

## Roxanne Davies

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**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>  
**Sent:** Thursday, 4 March 2021 09:21 p.m.  
**To:** District Plan Submissions  
**Subject:** Email 1 of 2: Submission of Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd - 155 and 252 Scroggs Hill Road Residential Rezone  
**Attachments:** Submission Form 5 - Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd - 155 and 252 Scroggs Hill Road.PDF; Variation 2 Submission Notes - Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd - 155 and 252 Scroggs Hill Road.PDF; Variation 2 Submission Notes - Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd - Table 1.pdf; Structure Plan.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Michaela Doing

Hi,

Please find attached the following documents forming the submission of Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd in relation to the residential rezone of 155 and 252 Scroggs Hill Road

- Completed Form 5;
- Submission Notes;
- Table 1;
- Structure Plan;
- Landscape Figures and Report.

I will send the Landscape Figures and Report in email 2.

Please confirm receipt of both emails.

Cheers,

Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin 9054 Phone 0274822214  
[www.sweepconsultancy.co.nz](http://www.sweepconsultancy.co.nz)

## Roxanne Davies

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**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>  
**Sent:** Thursday, 4 March 2021 09:22 p.m.  
**To:** District Plan Submissions  
**Subject:** Email 2 of 2: Submission of Ross McLeary, COF Ltd & Scroggs Hill Farm Ltd - 155 and 252 Scroggs Hill Road Residential Rezone  
**Attachments:** Attachment 1\_Scroggs Hill Farm\_rev c.pdf; Scroggs Hill Farm \_Variation Two Zoning Proposal\_rev d.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Michaela Doing

Attached: Landscape Figures and Report

Cheers,

Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin  
9054 Phone 0274822214 [www.sweepconsultancy.co.nz](http://www.sweepconsultancy.co.nz)

# VARIATION 2 – ADDITIONAL HOUSING CAPACITY

## SUBMISSION FORM 5

CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991



SECOND  
GENERATION  
DISTRICT PLAN

This is a submission on Variation 2 to the Second Generation Dunedin City District Plan (2GP). Your submission must be lodged with the Dunedin City Council by midnight on 4 March 2021. All parts of the form must be completed.

### Privacy

Please note that submissions are public. Your name, organisation, contact details and submission will be included in papers that are available to the media and the public, including publication on the DCC website, and will be used for processes associated with Variation 2. This information may also be used for statistical and reporting purposes. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at dcc@dcc.govt.nz or 03 477 4000.

### Make your submission

Online: [www.dunedin.govt.nz/2GP-variation-2](http://www.dunedin.govt.nz/2GP-variation-2) | Email: [districtplansubmissions@dcc.govt.nz](mailto:districtplansubmissions@dcc.govt.nz)

Post to: Submission on Variation 2, Dunedin City Council, PO Box 5045, Dunedin 9054

Deliver to: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

### Submitter details (You must supply a postal and/or electronic address for service)

First name: Ross J of Limited J Scruggs Hill Farm Limited

Last name: McLeary

Organisation (if applicable):

Contact person/agent (if different to submitter): Emma Peters, consultant, Sweep Consultancy Ltd

Postal address for service: P.O. Box 5724

Suburb:

City/town: Dunedin

Postcode: 9054

Email address: emma@sweepconsultancy.co.nz

### Trade competition

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.

I could gain an advantage in trade competition through this submission: Yes ☒ No

If you answered yes, you could gain an advantage in trade competition through this submission please select an answer:

- Yes No My submission relates to an effect that I am directly affected by and that:
- a. adversely affects the environment; and
  - b. does not relate to trade competition or the effects of trade competition.

### Submission

Submissions on Variation 2 can only be made on the provisions or mapping, which are proposed to change or alternatives that are clearly within the scope of the 'purpose of the proposals', as stated in the Section 32 report. Submissions on other aspects of the 2GP are not allowed as part of this process.

You must indicate which parts of the variation your submission relates to. You can do this by either:

- making a submission on the Variation Change ID (in which case we will treat your submission as applying to all changes related to that change topic or alternatives within the scope of the purpose of that proposal); or
- on specific provisions that are being amended.



**The specific aspects of Variation 2 that my submission relates to are:**

Variation 2 change ID (please see accompanying Variation 2 – Summary of Changes document or find the list on [www.dunedin.govt.nz/2GP-variation-2](http://www.dunedin.govt.nz/2GP-variation-2))

155 & 252 Scroggs Hill Rd, GFO1, NOMA, 'no DCC reticulated  
For example: D2 waste water mapped area'.

Provision name and number, or address and map layer name (where submitting on a specific proposed amendment):

All relevant provisions relating to New Development Mapped Area  
For example: Rule 15.5.2 Density or zoning of 123 street name.

My submission seeks the following decision from the Council: (Please give precise details, such as what you would like us to retain or remove, or suggest amended wording.)

☒ Accept the change

☒ Accept the change with amendments outlined below

☒ Reject the change

☒ If the change is not rejected, amend as outlined below

see attached submission notes.

see attached submission notes

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

If you wish to make multiple submissions, you can use the submission table on page 3 or attach additional pages.

see attached submission notes

**Hearings**

Do you wish to speak in support of your submission at a hearing: ☒ Yes ☐ No

If others make a similar submission, would you consider presenting a joint case at a hearing: ☒ Yes ☐ No

Signature:



Emma Peters, Consultant, Sweep Consultancy Ltd

Date:

4/3/21



Table 1: NDMA Issues and Potential Mechanisms For Solutions

Notified Policy / Rule	Issue	Potential Solutions
<b>CHANGE D4</b> <b>Policy 2.3.3.1.X</b> <u>Support community and leisure activity, sport and recreation, and essential community facilities in Dunedin through:</u> ... <u>X policies and assessment rules for subdivision in a new development mapped area that require consideration of the need for formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities. {Change D4}</u> Delete Policy 2.6.1.6.b Objective 12.2.X Future residential growth areas are developed in a way that achieves the Plan's strategic directions for: <u>{Change D1}</u> a. facilities and spaces that support social and cultural well-being. <u>{Objective 2.3.3}; {Change D4}</u> Policy 12.2.X.1 Policy 12.2.X.1 Only allow subdivision in a new development mapped area where it will provide or otherwise ensure good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services. <u>{Change D4}</u> Rule 12.X.2.5.c 12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area Activity Matters of discretion Guidance on the assessment of resource consents ...	<p>How will this operate in NDMA where land is in multiple ownership and development is likely to occur over time and potentially without co-operation between landowners?</p> <p>S32 report talks about 'large greenfield areas' [see para 296], however, many of the 'large greenfield areas' in NDMA are in multiple ownership.</p>	<p>A trigger mechanism for requirement of formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities. That is, over so many lots / developed area a greenspace is required.</p> <p>AND / OR</p> <p>Specify what greenspace etc is required as a minimum for which NDMAs.</p>

<div> <div> 5. In a new development mapped area: <ul style="list-style-type: none"> <li>All subdivision activities (Change D1)</li> </ul> </div> <div> c. Provision of recreation spaces (Change D4). <div> Relevant objectives and policies: <div> 1. Objective 12.2 X <ul style="list-style-type: none"> <li>The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for offroad cycling and walking tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2 X 1). (Change D4)</li> </ul> </div> Conditions that may be imposed include: <ul style="list-style-type: none"> <li>Location, size and shape of recreation reserves, including a minimum length of road frontage.</li> <li>A requirement to vest recreation spaces in DCC as DCC reserve.</li> <li>Public amenities to be included in a recreation reserve.</li> <li>A requirement for the recreation space to be developed prior to vesting in DCC. (Change D4)</li> </ul> </div> </div> </div>		
Rule 15.11.5.Y		
15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item		
<div> Activity </div>	<div> Matters of discretion </div>	<div> Guidance on the assessment of resource consents </div>
...		
<div> Y In a new development mapped area: <ul style="list-style-type: none"> <li>All subdivision activities (Change D1 &amp; Change F2.2)</li> </ul> </div>	<div> c. Provision of recreation spaces (Change D4) </div>	<div> See Rule 12 X (Change D4) </div>



Notified Policy / Rule	Issue	Potential Solutions			
<p><b>CHANGE D5</b></p> <p>Delete Policies 2.2.2.5.b and 2.2.5.3.a and replace with new clause in Policy 2.2.2.X.a</p> <p><b>Policy 2.2.2.X to be added {Change D5 &amp; Change E4}</b></p> <p><u>Encourage improvements to the environmental performance of new housing by. {Change E4}</u></p> <p>a. <u>use of policies and assessment rules for subdivision, including in new development mapped areas, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing; {Change D5}</u></p> <p>b. <u>encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;</u></p> <p>c. <u>rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space; and</u></p> <p>d. <u>rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas. {Change E4}</u></p> <p><b>Objective 12.2.X &amp; Policy 12.2.X.3</b></p> <p><b>Objective 12.2.X {Change D1}</b></p> <p><u>Future residential growth areas are developed in a way that achieves the Plan's strategic directions for. {Change D1}</u></p> <p>...</p> <p>c. <u>environmental performance and energy resilience (Objective 2.2.2); {Change D5}</u></p> <p>..</p> <p><u>Policy 12.2.X.3</u></p> <p><u>Only allow subdivision in a new development mapped area where the subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces {Change D5}</u></p> <p><b>Rule 12.X.2.5.a</b></p> <p><b>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</b></p> <table> <tr> <td><u>Activity</u></td><td><u>Matters of discretion</u></td><td><u>Guidance on the assessment of resource consents</u></td></tr> </table> <p>...</p>	<u>Activity</u>	<u>Matters of discretion</u>	<u>Guidance on the assessment of resource consents</u>	<p>No issues.</p>	<p>N/A</p>
<u>Activity</u>	<u>Matters of discretion</u>	<u>Guidance on the assessment of resource consents</u>			



