwater management.

1735. As discussed in Section 3.5.4, we have sought to take a city-wide view of the relationship between infrastructure and residential capacity in our decisions, so as to ensure alignment with the NPS-UDC. As a result, of the highly infrastructure-constrained water and wastewater infrastructure network catchments, we have provided additional residential development capacity in only two of them – the Northern Tahuna catchment, and the Kaikorai Valley/South Dunedin Tahuna catchment. We consider that providing for additional residential capacity (even as RTZs) in other highly-constrained infrastructure catchments, including at the Cove, would be inconsistent with the NPS-UDC, as it would risk diverting limited DCC resource from the delivery of infrastructure upgrades (and therefore the timely provision of residential capacity and housing choice) elsewhere. We therefore conclude there is poor alignment of these sites with Policy 2.6.3.1.b.

1736. In the case of two sites (304 Portobello Road and 457 Highcliff Road), submitters sought large lot residential zoning. We acknowledge that at large lot density the provision of Council services would not be necessary.

1737. Despite its location at the edge of the main urban area, we consider alignment of this area with the criteria in Policy 2.6.3.1.c is poor. The sites have generally steep gradients, and the evidence of almost all submitters and experts suggested that achieving standard residential densities would be unachievable. In addition, the area is quite some distance from centres and services.

1738. In terms of an assessment against Policy 2.6.3.1.d, the issues traversed in the most detail at the hearing related to effects on landscape, rural character and amenity, and other aesthetic considerations (relevant under clauses 2.6.3.1.d.i, iv and vii).

1739. In relation to clause 2.6.3.1.d.iv, an Outstanding Natural Landscape overlay zone completely covers the part of 353 Highcliff Road above Highcliff Road. As recorded earlier in this decision (Section 3.4.2), based on the expert landscape evidence of Ms Read and Mr Moore, our conclusion is that residential zoning is generally incompatible with all landscape and coastal character overlay zones. We consider that providing for development at residential density within ONLs will generally be inconsistent with objectives 10.2.3 and 10.2.5, and with the higher order policy directions these objectives

seeks to give effect to. Specifically in this location, we accept Mr Moore's evidence that development is not desirable because it would represent creep of the urban development around the skyline. We note that no alternative expert landscape evidence was presented supporting a different view. We conclude development of the part of 353 Highcliff Road to the south of Highcliff Road would not be consistent with clause 2.6.3.1.d.iv (relating to the protection of landscape values).

1740. In relation to clause 2.6.3.1.d.i and vii, we generally accept the expert evidence of Mr Knox that it is necessary to take a holistic view of the sites to the north of Highcliff Road, given that the area represents a visual transition between urban area and the more open natural peninsula vistas. We accept that GR1TZ are difficult to support from an amenity or landscape values perspective, especially on the steeper, more elevated land immediately above Irvine Road. We note that no alternative expert landscape evidence was presented supporting a different view. We conclude that development of the sites in this area to the north of Highcliff Road at residential density would therefore be out of line with clause 2.6.3.1.d.i and vii (relating to rural character and amenity, and other aesthetic considerations, including the open space between coastal settlements).
1741. While we had little evidence of the values of the vegetation on the sites, we consider the development of such a large area of bush at residential density may raise questions of alignment with clause 2.6.3.1.d.iii
1742. For the same reasons the site is poorly aligned with Policy 2.6.3.1.b and c, we consider it is also poorly aligned with clauses 2.6.3.1.d.ix, x and xi, relating to efficient public infrastructure, transport, and the compact and accessible city objective. In terms of requests for large lot residential zoning in this area, as discussed in Section 3.3.6, while acknowledging that there is a need to provide some Large Lot Residential zoning to ensure the Plan delivers housing choice (in line with NPS-UDC OA2 and Objective 2.6.1 of the 2GP), we generally consider standard or medium density to be a more efficient way of providing residential development capacity (aligned with the NPS-UDC OA1, and with 2GP objectives 2.2.4, 2.7.1, and 2.7.2).
1743. Our overall conclusion is that sites in this area are insufficiently aligned with the criteria set out in Policy 2.6.3.1 to remain as residential transition zones (particularly Policy 2.6.3.1.b, c, and clauses 2.6.3.1.d.i, iv and vii). The one exception to this is 25A Irvine Road, based on the fact it is a relatively small area, surrounded on three sides by land zoned residential, and that it seems likely to be required to facilitate development of 45 Irvine Road at its consented (and notified) large lot density.
1744. Having established that the sites in the area are not appropriate for residential zoning, we assessed them for their appropriateness for rural residential development. We note there is scope for this through the submissions listed above seeking more liberal use of their land, and for other rural zoned sites below Highcliff Rd that do not have an SNL overlay through the scope of *Craig Horne Surveyors Limited* (OS704.22) discussed in the Rural Residential Decision Report, which sought the provision of more rural residential zoning.
1745. We assessed the cluster first against Policy 2.6.1.Y, in line with the policy framework discussed in the Rural Residential Decision Report. When assessed together with the adjacent notified Rural Residential 2 zoning, the sites meet the criteria as a cluster of small mostly-developed rural sites in separate land ownership, and the average density better aligns with clause 2.6.1.Y.b than with clause 2.6.1.Y.a.
1746. As outlined above, we do not see this land as transitioning to residential, and therefore the criteria in Policy 2.6.1.4.a is met. While we did not hear evidence specific to rural residential zoning, having conducted a site visit and considered the other evidence we received relating to the sites, we are of the view that they generally meet with the other criteria for rural residential zoning under Policy 2.6.1.4. Given the number of sites that are already fully developed at rural residential density, the limited additional development

potential that rezoning the sites would create, and the fact that they are immediately adjacent to an existing Rural 2 zone, the issues of alignment with Policy 2.6.1.4.b and 2.6.1.4.c.i and iii are much less significant under a Rural Residential 2 zoning. We consider Rural Residential 2 zoning the most appropriate zoning for the area.

