



4 August 2022

The Variation 2 Officer
Dunedin City Council
PO Box 5045
Dunedin

**RESPONSE TO VARIATION 2 s42A REPORT
PART OF RS 14 (42a LAMBERT STREET)
SUBMITTER: STEVE ROSS**

Please find below, the submitter's response to the s42A recommendations that relate to this greenfields site.

Background

RS 14 covers a large area of land, spanning properties at Lambert Street, North Taieri Road and McMeakin Road. This report relates to a portion of RS 14, being the land located at 42a Lambert Street (owned by the submitter, Steve Ross).

The submission property 6.93ha in area. It is split-zoned, with the portion of the property that being being zoned Hill Slopes Rural and a portion being zoned GR1. The site contains a large pasture area that has traditionally been poorly utilised. A number of residential developments have been successfully undertaken in the surrounding environment and we are aware of several other developments nearby that are moving through their consent and design processes. It appears that demand will remain strong for new sites located in this part of the City. The submitter considers that the development of this site is a logical extension of the existing urban environment.

Transportation Matters

While no expert evidence is being supplied by the submitter in respect to transportation matters, the submitter considers the information below to be relevant.

The subject site isn't contiguous with the other three RS 14 properties. It differs in terms of elevation, topography and outlook. It is reasonable to suggest that the rezoning of this site could be considered in isolation of the other RS 14 land.

We have reviewed the s42a comments provided by DCC Transport. These comments are clearly made with the whole of RS 14 in mind, the result of which if fully rezoned would be an increase in the potential number of dwellings within the local community of 967. Of these 967 dwelling, the s42a report anticipates that 114 of these will be created from the land at 42a Lambert Street.

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It is our opinion that a yield of 114 sites from the land at 42a Lambert Street is highly unlikely. This number of sites makes an allowance for some new road, but then assumes that the remainder of the land can be subdivided to small sites at around the 400m² to 500m² size. More realistically, we consider that this site will have a practical yield closer to 73 sites. This is because a portion of the land will need to be set aside for protection of the existing watercourse that passes along the southern boundary of the property, and other land put aside for stormwater management purposes. Our calculation of a realistic yield is demonstrated below-

Land area:	<u>6.93ha</u>
Less 17% for roading:	-1.18ha
Less 0.60ha for watercourse protection:	-0.60ha
Less 0.40ha for stormwater management:	<u>-0.40ha</u>
Remaining land area	4.75ha
Realistic average site size:	<u>650m²</u>
Realistic yield:	73 sites

DCC Transport has not made an assessment of the effects of an additional 73 sites on the local transportation network. It is quite possible, and it is the submitter's view, that the traffic generated by an additional 73 residential sites at 42a Lambert Street will not result in any adverse effects that are more than minor.

In the event that this relatively small number of additional houses does create an adverse effect that is more than minor, it is possible that mitigation in the form of minor network upgrades may be a suitable method of addressing this effect. The submitter would welcome further discussion with DCC Transport in respect to the proposed scale of residential development envisaged by this rezoning.

Landscape Matters

We have reviewed the landscape comments in the s42a report. The comments specifically relating to 42a Lambert Street are relatively sparse, however it is noted that a small number of existing residents would have their rural outlook adversely affected from residential development on this property. Given the low elevation of this block of land, the applicant feels that any adverse effects on landscape will likely be minor. Furthermore, these effects may be able to be successfully mitigated through boundary planting requirements.

We concur with Council's comment that 'Effects on wider surrounding rural character will be low-moderate ... due to the relatively low visual quality of the site, which does not appear to be used for primary production, and the close proximity of the site to the railway corridor, sand mine and adjacent residential development'. Creating a viable development path for this property would allow the less desirable elements of the current landscape to be swiftly dealt with. The site and immediate surroundings are not typical of the rural environment, and the submitter believes that the land can be put to much better utilisation if it were to be enabled for residential use.