<p>5. <u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li>• <u>All subdivision activities</u> <i>{Change D1}</i></li> </ul>	<p>a. <u>Whether subdivision design supports energy-efficient housing</u> <i>{Change D5}</i></p>	<p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 12.2.X</u></p> <p>ii. <u>The subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces (Policy 12.2.X.3).</u> <i>{Change D5}</i></p>		
...				
<p>Rule 15.11.5.Y</p>				
<p>15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</p>				
Activity		Matters of discretion	Guidance on the assessment of resource consents	
...				
<p>Y <u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li>• <u>All subdivision activities</u> <i>{Change D1 &amp; Change F2-2}</i></li> </ul>	<p>a. <u>Whether subdivision design supports energy-efficient housing</u> <i>{Change D5}</i></p>	<p>See Rule 12.X <i>{Change D5}</i></p>		

Notified Policy / Rule	Issue	Potential Solutions						
<b>CHANGE D6</b> Objective 12.2.X and Policy 12.2.X.2	What is the threshold for 'significant natural environment values'?	Provide a definition for this term.						
<u>Objective 12.2.X</u> {Change D1}								
Future residential growth areas are developed in a way that achieves the Plan's strategic directions for. {Change D1}								
...								
b. <u>Indigenous biodiversity</u> (Objective 2.2.3). {Change D6}								
...								
<u>Policy 12.2.X.2</u> Only allow subdivision in a new development mapped area where the subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values. {Change D6}								
<b>Rule 12.X.2.5.d</b>								
<u>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</u>								
<table><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}</td><td><u>Relevant objectives and policies:</u> i. <u>Objective 12.2.X</u> ii. The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values (Policy 12.2.X.2). {Change D6}</td><td><u>Conditions that may be imposed include:</u> iii. A requirement to protect areas through reserve status or other legal mechanisms. iv. A requirement to undertake conservation activity. {Change D6}</td></tr></table>	Activity	Matters of discretion	Guidance on the assessment of resource consents	d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}	<u>Relevant objectives and policies:</u> i. <u>Objective 12.2.X</u> ii. The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values (Policy 12.2.X.2). {Change D6}	<u>Conditions that may be imposed include:</u> iii. A requirement to protect areas through reserve status or other legal mechanisms. iv. A requirement to undertake conservation activity. {Change D6}		
Activity	Matters of discretion	Guidance on the assessment of resource consents						
d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}	<u>Relevant objectives and policies:</u> i. <u>Objective 12.2.X</u> ii. The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values (Policy 12.2.X.2). {Change D6}	<u>Conditions that may be imposed include:</u> iii. A requirement to protect areas through reserve status or other legal mechanisms. iv. A requirement to undertake conservation activity. {Change D6}						
...								

Rule 15.11.5.Y			
15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a <u>scheduled heritage item</u>			
Activity	Matters of discretion	Guidance on the assessment of resource consents	
...			
Y	<u>In a new development mapped area.</u> <ul style="list-style-type: none"><li>• <u>All subdivision activities</u> (Change D1 &amp; Change F2-2)</li></ul>	<u>d. Whether subdivision design maintains or enhances areas with significant natural environment values</u> (Change D6)	See Rule 12.Y (Change D6)



Notified Policy / Rule	Issue	Potential Solutions												
<p><b>CHANGE D7</b></p> <p><b>Objective 12.2.X {Change D1}</b></p> <p>Future residential growth areas are developed in a way that achieves the Plan's strategic directions for: <i>{Change D1}</i></p> <p>...</p> <p>d. form and structure of the environment <i>{Objective 2.4.1} {Change D7}</i></p> <p><b>Policy 12.2.X.4</b></p> <p>Only allow subdivision in a new development mapped area where the subdivision will provide adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment. <i>{Change D7}</i></p> <p><b>Rule 12.X.2.5.b</b></p> <p><b>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</b></p> <table border="1"> <thead> <tr> <th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr> </thead> <tbody> <tr> <td> <p>5. In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities <i>{Change D1}</i>.</li> </ul> </td><td> <p>b. Provision for amenity planting and public amenities <i>{Change D7}</i></p> </td><td> <p>Relevant objectives and policies</p> <p>i. Objective 12.2.X</p> <p>ii. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment. <i>{Policy 12.2.X.4}</i></p> <p>Conditions that may be imposed include:</p> <p>iii. Requirements for street tree and other subdivision amenity planting. <i>{Change D1}</i>.</p> </td></tr> </tbody> </table> <p>...</p> <p><b>Rule 15.11.5.Y</b></p> <p><b>15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</b></p> <table border="1"> <thead> <tr> <th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td></tr> </tbody> </table>	Activity	Matters of discretion	Guidance on the assessment of resource consents	<p>5. In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities <i>{Change D1}</i>.</li> </ul>	<p>b. Provision for amenity planting and public amenities <i>{Change D7}</i></p>	<p>Relevant objectives and policies</p> <p>i. Objective 12.2.X</p> <p>ii. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment. <i>{Policy 12.2.X.4}</i></p> <p>Conditions that may be imposed include:</p> <p>iii. Requirements for street tree and other subdivision amenity planting. <i>{Change D1}</i>.</p>	Activity	Matters of discretion	Guidance on the assessment of resource consents				<p>What is the threshold for the requirement?</p> <p>What constitutes an 'adequate' area?</p>	<p>Include a trigger (i.e. number of lots / size of development area). AND / OR</p> <p>Provide guidance on what constitutes 'adequate' areas of amenity planting and public amenities.</p>
Activity	Matters of discretion	Guidance on the assessment of resource consents												
<p>5. In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities <i>{Change D1}</i>.</li> </ul>	<p>b. Provision for amenity planting and public amenities <i>{Change D7}</i></p>	<p>Relevant objectives and policies</p> <p>i. Objective 12.2.X</p> <p>ii. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment. <i>{Policy 12.2.X.4}</i></p> <p>Conditions that may be imposed include:</p> <p>iii. Requirements for street tree and other subdivision amenity planting. <i>{Change D1}</i>.</p>												
Activity	Matters of discretion	Guidance on the assessment of resource consents												

<div><div>Y</div><div>In a new development mapped area:<ul style="list-style-type: none"><li>All subdivision activities (Change D1 &amp; Change F2-2)</li></ul></div></div>	<div>b. Provision for amenity, planting and public amenities (Change D7)</div>	<div>See Rule 12.X (Change D7)</div>	
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Notified Policy / Rule	Issue	Potential Solutions
<p><b>CHANGE D8</b></p> <p><b>Policy 2.7.1.2</b></p> <p>Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:</p> <p>...</p> <p><u>z. policies and assessment rules for new development mapped areas that encourage efficient use of land as a way to maximise the cost effectiveness of public infrastructure delivery. {Change D8}</u></p> <p><b>Objective 12.2.X {Change D1}</b></p> <p>Future residential growth areas are developed in a way that achieves the Plan's strategic directions for: <i>{Change D1}</i></p> <p>...</p> <p>e. <u>a compact and accessible city (Objective 2.2.4), and {Change D8}</u></p> <p>f. <u>efficient public infrastructure (Objective 2.7.1), {Change D8}</u></p> <p><b>Policy 12.2.X.5</b></p> <p><u>Only allow subdivision in a new development mapped area where the subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.X. {Change D8}</u></p> <p><b>Rule 12.X.2.5.e</b></p> <p><u>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</u></p>	<p>Rule 12.X.2 – general assessment guidance iv.3</p> <p>This assessment has already been undertaken in rezoning of the land (including placement of Transition overlay zone or mapped area).</p>	<p>Delete.</p>



<p>5. In a new development mapped area:</p> <ul style="list-style-type: none"><li>All subdivision activities (Change D1).</li></ul>	<p>9. Whether subdivision design supports efficient use of land (Change D8).</p>	<p>Relevant objectives and policies:</p> <p>i. Objective 12.2.X</p> <p>ii. The subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.X (Policy 12.2.X.5). (Change D8).</p> <p>General assessment guidance:</p> <p>iii. Council will generally require subdivision in a NDMA to enable the maximum development capacity allowed under the rules and as can be achieved while still achieving the other objectives and policies of the Plan (e.g. as many sites suitable for residential development as practicable or through other means of maximising development capacity). (Change D8).</p> <p>iv. Where a subdivision proposes a residential yield less than what is allowed by the zoning and where this is not required to achieve other plan objectives or policies, Council will consider:</p> <ol style="list-style-type: none"><li>how this might affect the affordability and efficient delivery of public infrastructure;</li><li>how this might affect the ability to provide a reasonable amount of affordable housing in the development; and</li><li>the potential cumulative effects of inefficient development on loss of rural land. (Change D8).</li></ol>		
Rule 15.11.5.Y				
15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item				
Activity	Matters of discretion	Guidance on the assessment of resource consents		
...				
<p>Y In a new development mapped area:</p> <ul style="list-style-type: none"><li>All subdivision activities (Change D1 &amp; Change F2-2)</li></ul>	<p>e. Whether subdivision design supports efficient use of land (Change D8)</p> <p>See Rule 12.X (Change D8)</p>			