3.8.15.11 Rural Residential 2 zoned land on Otago Peninsula to adjacent township and settlement zoning

1747. *Ben Caradoc-Davies* sought to rezone Rural Residential 2 land on the Otago Peninsula that is adjacent to Township and Settlement zoned land to Township and Settlement Zone (OS236.2); and rezone Rural Residential 2 land adjacent to that to Rural Residential 1 Zone (OS236.3). The submitter considered that this would provide a gradual transition from the Township and Settlement Zone to Rural Zone. The submitter was concerned that sites zoned Rural Residential 2 are impractically large for residential use, yet too small to be economic for rural use.
1748. These submissions were supported by *Candida Savage* (FS2022.1 and 4) who noted that this is a natural extension of the zoning of adjacent areas, and the areas in question are unsuitable for rural activities. They were also supported by *Philip and Shakuntala Cunningham* (FS2245.2) and *Marie Jensen-Chave and Anthony Chave* (FS2476.4) who sought the identification of additional residential opportunities on the Otago Peninsula given its unique features. *Philip and Shakuntala Cunningham* (FS2245.2) suggested that the scope of *Mr Caradoc-Davies'* submission needed to be broadened to look at all land in rural that might meet the criteria that he suggests whether it is beside Township & Settlement or not. We note that the further submitters above also sought to rezone specific properties Large Lot Residential, and these submissions are discussed later in this decision.
1749. *Christopher Lloyd* (FS2119.2) and *Michel de Lange* (FS2182.2) opposed *Ben Caradoc-Davies'* submission seeking to rezone Rural Residential 2 land to Rural Residential 1 (OS236.2), due to concerns about effects on natural landscape and character.
1750. The Reporting Officer noted that the submissions requested a large area of land (205ha) on Otago Peninsula is rezoned to Township & Settlement, with a development potential of 2,933 lots. This is likely to significantly exceed the predicted demand for additional residential housing on the Peninsula, and potentially the city as a whole.
1751. Furthermore, the Peninsula has significant three waters infrastructure constraints, which could not support such as increase in development. Individual sites had been assessed where subject to specific submissions and are considered elsewhere in this decision.
1752. The request to change Rural Residential 2 land to Rural Residential 1 zoning would result in an additional 71.9ha of Rural Residential 1 zoning, with a development potential of 35 2ha blocks. In response to this, she deferred to the Rural Residential section s42 Report, which states that there is already sufficient rural residential capacity within the existing zoning, and no more is required.
1753. The Reporting Officer recommended rejecting the submissions (s42A Report for ULS Part 2, section 5.1.3, p. 40).
1754. Mr Don Anderson, consultant planner called by *Marie Jensen-Chave and Anthony Chave*, addressed *Mr Caradoc-Davies'* submission and suggested that more intense use of the land, rather than 2ha lots, would be more suitable on the fringes of Township & Settlement (Statement of Evidence, para 10).

