

## Variation 2 – Additional Housing Capacity – GF11 (Rezoning Polwarth Road and Wakari Road)

Submitter: Kidston Family – Owners of 195 Wakari Road, Wakari, Dunedin

Submission to ACCEPT THE CHANGE (with amendments) of 2gp variation – Greenfield Rezoning of 195 Wakari Road from Rural Residential 2 to General Residential 1 (GF11)

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As the land owners of 195 Wakari Road in Wakari, we would be fully supportive (accept the change with amendment) of the council initiative in rezoning the property (from Rural Residential 2 to General Residential 1), to alleviate the housing shortfall in Dunedin.

### **Our family history in the area**

The Kidston/Bretherton family, has strong links and historic ties to the area, and continue to do so with family members still residing there. Alongside 150 years and six generations of residing in Wakari, we have also been involved in developing and owning local businesses, considerable investments in property and housing, and were all raised and schooled in the area from kindergarten through to primary school.

From the 1940s to the 1980s the Bretherton family owned and redeveloped the shopping centre at the corner of Helensburgh and Taieri Roads, where the family operated the fruit and vegetable store, the grocers shop and the hairdressing salon. On the opposite corner John & Mary Kidston re-developed the old substation site through the late 80's and early 90's. The construction of six townhouses and a block of eight apartments remains an attractive quality development, 30 years on.

The land (at 195 Wakari Road) was purchased so successive generations would continue to have ties to the area and, with the potential rezoning of the land, create a subdivision that will help alleviate housing pressure in Dunedin and enhance Wakari as a suburb through the direct benefit to local schools and businesses.

We believe rezoning this land into a quality residential 1 area is a unique opportunity for others to live in an area we know to be to be one of the best environments Dunedin has to offer. We would enjoy the opportunity to provide an affordable similar lifestyle to a diverse range of home owners. The sites would be an attractive proposition, with close proximity to schools, shops, and the town centre, access to multiple existing recreational biking and walking tracks, and a boost in numbers for the local golf course, bowls clubs, tennis club, cricket and rugby clubs, all of which our family have been members of over the years.

With the current housing shortfall in Dunedin and an aging housing stock, rezoning the land will not only provide an additional housing solution but also provide the community with the land to construct warmer, dryer, healthier homes in an established residential area close to the central city.

### **195 Wakari Road – The Land**

The land itself has a gentle sloping topography which gives the ability to develop the land efficiently, with the density as per council plan and requirements. The site receives a good amount of sunshine, is generally easterly facing and is well located in close proximity to various schooling options from kindergarten through to primary, intermediate and secondary schools.

Its location is close to public transport (bus stop / bus route), and provides various routes into the city via arterial roads such as Taieri and Balmacewen Roads.

Easy access to the recreational areas of Wakari bike park, Ross Creek Reserve, the Pineapple track and Flagstaff would be of physical benefit to families and an invitation to an active lifestyle.

The land currently is relatively bare, with no significant trees or bush that would affect the development potential of the site. The entrance to the site is relatively wide which would easily accommodate vehicle movement. Several of our family members would be looking to build and live in this development, and we would seek to actively maintain and enhance the amenity of the streetscape to reflect the current and future character of the neighbourhood.

### **Accept the Change with the Following Amendment(s)**

We are in support of the change of zoning, and would like to see the following amendments in particular relation to the site at 195 Wakari Road:

- 1.** An amendment that provides the General Residential 1 zoning to be extended to the top of the site boundary of 195 Wakari Road (in particular parcel Lot 2 DP 12686). This would provide an opportunity for housing diversity, with possible larger sites at the top of the site (minimum of 1,000m<sup>2</sup>), which would assist with the transition between the rural / urban interface.
- 2.** The removal of the historical set back encumbrance at the residential boundary along the front of the site (closest to Wakari Road).

Both of these amendments would provide the most efficient and effective use of the land in its entirety.

In support of the council initiative in rezoning the land, instead of land banking the site we would look to progress with the development relatively swiftly, working alongside the council in terms of the density as per requirements, to create the most effective and efficient use of the land in order to help provide the city a solution to its current/future housing demand. We would be engaging an experienced engineering and surveying company to deliver a strategically planned subdivision, encourage good urban design and ensure enough opportunities for the development of new homes.

The Kidston family would be looking to provide a smart development and a quality product, with differing price points to encourage a diverse community, offering an affordable option for families and homeowners close to the central Dunedin city centre. As we are also looking to be part of this potential development, it is in our best interest to provide a place where young and old can enjoy living together as a community.

We are making this submission in full support of the councils variation for greenfield rezoning the land at 195 Wakari Road from Rural Residential 2 to General Residential 1 with the amendments as above.