Notified Policy / Rule	Issue	Potential Solutions
<p><b>CHANGE F2-2</b></p> <p>Policy 2.2.2.Y</p> <p>Policy 2.2.2.Y - to be added {Change F2-2}</p> <p><u>Enable and encourage on-site low impact design stormwater management through policies and assessment rules that require stormwater management in new development mapped areas. {Change F2-2}</u></p> <p>Delete Policy 2.2.5.2</p> <p>Policy 2.7.1.2.X</p> <p><u>Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:</u></p> <p>...</p> <p><u>X policies and assessment rules that require on-site stormwater management in the new development mapped area. {Change F2-2}</u></p> <p>Policy 9.2.1.Y</p> <p><b>Objective 9.2.1</b></p> <p>Land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.</p> <p>...</p> <p><u>Policy 9.2.1.Y</u> <u>Only allow subdivision activities in a new development mapped area where:</u></p> <p>a. <u>an on-site stormwater management system that is designed for the whole NDMA and is installed in full or in planned stages prior to development will ensure there is no increase in the pre-development peak stormwater discharge rate from the site into the stormwater public infrastructure (at any point) or</u></p> <p>b. <u>where this is not practicable, any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor. {Change F2-2}</u></p> <p>Policy 9.2.1.X</p> <p><u>Policy 9.2.1.X</u> <u>Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y {Change F2-2}</u></p>	<p>1. Potential difficulties with NDMA being in multiple ownership – for example, if there is a reluctant or recalcitrant</p> <p>2. Requirement to install infrastructure prior to obtaining subdivision consent (see Policy 9.2.1.Y and Note 9.3.7.AAA.a). The proper development process is for resource consent to be obtained prior to installation occurring so that all matters can be assessed together. Focus should be on the design of infrastructure at this stage of the consent / development process.</p> <p>3. Limiting the extent of Rule 9.5.3.Z.</p>	<p>1. Provide a claw-back mechanism whereby when the developer of infrastructure in a NDMA with multiple owners vests that infrastructure in DCC, DCC pays that developer for the infrastructure (less the developer's pro rata share) and DCC claws-back the cost of that infrastructure vis development contributions as the other land within that NDMA comes online.</p> <p>AND</p> <p>Provide a mechanism whereby the DCC can compulsorily acquire easements in NDMA for new infrastructure.</p> <p>AND</p> <p>Delete from Rule 9.9.X.3.C the following: ', and be submitted along with the written approval of all owners of land within the new development mapped area unless they are the applicant/s'.</p> <p>2. Delete requirement for infrastructure to be installed prior to subdivision consent.</p> <p>3. Add the words 'within the subject new development</p>



#### Rule 9.3.7.AA

##### **9.3.7.AA Stormwater (Change F2-2)**

- a. In a new development mapped area, all development that creates an impermeable surface must:
  - i. connect to a communal stormwater management system that services the new development mapped area, except
  1. prior to the communal stormwater management system being installed, any development that creates less than 60m<sup>2</sup> of impermeable surface is exempt from this standard.
- b. Activities that contravene this performance standard are restricted discretionary activities. (Change F2-2)

#### Note 9.3.7.AAA

##### **Note 9.3.7.AAA – General advice and other requirements outside of the District Plan (Change F2-2)**

- a. In a new development mapped area, Policy 9.2.1.Y requires installation of a communal stormwater management system prior to development as part of the assessment of a subdivision consent. The requirements for stormwater management are set out in the Special Information Requirements - Rule 9.9.X. (Change F2-2)
- b. Clause E1 - Surface Water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework in relation to managing surface water and effects on other property.
- c. Development that will divert surface water may require resource consent under the Otago Regional Plan: Water.
- d. Discharge of stormwater to any Otago Regional Council scheduled drain or overland flow path is managed by the Otago Regional Council Flood Protection Management Bylaw 2012.
- e. If development affects the flow of surface water, this effect is also subject to the common law principle of natural servitude.
- f. Part 4 of the Dunedin Code of Subdivision and Development 2010 (Code of Subdivision) requires that design and construction of stormwater systems be undertaken in accordance with NZS 4404:2004 (now replaced by NZS 4404:2010), except as amended by the Code of Subdivision. This includes a requirement that stormwater systems be provided so that any new development results in an insignificant increase of runoff wherever possible (Clause 4.2.8).
- g. For further information on connections to the public stormwater network and for assistance with design requirements for stormwater management systems, please contact DCC 3 Waters on 03 477 4000 at the earliest opportunity. (Change F2-4)

mapped area' to the end of the sentence at Rule 9.5.3.Z.a.



### Rule 9.5.3.Z

#### 9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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...

<p><b>Z. In a new development mapped area</b></p> <ul style="list-style-type: none"> <li>• Service connections - stormwater (Rule 9.3.7.A4) (Change F2-2)</li> </ul> <p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p><u>Relevant objectives and policies</u></p> <p>i. <u>Objective 9.2.1</u></p> <p>ii. <u>Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y (Policy 9.2.1.X). (Change F2-2)</u></p> <p><u>General assessment guidance</u></p> <p>iv. <u>Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.X). (Change F2-2)</u></p> <p><u>Conditions that may be imposed include:</u></p> <p>v. <u>A requirement for assessments, covenants, consent notices or bonds to ensure future development will be in accordance with a stormwater management plan.</u></p> <p>vi. <u>A requirement for on-site stormwater management such as the installation of detention devices, in accordance with the approved stormwater management plan. (Change F2-2)</u></p>
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### Rule 9.6.2.X

#### 9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
----------	-----------------------	--

...

<p><b>X.</b> In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities (Change F2-2)</li> </ul>	<p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 above):</p> <p>1. Objective 9.2.1</p> <p>ii. Only allow subdivision activities in a new development mapped area where:</p> <ol style="list-style-type: none"> <li>an on-site stormwater management system that is designed for the whole NDMA and is installed in full or in planned stages prior to development will ensure there is no increase in the pre-development peak stormwater discharge rate from the site into the stormwater public infrastructure (at any point); or</li> <li>where this is not practicable, any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor. (Policy 9.2.1.Y). (Change F2-2)</li> </ol>
<p><b>Special Information Requirement Rule 9.9.X</b></p> <p>9.9.X Stormwater management plans</p> <p>1. Application for subdivision in a new development mapped area must include a proposed stormwater management plan that demonstrates how Policy 9.2.1.Y will be achieved, unless such a plan has already been approved as part of an earlier subdivision. (Change F2-2)</p> <p>...</p>		
<p>3. Stormwater management plans must</p> <ol style="list-style-type: none"> <li>be prepared by a chartered engineer or other suitably qualified person;</li> <li>be of a level of detail commensurate with the scale of the activity, complexity of stormwater management issues, and potential for adverse effects from stormwater; (Change F2-2 &amp; Change F2-3)</li> <li>for a new development mapped area (NDMA), address the whole NDMA area, and be submitted along with the written approval of all owners of land within the new development mapped area unless they are the applicant/s; (Change F2-2)</li> <li>assess pre-development flows and post-development flows, generally based on the following rainfall events: <ol style="list-style-type: none"> <li>for primary infrastructure, a 10% annual exceedance probability (AEP) for the critical storm duration for the NDMA and the critical storm duration and the catchment upstream of the point of discharge; and</li> <li>for secondary flow paths, a 1% AEP for the critical storm duration for the NDMA and the critical storm duration for the catchment upstream of the point of discharge;</li> <li>for the purposes of this requirement, 'critical storm duration' means the duration of rainfall event likely to cause the highest peak flows or water levels;</li> </ol> </li> </ol>		



- iv. for the purposes of this requirement, 'primary infrastructure' includes both open and closed conduits designed to contain the flows generated by the 10% AEP rainfall event;
- v. for the purposes of this requirement, 'secondary flow paths' means the flow path over which surface water will flow if the primary flow path becomes overloaded or inoperative and consists of overland flow paths with sufficient capacity to transfer the flows generated by rainfall events up to 1% AEP. Secondary flow paths should be aligned with natural flow paths and located on public land where possible. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;
- e. assess the difference between pre-development flows and post-development flows, taking into account the maximum impermeable surfaces permitted in the underlying zone and any proposed roading or accessways for the subdivision area (or in a new development mapped area for the entire NDMA);
- f. specify the design and location of any on-site stormwater management systems to accommodate the calculated difference in flows;
- g. where relevant, specify the design and location of secondary flow paths;
- h. specify any upgrades to stormwater public infrastructure, or other infrastructure, that will be used to add capacity where it is required;
- i. the stormwater management system design should allow for stormwater quality treatment to reduce potential contaminants that the site and development may generate;
- j. areas requiring stormwater quality treatment include trafficked areas such as roads, driveways and carparks. Roof and building areas should not require stormwater quality treatment providing they are constructed with inert building products which avoid exposed metal surfaces;
- k. stormwater quality treatment devices shall target the removal of 75% total suspended solids (TSS) on a long-term average basis and consider the avoidance or minimisation of thermal loading effects;
- l. the stormwater management design should consider the use of low impact design features, for example:
  - i. grassed/landscaped swales and other vegetation areas;
  - ii. infiltration trenches/bioretention systems;
  - iii. storage ponds/wetlands/sediment ponds;
  - iv. rainwater tanks harvesting and reuse;
  - v. rain gardens, green roofs or
  - vi. porous surface treatments;



m. where low impact design features are inadequate to address stormwater discharge in a way that meets Policy 9.2.1.Y consider the use of detention tanks,

n. for larger subdivisions, the design should incorporate consideration of how stormwater management areas can be integrated into reserves and recreation spaces,

o. for larger subdivisions, the design proposal should demonstrate how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision (for example, avoiding premature contamination of devices during the construction of houses and ensuring that open drains that form part of the system will not be blocked or altered). *(Change F2-2 & Change F2-3)*