Key

Access to sites →
Indicative building platform, 20m x 15m



Typical Right of Way Benching Detail



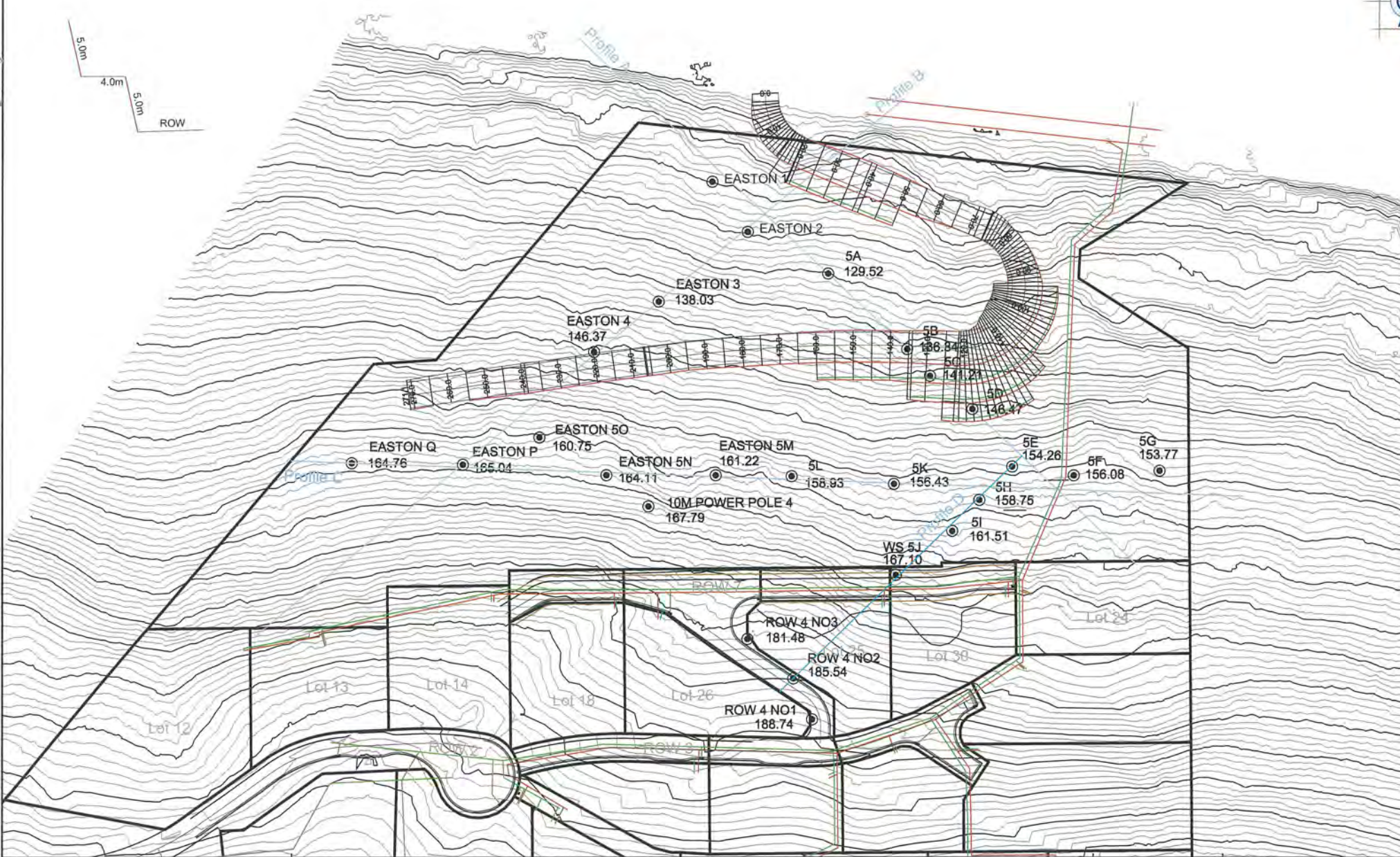
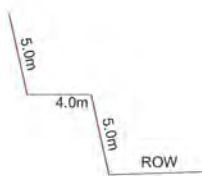
Client/Location
Bellamy Ltd
Connell Street, Dunedin
Principal: R and M Duffy

Purpose/Drawing Title

Lower Right of Way Layout - Scheme 2

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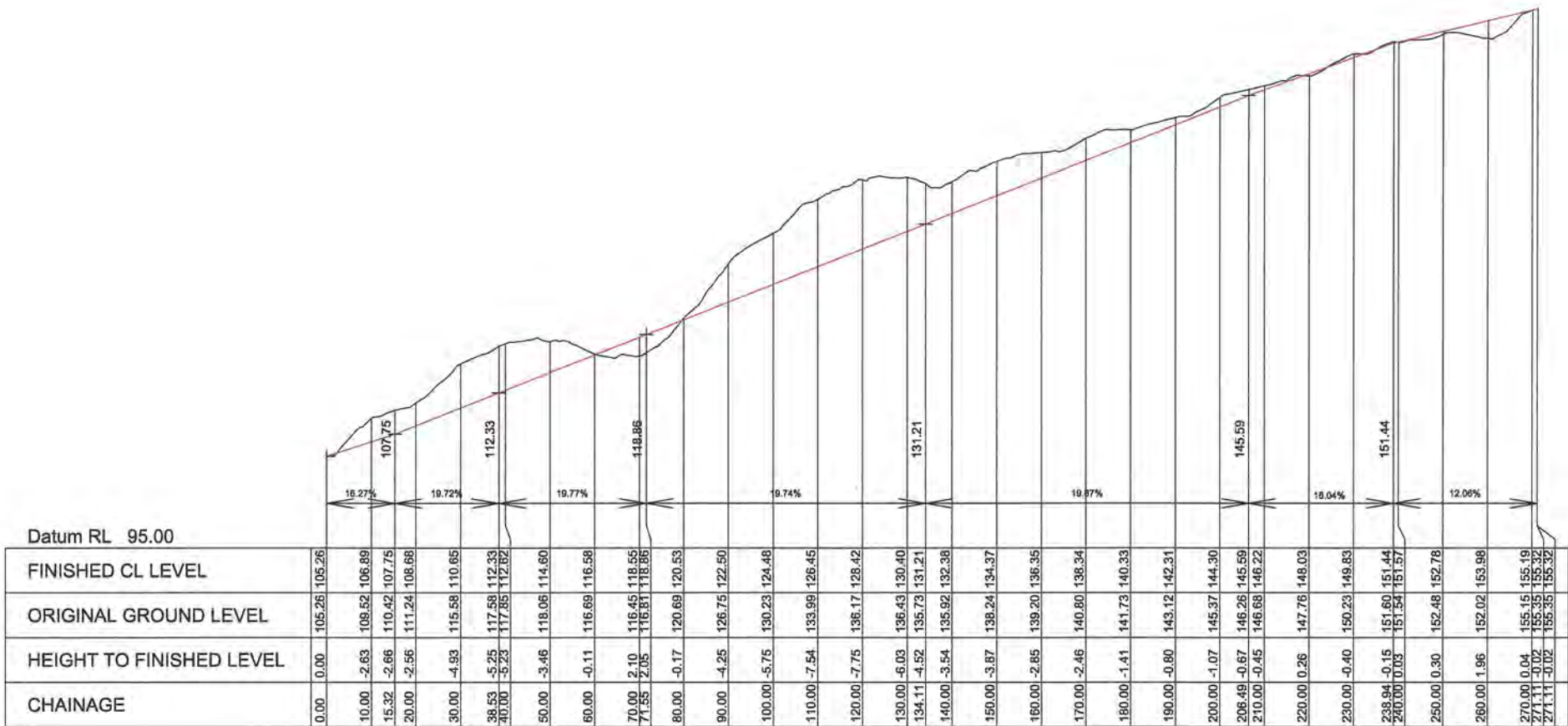