3-Waters Matters

Based on the assumption that 967 dwellings are to be built within RS 14, the s42a report indicates that significant (but manageable issues) exist in relation to each of the 3-waters elements. The report indicates that there is some existing capacity in the network, presumably meaning that a moderate number of new dwellings could be established and served by extensions to the existing infrastructure.

Water Supply

A 150mm water main is located beneath the relatively short Hyslop Street carriageway, transitioning to a 100mm water main at the site entrance. The 150mm water main is fed from a 200mm trunk main. It would appear to be relatively straight-forward for the existing watermain network to be extended into the land at 42a Lambert Street, for the purpose of domestic water supply and fire protection.

Wastewater Disposal

There is a 150mm foul sewer in Lambert Street / Hyslop Street. This sewer drains via gravity to an existing pumping station located at the end of North Taieri Road. The land at 42a Lambert Street is located at a level approximately 7m below the pumping station. This means that wastewater discharge from the rezoning land will need to be achieved through the installation of a new pressure pipe system and pump. This will likely take the form of a new DCC pump station, although a private pumping system may be an option. The advantage of a new DCC pump station is that this could be programmed to operate in a compatible arrangement with the existing pump station at North Taieri Road, thereby ensuring that the existing foul sewer network is not compromised by the additional wastewater flows.

Stormwater Management

The property contains two modified watercourses (the primary of these being Abbotts Creek), which will need to be maintained, and perhaps enhanced, in order to ensure suitable stormwater management flows.

It is anticipated that the stormwater design for any development within this land will be expected to not exceed pre-development peak flows. This will likely result in a requirement for some on-site detention, either by way of individual site tanks, or perhaps more appropriately, by way of a communal stormwater detention pond.

We cannot see any reason as to why a development of the land at 42a Lambert Street could not comply with a requirement to ensure that existing off-site flows are not exceeded.

Hazards Matters

There are relatively few references to 42a Lambert St within the Hazard reporting. However, we suspect that concerns about flooding and the transport of sediment by the

watercourses within the property are likely to be factors that require management and/or mitigation. The site and terrain is well suited to provide stormwater management, and the existing channels (not currently of natural appearance) could be enhanced relatively easily, and their hydraulic function improved using conventional civil engineering techniques.

We agree that the geologically sensitive areas of the site would need to be developed with care, following the appropriate sub-surface investigations being undertaken. We concur with Stantec's conclusion that the presence of a hazard on the site 'does not mean that development is not possible, just that it may be constrained by geotechnical hazards and cost of mitigation'. We submit that the hazard issues on this part of RS 14 are considerably less pronounced than those on other parts of RS 14, and that residential development on the land at 42a Lambert Street is viable from both an engineering and economic perspective.

The ORC flood hazard map indicates the potential for flooding along the edge of the Abbots Creek watercourse alignment as this passes through the property. This covers only a relatively small portion of the site, and we have made allowance for this in the 0.60ha that has been removed from the yield calculation for watercourse protection purposes.

The site is subject to potential flooding as marked on the Mt Grand dam break publication. We are not certain as to the likelihood of a dam break occurring. There may be methods available to mitigate this risk (e.g. raising the ground level of the land in certain places). This is a matter that will need to be more comprehensively investigated during the resource consent process for future development within the rezoning land.

Structure Plan

None provided.

Planning Matters

Council's policy planner believes that RS 14 should retain its existing Rural zoning, based primarily upon the hazard and transport issues. We believe that the assessment has been made in terms of site yield for all of RS 14, which is significantly greater than the smaller residential capacity that can be attributed to just this site. The land at 42a Lambert Street does not exhibit many of the matters that Council has expressed concern over, and we speculate that a new rezoning evaluation that is focused only on this address rather than the broader RS 14 area, might result in a more favourable recommendation.

Yours faithfully

PATERSON PITTS GROUP



Kurt Bowen

Registered Professional Surveyor