Rule 15.3.4.1 Development Activity Status Table

1.	Performance standards that apply to all development activities	<div>a. Natural Hazards Performance Standards</div> <div>b. Maximum building site coverage and impermeable surfaces</div> <div>c. Setback from scheduled tree</div> <div>d. <b>Structure plan mapped area</b> performance standards (where relevant)</div> <div><b>Y. Service connections – stormwater (in a new development mapped area)</b> <i>(Change F2-2)</i></div>
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Rule 15.6.X

15.6.X Service Connections - Stormwater - to be added *(Change F2-2)*

In a new development mapped area, all development that creates an impermeable surface must comply with Rule 9.3.7.A.A. *(Change F2-2)*

Rule 15.10.4.Y

15.10.4 Assessment of development performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents
...		

<p><u>Y</u> In a new development mapped area</p> <ul style="list-style-type: none"> <li>Service connections - stormwater</li> </ul> <p>{Change F2-2}</p>	<p>a Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p>See Rule 9.5. {Change F2-2}</p>	
<p>Rule 15.11.5.Y</p>			
<p>15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</p>			
<p>Activity</p>	<p>Matters of discretion</p>	<p>Guidance on the assessment of resource consents</p>	
<p>...</p>			
<p><u>Y</u> In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities</li> </ul> <p>{Change D1 &amp; Change F2-2}</p>	<p>f Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p> <p>{Change F2-2}</p>	<p>See Rule 9.6 {Change F2-2}</p>	

Notified Policy / Rule	Issue	Potential Solutions			
<p><b>CHANGE F3-2</b></p> <p><b>Policy 2.7.1.2.Y</b></p> <p>Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:</p> <p>...</p> <p>Y... policies and assessment rules that require wastewater detention for specified sites in the new development mapped area to allow urban expansion while ensuring any impacts on the wastewater public infrastructure network are no more than minor. (Change F3-2)</p>	<p>1. Potential difficulties with NDMA being in multiple ownership – for example, if there is / are reluctant or recalcitrant owner(s) within the NDMA.</p>	<p>1. Provide a claw-back mechanism whereby when the developer of infrastructure in a NDMA with multiple owners vests that infrastructure in DCC, DCC pays that developer for the infrastructure (less the developer's pro rata share) and DCC claws-back the cost of that infrastructure vis development contributions as the other land within that NDMA comes online.</p>			
<p><b>Policy 9.2.1.1.BB</b></p> <p>Require subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provide or connect to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network. (Change F3-2)</p>		<p>AND</p> <p>Provide a mechanism whereby the DCC can compulsorily acquire easements in NDMA for new infrastructure.</p>			
<p><b>Note 9.3.7.ZA General Advice</b></p> <p>...</p>					
<p>b. In new development mapped areas specified in Rule 9.6.2.Y, immediate connections to the wastewater public infrastructure network will not be available due to network capacity constraints. In these cases, subdivision consent may be refused even if this standard is met where an on-site communal wastewater detention system that serves 50 or more residential units is yet to be approved as a solution to capacity constraints. (Change F3-2)</p> <p>...</p> <p><b>Rule 9.6.2.Y</b></p>					
<p><b>9.6.2 Assessment of restricted discretionary activities</b></p> <table border="1"> <tr> <td>Activity</td><td>Matters of discretion</td><td>Guidance for the assessment of resource consents</td></tr> </table> <p>...</p>	Activity	Matters of discretion	Guidance for the assessment of resource consents		
Activity	Matters of discretion	Guidance for the assessment of resource consents			



<p>Y. In the following new development mapped areas, all subdivision activities, multi-unit development and supported living facilities, (Change F3-2)</p> <ul style="list-style-type: none"> <li>• Kalkorai Valley Road (Change IW07)</li> <li>• Selwyn Street (Change RT22)</li> <li>• Wattle Fox Lane (Change RT21)</li> </ul>	<p>3. Effectiveness and efficiency of wastewater management and effects of wastewater from future development</p> <p>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.3 above)</p> <p>i. Objective 9.2.1</p> <p>ii. Require subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provide or connect to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network (Policy 9.2.1.BB). (Change F3-2)</p> <p>General assessment guidance</p> <p>iii. The identified new development mapped areas are serviced for wastewater but new connections to the network will not be allowed (and consequently any multi-unit development, supported living facility or subdivision that will lead to development that will require a connection will likely be declined) until capacity constraints are resolved or a communal on-site wastewater detention system that is designed for and associated with subdivision and/or development of 50 or more residential units is integrated into the public network and vested in the DCC. After installation of the system, all activities that create wastewater will be required to connect to the system until it is no longer required.</p> <p>iv. In assessing the appropriateness of a proposed communal on-site wastewater detention system, Council will consider the proposed wastewater management plan submitted with the application (see Special Information Requirement - Rule 9.9.Y). (Change F3-2)</p> <p>Conditions that may be imposed</p> <p>v. A requirement for the communal on-site wastewater detention system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA.</p> <p>vi. A requirement for the communal on-site wastewater detention system to be vested in the DCC, along with a site containing it which is of a minimum 500m<sup>2</sup> in area and suitable for residential development.</p> <p>vii. A requirement for necessary easements and a fixed maintenance or defect period agreement to be in place prior to vesting the communal on-site wastewater detention system and associated land. (Change F3-2)</p>
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## Rule 9.9.Y

### 9.9.Y Wastewater management plans

1. Any application for subdivision, multi-unit development or supported living facilities in a new development mapped area specified in Rule 9.6.2.Y must include a proposed wastewater management plan that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network via the use of a communal wastewater detention system, unless such a system has already been approved for the site and will be connected to.
2. The wastewater management plan must be prepared by a chartered engineer and meet the following requirements:
  - a. Specify the design and location of one or more communal wastewater detention systems to detain wastewater from the entire new development mapped area.
  - b. The communal wastewater detention systems must
    - i. have the capacity to detain wastewater for a 24-hour period, prior to releasing to the wastewater via a connection to the wastewater public infrastructure network. The volume of wastewater to be detained will be calculated with reference to Part 5 of the Dunedin Code of Subdivision and Development 2010 (Code of Subdivision);
    - ii. be compatible with DCC's Supervisory Control and Data Acquisition (SCADA) system;
    - iii. have a minimum 20 year expected life for all electrical / mechanical components and a minimum 50 year expected life for all civil components;
    - iv. where practicable, be located such that all flow goes to one communal wastewater detention system with no pumping;
    - v. have components and materials that comply with the DCC's 3-Waters Approved Product and Manufacturers List and Part 5 of the Dunedin Code of Subdivision and Development 2010 (Code of Subdivision).
3. The wastewater management plan must be submitted along with the written approval of all landowners within the new development mapped area unless they are the applicant/s. (Change F3-2)



Rule 15.10.4.Y				
15.10.4 Assessment of development performance standard contraventions				
Performance standard	Matters of discretion	Guidance on the assessment of resource consents		
...				
10 Maximum building site coverage and impermeable surfaces	<p>c. Effects on efficiency and affordability of infrastructure (stormwater) <i>{Change F2-3}</i></p> <p>d. Effects of stormwater from future development <i>{Change F2-3}</i></p>	See Rule 9.5.		
Rule 15.11.5.Z				
15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item				
Activity	Matters of discretion	Guidance on the assessment of resource consents		
...				
Z In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities: <i>{Change F3-2}</i>	<ul style="list-style-type: none"> <li>Kaikorai Valley Road <i>{Change IN07}</i></li> <li>Selwyn Street <i>{Change RTZ2}</i></li> <li>Wattie Fox Lane <i>{Change RTZ4}</i></li> </ul>	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development <i>{Change F3-2}</i>	See Rule 9.6 <i>{Change F3-2}</i>	



Notified Policy / Rule	Issue	Potential Solutions						
<p><b>CHANGE F2-6</b> Policy 9.2.1.1.AA</p> <p><u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Change F2-6)</u></p>	<p>Limit the extent of Policy 9.2.1.AA and related lower order provisions to provision of capacity of infrastructure within the specific new development mapped area.</p>	<p>Delete the words 'on adjoining or nearby sites that are zoned for urban development' and insert the words 'within the subject new development mapped area' before 'where necessary'.</p> <p>AND</p> <p>Similarly in Rule 9.5.3.3.a.iii delete the words 'on adjoining or nearby sites that are zoned for urban development' and insert the words 'within the subject new development mapped area' before 'where necessary'.</p> <p>AND</p> <p>Similarly in Rule 9.6.2.X.a.iii delete the words 'on adjoining or nearby sites that are zoned for urban development' and insert the words 'within the subject new development mapped area' before 'where necessary'.</p>						
<p><b>Rule 9.5.3.Z</b></p>								
<p><b>9.5.3 Assessment of performance standard contraventions</b></p> <table border="1"> <thead> <tr> <th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr> </thead> <tbody> <tr> <td data-bbox="671 1671 911 2089"> <p>2. In a new development mapped area</p> <ul style="list-style-type: none"> <li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li> </ul> </td><td data-bbox="671 1671 911 1827"> <p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p> </td><td data-bbox="671 846 911 1671"> <p>iii. <u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Policy) 9.2.1.AA. (Change F2-6)</u></p> </td></tr> </tbody> </table>	Performance standard	Matters of discretion	Guidance on the assessment of resource consents	<p>2. In a new development mapped area</p> <ul style="list-style-type: none"> <li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li> </ul>	<p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p>iii. <u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Policy) 9.2.1.AA. (Change F2-6)</u></p>		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents						
<p>2. In a new development mapped area</p> <ul style="list-style-type: none"> <li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li> </ul>	<p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p>iii. <u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Policy) 9.2.1.AA. (Change F2-6)</u></p>						
<p><b>Rule 9.6.2.X</b></p>								
<p><b>9.6.2 Assessment of restricted discretionary activities</b></p> <table border="1"> <thead> <tr> <th>Activity</th><th>Matters of discretion</th><th>Guidance for the assessment of resource consents</th></tr> </thead> <tbody> <tr> <td data-bbox="1102 1559 1350 2089"> <p>X. In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities (Change F2-2)</li> </ul> </td><td data-bbox="1102 1559 1350 1827"> <p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p> </td><td data-bbox="1102 831 1350 1559"> <p>iii. <u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Policy) 9.2.1.AA. (Change F2-6)</u></p> </td></tr> </tbody> </table>	Activity	Matters of discretion	Guidance for the assessment of resource consents	<p>X. In a new development mapped area</p> <ul style="list-style-type: none"> <li>All subdivision activities (Change F2-2)</li> </ul>	<p>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</p>	<p>iii. <u>Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Policy) 9.2.1.AA. (Change F2-6)</u></p>		
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<p>...</p>								

Variation 2 Submission Notes – Ross McLeary and Scroggs Hill Farm – 155 and 252 Scroggs Hill Road – GF01

Figure 1: Extent of GF01 – Rezone from Rural Residential 1 to Large Lot Residential 1:



Notes:

- The extent of the New Development Mapped Area in Relation to GF01 is the same as the extent of GF01 itself.
- The area assessed by Council in coming to GF01 is shown in Figure 2.