Client/Location:
Bellamy Ltd
Connell Street, Dunedin
Principal: R and M Duffy

Purpose/Drawing Title:
Lower Right of Way Layout - 5m High Benches

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Approved by	XXX	Sheet No	Revision No	Date Created
Job Ref	15420 - Connell St	1/7	1	5/12/2018



Datum RL 95.00

FINISHED CL LEVEL

ORIGINAL GROUND LEVEL

HEIGHT TO FINISHED LEVEL

CHAINAGE

Client/Location

Bellamy Ltd.
Connell Street
Dunedin

Purpose/Grading Title

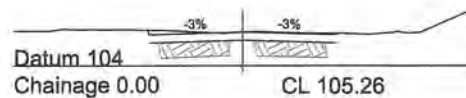
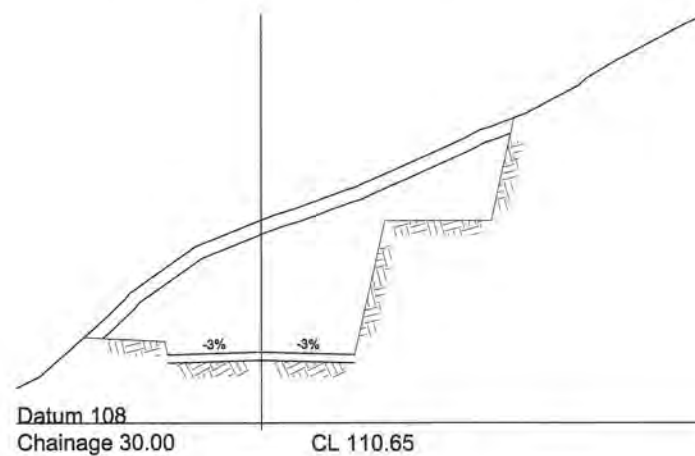
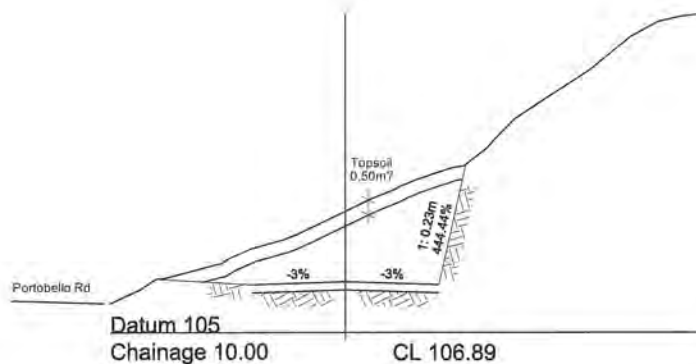
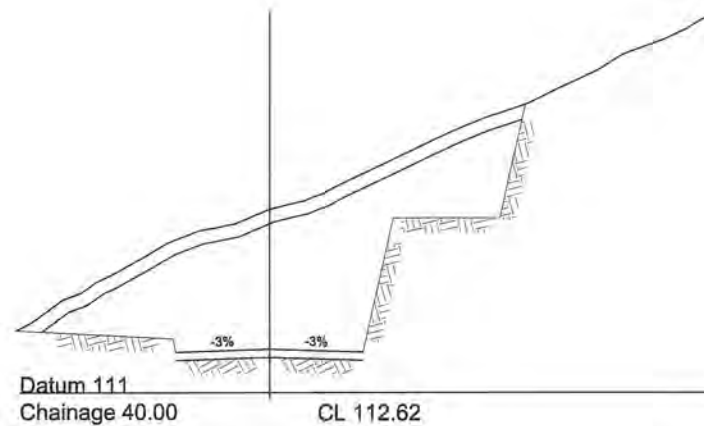
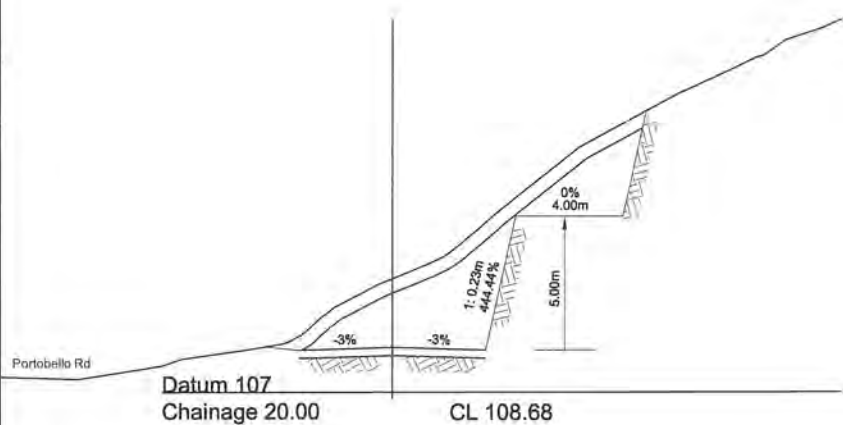
LOWER RIGHT OF WAY LONG SECTION "GLENROWAN"

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Surveyed by: JCC
Designed by: JCC
Drawn by: JCC
Checked by: ALA
Approved by: JCC
Use Ref: 15420 - Connell St