Figure 2: Extent of Area of Site Assessed by Dunedin City Council in Arriving at GF01

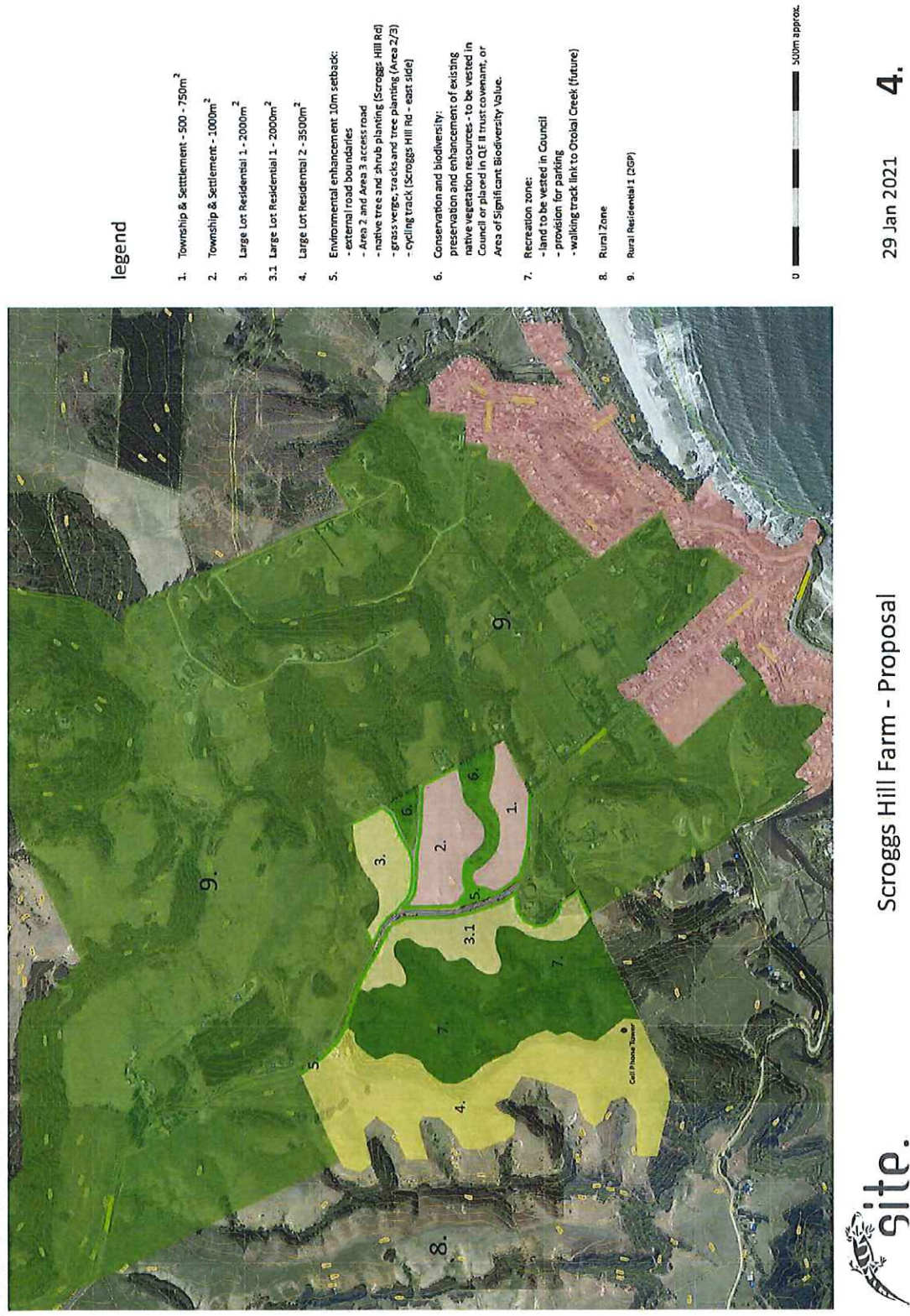


**Note:**

- The extent shown in Figure 2 is the extent of the Structure Plan for the site (see Figure 3 but including the gully west of D672 as Recreation / Reserve – see area 7 on the Structure Plan in Figure 3).



Figure 3: Structure Plan for Site



Note:

- Areas 1, 2, 3, 3.1, 4, 5, 6 and 7 form the Structure Plan for the Site.
- The structure plan mapped area is supported by controls on built elements which will become performance standards attached to the SMPA – see Figure 4 and has also been assessed by a registered landscape architect – copy of landscape assessment report attached.



Figure 3: Proximity of 3 Waters Infrastructure to the Site.



Notes:

- Site is adjacent to Council potable water supply including Designation 672 being the Brighton Reservoir - Treated Water Reservoir.
- The site is approximately 375m from the 3 waters wastewater current terminal point in Scroggs Hill Road.
- The extension of the wastewater line from its current terminal point in Scroggs Hill Road to the site will be paid for by the site developer.
- Planned, budgeted upgrades in the 10 Year Plan will sort the downstream wastewater issues<sup>1</sup>.

<sup>1</sup> Source: S32 Report Appendix 6.1.

Figure 4: Controls on Built Environment within Structure Plan Mapped Area

**Table Two: Proposed conditions** Key: ● applies / allowed ● does not apply / precluded

Condition	Area 1	Area 2	Area 3	Area 3.1	Area 4
Building platform: maximum size <sup>1</sup>	45%	300m <sup>2</sup>	300m <sup>2</sup>	350m <sup>2</sup>	400m <sup>2</sup>
100 m <sup>2</sup> maximum accessory building FA <sup>2</sup>			●	●	●
60 m <sup>2</sup> maximum accessory building FA	●	●			
Maximum building height of 5.5m from existing or modified ground level	●	●		●	
Maximum building height of 6m from existing ground level				●	●
Front elevation - max. 20 m length	●	●	●		
External materials: Wood & natural stone	●	●	●	●	●
Concrete	●	●	●	●	●
Block	●	●	●	●	●
Plaster	●	●	●	●	●
Brick	●	●	●	●	●
Stainless steel (exposed) and mirror glass	●	●	●	●	●
Impermeable area – hard standing areas -12%	●	●	●		
Impermeable area – hard standing areas -5%				●	●
Concrete paving: Tint to 50% LRV <sup>3</sup>	●	●	●	●	●
External wall colours: 35% max. LRV	●	●	●	●	●
Roof colours 5% below LRV of walls	●	●	●	●	●
Retaining walls: 1.5 m max. above existing or modified ground level. Colour - 40% or less LRV	●	●	●	●	●
Retaining: 2 m max. from house on all sides	●	●	●	●	●
Retaining: 4 m max. from house on all sides	●	●		●	
Water tanks: 40% LRV max – locate behind house	●	●	●	●	●
Tree planting from approved native species list – shrub planting up to 3m exempt	●	●	●	●	●
<b>Subdivision conditions</b>					
Installation & maintenance of boundary planting for minimum of 5 years.	●	●	●	●	●
Setting aside and management of existing native vegetation for conservation purposes	●	●		●	●

1. Building platform – 'percentage' refers to full lot area – metres<sup>2</sup> refers to discrete area
2. FA means Floor Area. Maximum floor area for residential units excludes attached garages
3. LRV refers to light reflectivity values – Resene Colour Chart BS5252



## **Submission:**

### **1. Accept Change GF01 but Amend it in Accordance with the Structure Plan**

#### **Reasons:**

- Experienced severe shortage of residential capacity in Dunedin, including in this locale, to satisfy short through to long term demand with sufficient capacity to meet Council's obligations pursuant to *NPS-UD 2020*. Therefore, rezoning land in accordance with the structure plan Taieri Plains to GR1 helps Council meet its obligations pursuant to *NPS-UD 2020*.
- Rezone meets rezoning criteria specified in 2GP (see 2.6.2.1) – in particular, it provides a logical extension of residential zones over an area which is close to infrastructure, services and public amenities. The proposal has landscape support – see attached landscape figures and report.
- Provides for flexibility of development in this locale for which there is experienced high demand for more residential capacity. Brighton can only grow towards this site This represents an opportunity to provide for future capacity needs in Brighton
- Provides an opportunity to provide a residential community with recreation and conservation / ecological gains.
- The scale of this proposal provides the ability to tackle some of the infrastructure issues via agreement between Council and the developer.

In the alternative, accept the residential rezone of areas 3, 3.1 and 4 and GF01 to Large Lot Residential.

In the alternative, accept GF01 in its entirety.

### **2. Reject Change NDMA over Change Area GF01 and Instead use a Structure Plan Mapped Area**

#### **Reasons:**

- Provision of infrastructure is adequately governed by existing subdivision and land use performance standards in the 2GP and the subdivision and development process.
- The application of the Structure Plan Mapped Area provides the opportunity for Council to insert performance standards necessary to achieve desired outcomes for this specific site (e.g. attenuation onsite of stormwater and / or wastewater if found to be necessary on assessment of infrastructure capacity at time of subdivision). This is a more appropriate methodology than applying the NDMA to change area GF01.
- The NDMA provisions will, in this case, act as an impediment to development.

In the alternative, the submitter requests changes to the NDMA provisions as set out in Table 1 of these submission notes. Table 1 contains the NDMA related provisions, issues and potential solutions.

On the submission form the submitter states that their submission relates to *"All provisions relating to the New Development Mapped Area"*. In the event that Table 1 is not a complete list of all such provisions, the submitter reserves the right to make comment in evidence on any other NDMA related provisions which are found to be missing from Table 1.

### **3. Reject the Application of a 'no DCC Reticulated Wastewater Mapped Area'**

Reasons:

- No need to apply the DCC Reticulated Wastewater Mapped Area as the necessary downstream upgrades are already planned and budgeted for in the 10 Year Plan.
- The extension of the wastewater line from its current terminal point in Scroggs Hill Road to the site will be paid for by the site developer.
- There are solutions to any infrastructure capacity issues, for example, on site engineered solutions (paid for by the site developer) and / or staging the development so that the areas of Large Lot Residential (see areas 4 and 3 on the structure plan) are developed first. There is the potential to place engineered solutions paid for by the site developer within D672 so that the engineered solution can be easily vested in and controlled by Council making removal when no longer required an easy process. There is sufficient scale within areas 1 and 2, which are to be zoned Township and Settlement in structure plan, for such engineered solutions (including the laying of the pipe to extend the wastewater infrastructure up Scroggs Hill Road to connect with the site), to be economically feasible for the site developer.

In the alternative ensure there is a mechanism whereby the 'no DCC Reticulated Wastewater Mapped Area' can be removed from the site once the planned downstream upgrades in the 10 Year Plan are completed.

### **4. Rezone Residential 53-100 Scroggs Hill Road**

Reasons:

- Provides additional residential capacity for Brighton and helps Dunedin City Council meet its obligations pursuant to the NPS-UD 2020.
- 'Links' Brighton and the site covered by the structure plan.







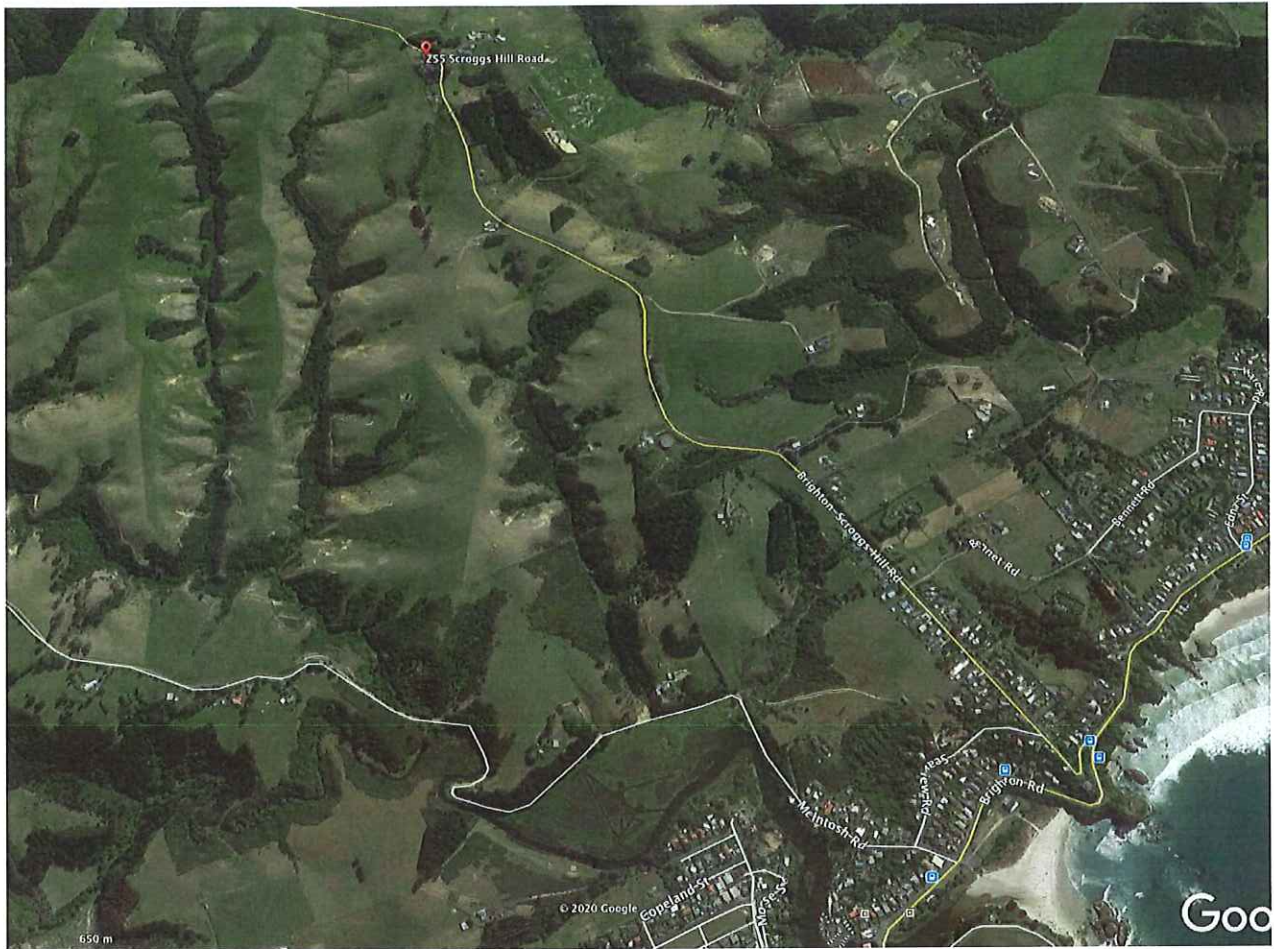
## legend

1. Township & Settlement - 500 - 750m<sup>2</sup>
2. Township & Settlement - 1000m<sup>2</sup>
3. Large Lot Residential 1 - 2000m<sup>2</sup>
- 3.1 Large Lot Residential 1 - 2000m<sup>2</sup>
4. Large Lot Residential 2 - 3500m<sup>2</sup>
5. Environmental enhancement 10m setback:
  - external road boundaries
  - Area 2 and Area 3 access road
  - native tree and shrub planting (Scroggs Hill Rd)
  - grass verge, tracks and tree planting (Area 2/3)
  - cycling track (Scroggs Hill Rd - east side)
6. Conservation and biodiversity:
  - preservation and enhancement of existing native vegetation resources - to be vested in Council or placed in QE II trust covenant, or Area of Significant Biodiversity Value.
7. Recreation zone:
  - land to be vested in Council
  - provision for parking
  - walking track link to Orokai Creek (future)
8. Rural Zone
9. Rural Residential 1 (2GP)

0 500m approx.







Scroggs Hill Farm  
Proposed Rezoning and Residential Development  
255 SCROGGS HILL ROAD, BRIGHTON

29 January 2021



## Figure list

### Context

1. Context plan and proposed areas
2. Site Area + 2GP Overlays
3. Landscape structure and viewsheds
4. Proposal
5. Site viewpoints

### Site Structure and Visual Catchments

6. Vpt.1: 53 Highland Road – view north from southern end of Otokai Creek catchment valley
7. Vpt.2: 2 Hunt Street - west site ridge and cell phone tower
8. Vpt.3: Brighton Domain – View north to coastal settlement and southern site ridge
9. Vpt.4: Upper Scroggs Hill Road – View south over coastal ridge and gully pattern
10. Vpt.5: View south over proposed rural residential ridge and lower eastern slopes
11. Vpt.6: View east over lower Scroggs Hill ridge to Scurr Road ridge
12. Vpt.7: 25 Kayforce Road – view to eastern Scroggs Hill Road slopes
13. Vpt.8: 7 Bennet Road – view north/west to coastal end of Kayforce Road ridge
14. Vpt.9: 103 Scroggs Hill Road (opposite) – view northeast across field area 1 to Scurr Road ridge
15. Vpt.10: 166 Scroggs Hill Road – View east to Kayforce Road ridge and south/east to the seacoast

### Proposed Development areas

16. Vpt.11 Area 1 – view southwards over Area 1 field to rural residential boundary – 500 – 750m<sup>2</sup> lots
17. Vpt.12 Area 2 – view eastwards over the field area existing rural residential - 1000m<sup>2</sup> lots
18. Vpt.13 Area 3 – view eastwards over 170 Scroggs Hill and Kayforce Rd rural residential
19. Vpt.14 Area 5 - 33 Kayforce Road – view south/west to proposed rural residential ridge and slopes
20. Vpt.15. Area 3.1/Area 4 – view to the coast between Scroggs Hill Road and the southern ridgeline