Original Size: A3

Scale: HZ 1:1000
V1 1:500
DO NOT SCALE
Sheet No: 2/7
Revision No: A
Date Created: 5/12/2018



Client Location:

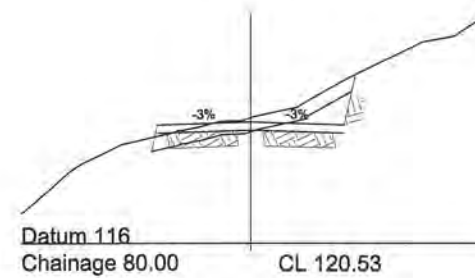
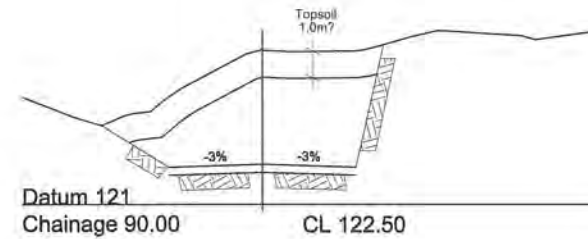
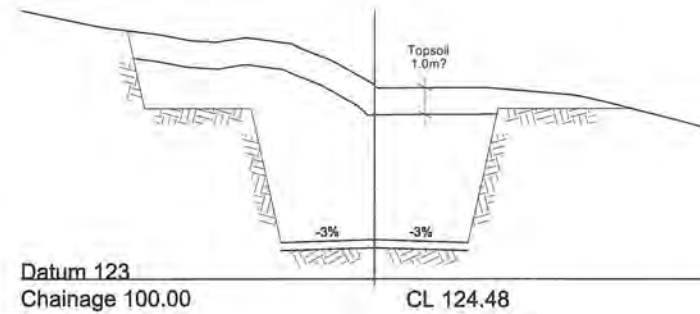
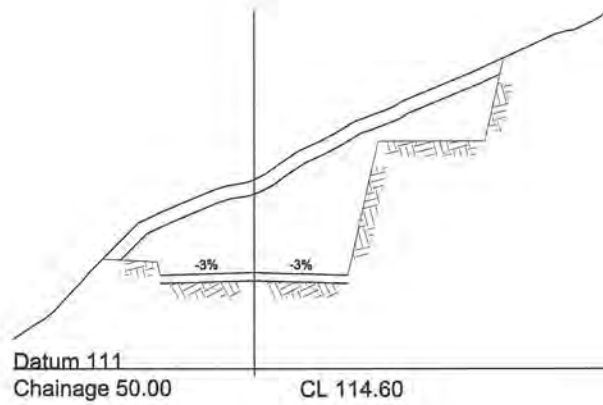
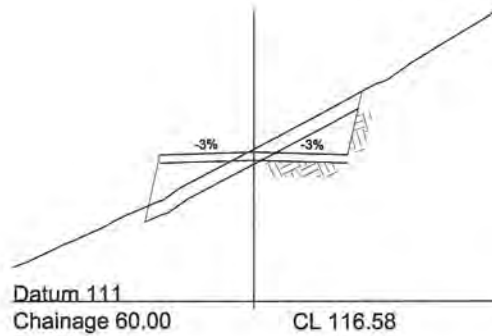
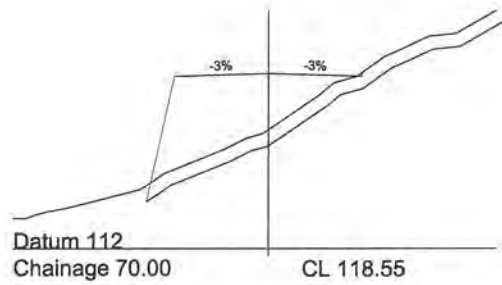
Bellamy Ltd.
Connell Street
Dunedin

Project/Drawing Title:

**LOWER RIGHT OF WAY CROSS SECTION - 5m HIGH BENCHES
"GLENROWAN"**

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Checked by	XXX	DO NOT SCALE	
Approved by	XXX	Sheet No.	Date Created
Job Ref	15420 - Connell St	3/7	A 5/12/2018