## **1. Introduction**

- 1.1 This landscape report has been commissioned by Ms. Emma Peters, Sweep Consultancy Ltd, on behalf of Mr. Ross McLeary, owner of Scroggs Hill Farm. This follows an overview report provided by Luke McKinley, landscape architect, Dunedin City Council (dated 30 January 2020, and provided 12/11/20) and provides a more detailed assessment of potential landscape and visual effect of the same areas and a reassessment of their capacity.
- 1.2 Mr. McLeary is seeking to amend the zoning on part of his farm from Rural Residential 1 to Township and Settlement and Large Lot Residential 1 and 2. This proposal provides for a higher density level for site areas on the eastern side of Scroggs Hill Road and for areas of native vegetation to be set aside via overlay of Areas of Significant Biodiversity Value. A further area is to be vested in Council as Recreation land (Figure 1).
- 1.3 The report contains the following sections:
- The proposal;
  - Site context;
  - Development areas;
  - Visual catchment;
  - Landscape and visual assessment; and
  - Discussion and conclusions

## **2. Methodology and Scope**

- 2.1 A site visit was made to the areas proposed for residential development with Mr. McLeary on December 15<sup>th</sup>, 2020. Subsequent visits to the site boundaries and other areas were undertaken to assess the structure of the surrounding landscape and potential visual catchments. The proposed land areas were then assessed for suitability on the basis of slope, aspect, access, adjacent development, and visual catchment. The New Zealand Landscape Architects seven-point scale is used where an assessment of effect is made: 'negligible/ very low/ low/moderate/ high/ very high/ extreme'.
- 2.2 A detailed assessment against the policies and objective of the 'Proposed Second-Generation Dunedin City District Plan' ('2GP') is not included and will be undertaken as is required by subsequent process.

## **3.0 Summary of Findings**

- 3.1 The beginning point of this assessment is the overview landscape report undertaken by Mr. Luke McKinley, landscape architect, Dunedin City Council in early 2020. Mr. McKinley's conclusions about areas suitable for development are generally agreed, but the western side of Scroggs Road is supported for large lot residential development associated with preservation and enabling of existing native vegetation and the provision of future recreation land to be vested with the City.
- 3.2 Five potential development areas are identified that include an approximate land area of 29.95 ha and an expected yield of 157 lots. Eighty five are on the eastern side of the road and seventy two are located on the western side.

#### **4.0 Site and Landscape Context**

- 4.1 The subject site is part of a 470ha pastoral farm that extends either side of the main inland coastal ridge (Figure 2). The farm is one of the last large-scale sheep farming operations on this part of the coastline and is distinctive in size, location, and land cover. Most other inland slopes that lie south of Brighton have been converted to forestry. This is a permitted land use for the site area also.
- 4.2 The proposal is centred on the lower part of the farm block that is located either side of Scroggs Hill Road above Brighton, and separate western and eastern catchments. Scroggs Hill (355m asl) is one of three local promontories that include Jaffrey Hill (420m asl) and Saddle Hill (473m asl) and provide the inland backdrop to this coastal area and the eastern parts of the proposal (Figure 3).
- 4.3 The road descends from Scroggs Hill along the path of a broad and shallow ridgeline that contains small promontories and several side ridges. The ridge spreads out into a series of small sub spurs near the coastline and ends in rocky headland that separates Brighton and Ocean Beach settlements.
- 4.4 The western catchment contains several broad sub ridges that descend due south or south/west from Scroggs Hill Road, a series of small coastal hills and inland valley areas and the path of Otokai Creek as it runs west to east and outfalls at Brighton Beach.
- 4.5 The land use is pastoral in the areas occupied by Scroggs Hill Farm and then progressively forestry in upland areas. Lifestyle farms occupy the coastal margin and hills to the south of Brighton. A strip of residential housing follows a slightly inland coastal ridge at the base of the farm boundary.
- 4.6 The eastern catchment is smaller and contained by ridgelines in close proximity to Scroggs Hill Road or within the upper catchment slopes. These descend from a continuous ridge that is marked by small hilltops and more noticeable rises such as Scroggs Hill. Saddle Hill Road runs along the top of this inner coastal ridge (Figure 3).
- 4.7 Three ridges provide the majority of the landscape structure of the eastern catchment and frame the physical and visual catchment for the proposal area. They include a ridge that descends from south/east from Scroggs Hill and parallel to Scroggs Hill Road for approximately 2.2km, a ridge that is marked by Scurr Road to the east, and secondary ridges that extend side by side from the bottom of Scurr Road ridge. Kayforce Road is located on both of these two lower ridges.
- 4.8 The other notable landscape feature is the route of Taylors Stream. This has three small head water streams and cuts a small but steep gorge path in the lower eastern slopes below Scroggs Hill Farm. Native vegetation marks its route and is physically and visually prominent and also extends up two small gullies into the proposed site area.
- 4.9 Pastoral land use remains the present land use on the slopes, ridges, and gully areas of the eastern farm catchment. Other land cover includes several areas of exotic shelter planting and small to medium pine blocks.
- 4.10 Off and on site there are many areas of emerging native vegetation and some lower areas of gorse scrubland. The native vegetation is prominent on a ridge that descends directly from Scroggs Hill and parallel to the eastern side of Scroggs Hill Road. Patches of kanuka and areas of pine shelter planting and other exotic trees mark the western boundaries of rural residential development on Scurr Road and are a landscape feature from the eastern proposal areas.



## **5.0 The Proposal**

- 5.1 The proposal builds on a scheme plan that was developed by Mr. McLeary, Emma Peters, and Mr. Craig Horne, Registered Surveyor, and submitted to Council in October 2019 (Appendix A). The current proposal modifies parts of this plan and a new survey plan will be undertaken, subject to the zone changes sought being granted.
- 5.2 Mr. McLeary seeks residential zonings on the lower southern parts of his farm that abut the eastern and western sides of Scroggs Hill Road and the rural residential development that forms the present Brighton northern urban boundary.
- 5.3 To offset the change in landscape character that will result in this part of the farm Mr. McLeary is proposing to overlay existing and proposed areas of native gully vegetation as Areas of Significant Biodiversity Value. A broad gully area on the western side of Scroggs Hill Road is also proposed as recreation zone under the 2GP and would provide vehicle and parking access as well as potential pedestrian link to Otokai Creek.
- 5.4 The proposal is outlined in Figure 1 and Figure 4 and include the following areas:
- Eastern roadside slopes (Areas 1 – 3);
  - Lower western roadside slopes (Area 3.1); and
  - The western ridge that extends from Scroggs Hill Road approximately 0.95km above the present urban boundary (Area 4).
- 5.5 The areas included in the revised proposal are less than in the October 2019 scheme with the reductions due to the extension of gully planting, a general 10m boundary off set, and less of the slope areas included in areas 3 and 3.1. Area 3.1 provides for road access for a future recreation reserve at the top of gully in this location.
- 5.6 Other reductions in area arise from an increase in set aside area that can be used for pocket park planting within the development in areas 1 – 3.1. Area 4 includes development for the full area at a uniform lot size of 3500m<sup>2</sup>. Surrounding rural residential areas indicate that extensive planting will be undertaken by future residents, due to prevailing winds, and this is taken into account.
- 5.7 A comparison of the two proposals, by land area and lot yield is set out in Table one. This indicates that the land included in the different development areas is approximately 38.85ha in the 2019 plan and 33.72ha in the present proposal. These figures are provisional and will need confirmation or refinement by technical survey.
- 5.8 The land proposed for development within the present proposal is 29.95ha and reflects a 'float' of 3.77ha over all areas for utilisation as green space which may be utilised by the final subdivision design. Figure 4 provides the structure plan for rezoning. It is envisaged that at the time subdivision consent is sought, a subdivision scheme plan will make provision for residential amenity, connectivity, pedestrian access, and relationship to surrounding areas.
- 5.9 Areas 1 -3 include the slopes that descend due east from the eastern side of Scroggs Hill Road (Figure 2, 3, and Figure 11). Two small gullies extend between these slopes and divide them into three general areas. Seven existing rural residential lots are located at the base of these slopes but are not

part of Scroggs Hill Farm but were given access over the farm in order to allow for establishment. This access is currently identified by the letter boxes for Numbers 160, 166, and 170 Scroggs Hill Road.