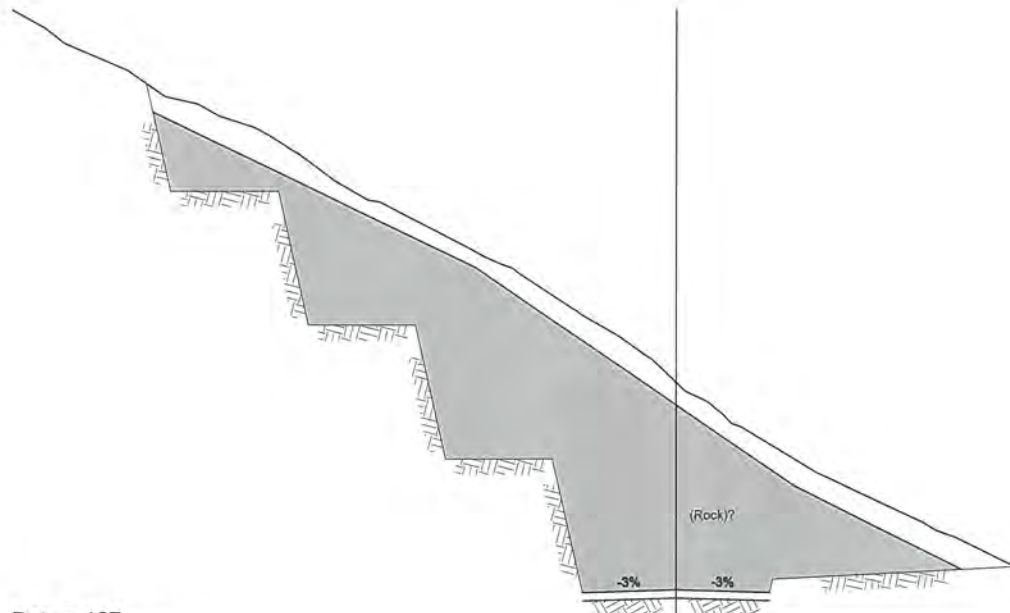


Client: Bellamy Ltd.
Connell Street
Dunedin

Purpose: Drawing Title: LOWER RIGHT OF WAY CROSS SECTION - 5m HIGH BENCHES
"GLENROWAN"

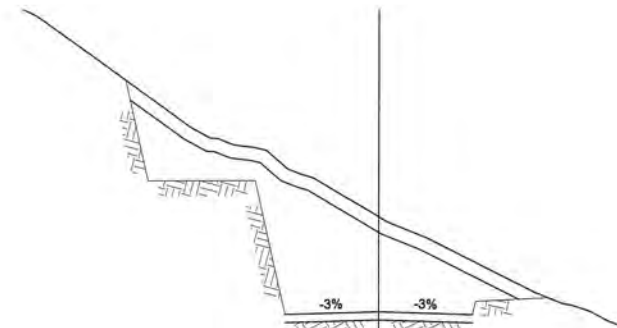
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Approved by	XXX		
Job Ref	15420 - Connell St	Sheet No	4/7
		Revision No	A
		Date Created	5/12/2018



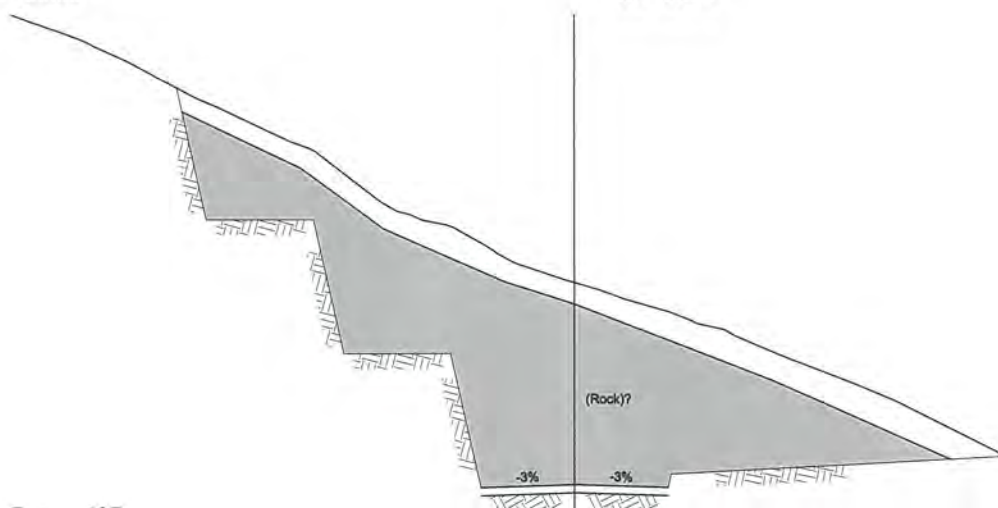
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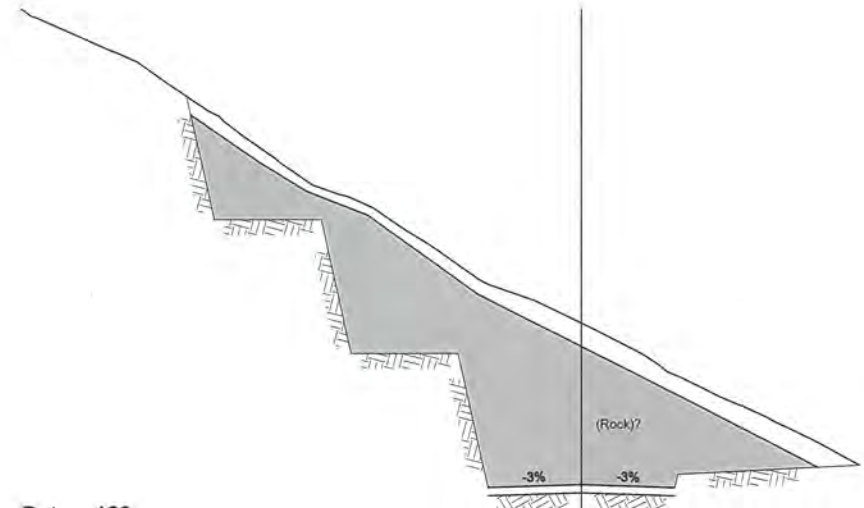
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Chainage 110.00

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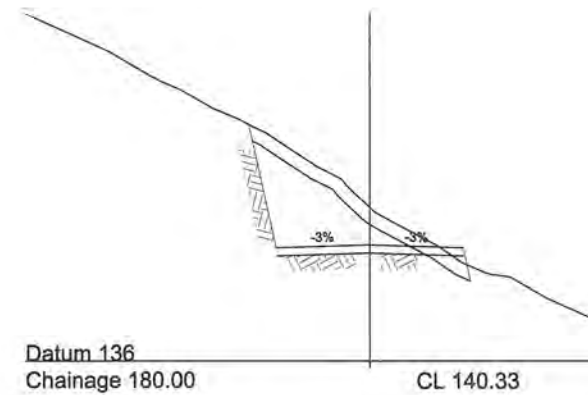
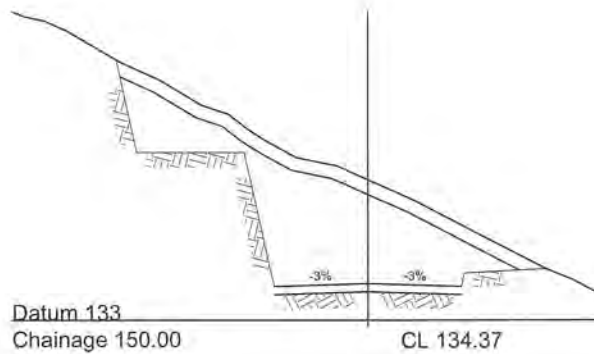
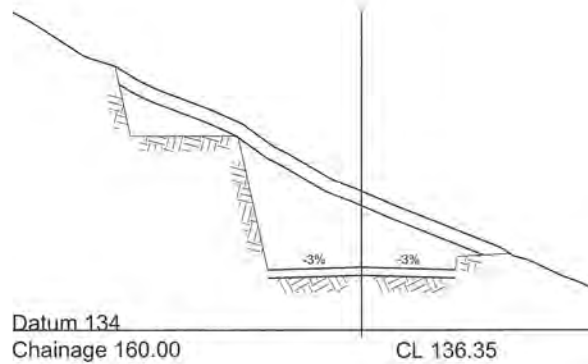
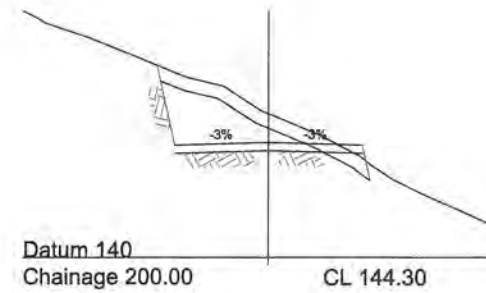
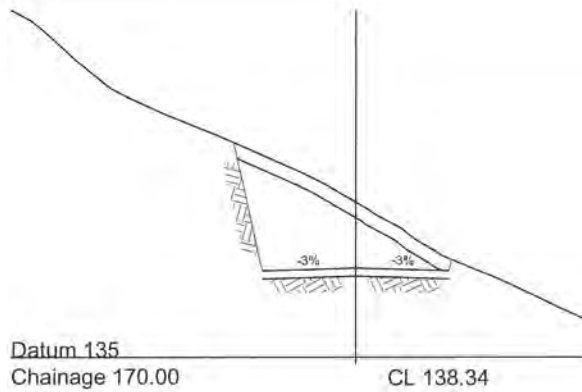
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CL 130.40

Client/Location	Bellamy Ltd. Connell Street Dunedin
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Purpose/Drawing Title	LOWER RIGHT OF WAY CROSS SECTION - 5m HIGH BENCHES "GLENROWAN"
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	Approved by	XXX	DO NOT SCALE	
	Job Ref	15420 - Connell St	Sheet No	Revision No
		5/7	A	5/12/2018



Client/Location:

Bellamy Ltd.
Connell Street
Dunedin

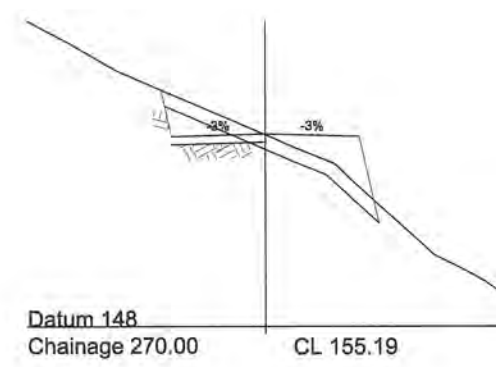
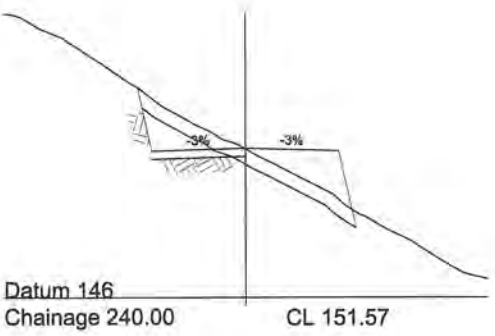
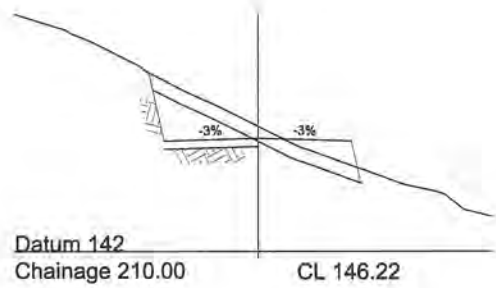
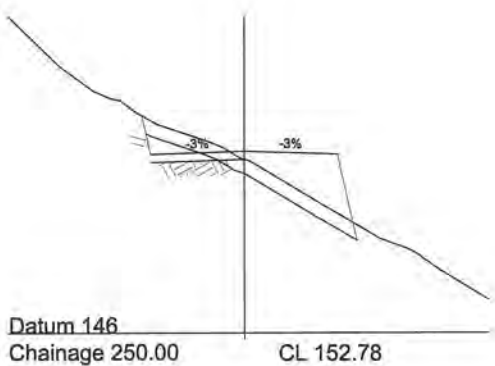
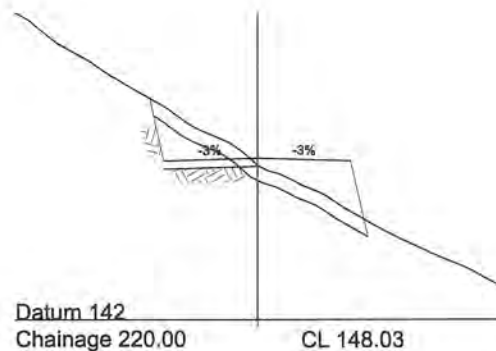
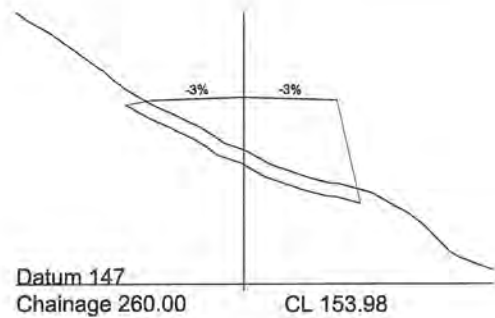
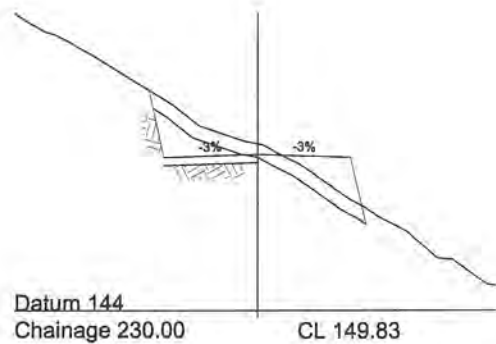
Purpose/Drawing Title:

LOWER RIGHT OF WAY CROSS SECTION - 5m HIGH BENCHES
"GLENROWAN"

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Designed by	XXX	Original Size	Scale
Drawn by	XXX	A3	Hz 1:1000 Vt 1:500
Checked by	XXX		
Approved by	XXX		
Job Ref	15420 - Connell St	Sheet No	6/7
		Revision No	A
		Date Created	5/12/2018

DO NOT SCALE



Client/Location Bellamy Ltd. Connell Street Dunedin	Purpose/Drawing Title LOWER RIGHT OF WAY CROSS SECTION - 5m HIGH BENCHES "GLENROWAN"	© COPYRIGHT: This drawing content and design remains the property of Nigel Pitts & Assoc. Limited and may not be reproduced in part or full or altered without the written permission of Nigel Pitts & Assoc. Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Nigel Pitts & Assoc. Limited for its unauthorized use.	<table><tr><td>Surveyed by</td><td>XXX</td><td>Original Size</td><td>Scale</td></tr><tr><td>Designed by</td><td>XXX</td><td rowspan="3">A3</td><td rowspan="4">Hz 1:1000 Vt 1:500</td></tr><tr><td>Drawn by</td><td>XXX</td></tr><tr><td>Checked by</td><td>XXX</td></tr><tr><td>Agreed by</td><td>XXX</td><td colspan="2">DO NOT SCALE</td></tr><tr><td>Job Ref</td><td>15420 - Connell St</td><td>Sheet No</td><td>7/7</td></tr><tr><td></td><td></td><td>Reviewed by</td><td>A</td></tr><tr><td></td><td></td><td></td><td>Date Created 5/12/2018</td></tr></table>	Surveyed by	XXX	Original Size	Scale	Designed by	XXX	A3	Hz 1:1000 Vt 1:500	Drawn by	XXX	Checked by	XXX	Agreed by	XXX	DO NOT SCALE		Job Ref	15420 - Connell St	Sheet No	7/7			Reviewed by	A				Date Created 5/12/2018
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Designed by	XXX	A3	Hz 1:1000 Vt 1:500																												
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Job Ref	15420 - Connell St	Sheet No	7/7																												
		Reviewed by	A																												
			Date Created 5/12/2018																												



Application Area

Land Use Zoning:
 Operative Plan - Residential 1
 - Rural
 Proposed Plan - Residential General
 - Residential Future



Nigel Pitts
 & ASSOCIATES LTD
 100 Rotorua Road, Rotorua
 Phone 027 351 5097
 Email nigel@nigel-pitts.co.nz

PROPOSED SUBDIVISION - "GLENROWAN"
 LOTS 18,23 - 26 and LOT 30
 CT 137091 (ROW ONLY) and Pt CT 137121

"GLENROWAN"
 FURTHER RESIDENTIAL DEVELOPMENT

Original Size	Scale
A3	1:1500
Sheet No	DO NOT SCALE
1	

NOTE:
Heights shown are at top of stakes



Client/Location
Bellamy Ltd.
Connell Street
Dunedin

Purpose/Drawing Title
Test Hole Locations October 2018
"GLENROWAN"
TONKIN TALOR TEST HOLES TP 1 TP 14

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Surveyed by:	XXX	Original Size	Scale
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Checked by:	XXX		
Approved by:	XXX	Sheet No	Revision No
Job Ref	15420 - Connell St	1	1
			Date Created
			31/10/2018