**Table One**

2019 Proposal					Revised proposal			
Block	Ha	Lot m <sup>2</sup>	Yield	Total area	Ha	Lot m <sup>2</sup>	Yield	Total area
1	9.45	2000	14		3.31	500	30	
						750	10	2.25 ha
2		2500	5	9.45 ha	4.41	1000	35	3.5 ha
3	3.0	2500	12	3.0 ha	2.3	2000	10	2.0 ha
3.1	7.5	3000	25	7.5 ha	5.48	2000	20	4.0 ha
4	18.9	3500 - 4000	63	18.9 ha	18.22	3500	52	18.2 ha
<b>Totals</b>	<b>38.85</b>		<b>119</b>	<b>38.85 ha</b>	<b>33.72</b>		<b>157</b>	<b>29.95 ha</b>

- 5.10 **Area 1** has an aspect due north and runs east/west along the path of the first section of Scroggs Hill Road, as it leaves the present northern (rural residential) Brighton urban boundary. The site area falls away at a grade of approximately 15.4% in the eastern section and a more gradual underlying grade of 10.5% (Figure 14).
- 5.11 The lower and southern section extends along the boundary to 100 Scroggs Hill Road and is contained by the top of a small vegetated gully to the north. A pine block is located in the top of the gully and is proposed for removal and replacement with native species (Figure 16).
- 5.12 The proposed zoning is Township and Settlement with a minimum site size of 500m<sup>2</sup> and 750m<sup>2</sup>. The larger lots are proposed across the steeper north/west part of the area and the smaller lots are proposed for the lower south/east area. The anticipated yield is 10 lots @ 750m<sup>2</sup> and 30 lots @ 500m<sup>2</sup>. Building platform area restrictions apply: 500m<sup>2</sup> lots - 40% and 750m<sup>2</sup> – 35%.
- 5.13 **Area 2** extends down a broad ridge that bounds the ROW to Number 160 – 170 to the north, Number 160 Scroggs Hill Road to the east, and the tip of the vegetated gully to the west, and Area 1 (Figure 17). The underlying grade down the centre is approximately 9% and 330m deep, with a width of approximately 155m. The width includes the extension of the gully planting towards the eastern boundary and a boundary planting offset of 10m on all sides.
- 5.14 The proposed zoning is Township and Settlement with a minimum site size of 1000m<sup>2</sup> and development conditions. Building platform area restrictions apply: 1000m<sup>2</sup> lots - 30%. The yield is anticipated to be 35 lots.
- 5.15 **Area 3** is a narrower ridge that drops away to the north as well as following the general west to east slope of Area 1 and Area 2 (Figure 18). Numbers 166 and 170 Scroggs Hill Road form the lower eastern boundary of Area 3. This area is proposed as 'large lot residential 1' with a minimum site size

of 2000m<sup>2</sup>. The yield is anticipated to be 10 lots. Building platform area restrictions apply: 2000m<sup>2</sup> lots – 300m<sup>2</sup>.

- 5.16 **Area 3.1** includes the narrow shelf that extends along the western road boundary of Scroggs Hill Road and then extends south past the water tank to end at the southern site boundary and overlooking Otokai Creek (Figure 20). The western boundaries of this land area fall away to a broad gully that rises upwards from the lower creek catchment to end near the boundary of Scroggs Hill Road (Figure 7 and Figure 9).
- 5.17 This area is proposed as 'large lot residential 1' with a minimum site size of 2000m<sup>2</sup>. The yield is anticipated to be 10 lots. 2000m<sup>2</sup> lots – 300m<sup>2</sup>. The yield is anticipated to be 35 lots. This area is slightly reduced from the 2019 proposal to provide for future public access to the top of the western gully area, proposed as 'recreation zone' (2GP).
- 5.18 **Area 4** includes western sub ridge that descends from Scroggs Hill Road approximately 1km north of the urban boundary (Figure 3 and 4). The proposed ridge descends in a general due south direction from the road for approximately 0.83km until it reaches a small promontory above Otokai Creek estuary – a descent of approximately 48m elevation and an underlying grade of approximately 5.2%. This promontory is marked by a cell phone tower.
- 5.19 The full area is slightly reduced from the 2019 proposal and the minimum site size has been reduced to a uniform 3500m<sup>2</sup>, instead of a mixed yield of 3500m<sup>2</sup> and 4000m<sup>2</sup>. A yield of 65 lots @ 3000m<sup>2</sup> is anticipated. The present cell phone tower will prevent this development from extending to the lower southern boundary of the farm, although this could be included in the future if the tower were to be removed.

## **6.0 Development Conditions**

- 6.1 Development conditions are proposed as performance standards for the Scroggs Hill Farm rezoned areas to provide an overall environmental framework for the proposal (Table Two). It is intended that the site wide design measures are supported by low impact residential development by individual owners

### **6.3 The following recommendations apply site wide:**

- Clear site stripping is to be avoided, excepting for road formation and services;
- Boundary set-backs to the outside of each block area;
- Foot paths/parking on one side of access roads and swale drainages apply as practical; and
- Night sky street lighting strategy and limited street poles and furniture to be encouraged.

### **6.4 The following general recommendations apply to individual lots:**

- Boundary fencing - post and wire boundary fencing and hedges allowed;
- Monumental stone, concrete, steel gate ways, and close boarded fences excluded;
- Water tanks required for primary roof runoff, located away from property frontages; and
- Night sky external site lighting.



**Table Two: Proposed conditions**    Key: ● applies / allowed    ● does not apply / precluded

Condition	Area 1	Area 2	Area 3	Area 3.1	Area 4
Building platform: maximum size <sup>1</sup>	45%	300m <sup>2</sup>	300m <sup>2</sup>	350m <sup>2</sup>	400m <sup>2</sup>
100 m <sup>2</sup> maximum accessory building FA <sup>2</sup>			●	●	●
60 m <sup>2</sup> maximum accessory building FA	●	●			
Maximum building height of 5.5m from existing or modified ground level	●	●		●	
Maximum building height of 6m from existing ground level				●	●
Front elevation - max. 20 m length	●	●	●		
External materials: Wood & natural stone	●	●	●	●	●
Concrete	●	●	●	●	●
Block	●	●	●	●	●
Plaster	●	●	●	●	●
Brick	●	●	●	●	●
Stainless steel (exposed) and mirror glass	●	●	●	●	●
Impermeable area – hard standing areas -12%	●	●	●		
Impermeable area – hard standing areas -5%				●	●
Concrete paving: Tint to 50% LRV <sup>3</sup>	●	●	●	●	●
External wall colours: 35% max. LRV	●	●	●	●	●
Roof colours 5% below LRV of walls	●	●	●	●	●
Retaining walls: 1.5 m max. above existing or modified ground level. Colour - 40% or less LRV	●	●	●	●	●
Retaining: 2 m max. from house on all sides	●	●	●	●	●
Retaining: 4 m max. from house on all sides					
Water tanks: 40% LRV max – locate behind house	●	●	●	●	●
Tree planting from approved native species list – shrub planting up to 3m exempt	●	●	●	●	●
<b>Subdivision conditions</b>					
Installation & maintenance of boundary planting for minimum of 5 years.	●	●	●	●	●
Setting aside and management of existing native vegetation for conservation purposes	●	●		●	●

1. Building platform – ‘percentage’ refers to full lot area – metres<sup>2</sup> refers to discrete area
2. FA means Floor Area. Maximum floor area for residential units excludes attached garages
3. LRV refers to light reflectivity values – Resene Colour Chart BS5252

## 7.0 Potential Landscape and Visual Effects

- 7.1 The assessment of potential landscape and visual effects is set out and assessed by the view sheds established by site visit (Figure 3). A summary of the landscape and visual effects assessed is set out in Table Three.
- 7.2 These catchment areas include:
1. Western Hill Slopes - Highland Road to the upper western slopes of Scroggs Hill Road;
  2. Brighton Coastal Housing - residential areas to the south of proposed Area 3.1 and Area 4,
  3. Scroggs Hill Road – ascending and descending views to Area 1, 2, 3, 3.1 and Area 4; and
  4. Eastern Valley Catchment.
- 7.3 Some general landscape change will result from the proposal in all of these view sheds and will be related to short and longer-term change. The short-term changes are expected to include earthworks, site delivery vehicles and machinery movement, and construction. The long-term change will reflect the transition from rural to residential land use, to greater or lesser extent, residential, boundary, and mitigation planting, night lighting effects, and, in some cases, additional vehicle movement.
- 7.4 A detailed assessment of the potential landscape and visual effects is provided in Appendix 2.

**Table Three**

Viewshed/landscape area	Landscape effects	Visual effects
West Hill Slopes	Moderate-low	Low
Brighton Coastal Housing	Moderate-high	Moderate-low
Scroggs Hill Road	Moderate-high	Moderate-high
Eastern Valley Catchment	High	High

## 8.0 Discussion and Conclusion

- 8.1 The proposal seeks to provide for several residential communities that have points of difference on the basis of location, aspect and proximity to existing development, within a structure of environmental measures. These include planted boundary setbacks, protection of existing vegetation, enhancement and extension of native vegetation and the provision of a broad scale recreation area.
- 8.2 Other benefits are expected to be an increase in wildlife corridors and the potential to link both sides of the road to pedestrian trails to both catchment coastlines. The initiative is presented as part of the present search for further residential land in the perimeter areas of Dunedin City and within the City boundaries.
- 8.3 At present an overlay of rural residential 1 zone applies to 135ha of the present farm area. At 2ha per lot this provides for approximately 67 lots. Uplifting this development right may lead to extensive access and platform earth works and the location of house sites in elevated locations. In contrast the proposal increases this yield by three times but defines the area of development, and its size, form, and character.



- 8.4 The proposal is also based on the premise that Council is seeking further land for residential development. It considers the proposed sites offer a more sustainable use of land than other land areas with potential horticultural value. In this case the land is not high-quality farmland.
- 8.5 The assessment of landscape and visual effects indicates several factors. In all cases the potential landscape change is relatively high and reflects a change from pastoral to residential land use. However, earthworks and land stripping will not be significant factors in any of the proposed land areas, either due to existing topography and accessibility, or by consent condition.
- 8.6 This will lower the potential impact of these works and enable a quicker recovery and integration of these land areas into the new character of residential areas. The character will include cells of development within a planted framework and dividing Area 1 and Area 2 and Area 3.1 and Area 4.
- 8.7 The potential level of visual change is assessed as lower than landscape change. This assessment takes into account the future visual character of the areas and the existing rural residential development. A number of these existing dwellings are both quite large, exposed, and prominent - particularly from coastal viewpoint. This will not be the case with the proposed coastal areas, e.g. 3.1 and 4.
- 8.8 These areas are set further back from the coastline and will be finished in recessive colours and with boundary planting between their southern aspect and potential views. The houses will still be apparent but the increase in the gully vegetation in the proposed recreation area is expected to result in a strong landscape and visual feature that will provide the context for this development – and a new landscape structure.
- 8.9 The proposed density increase in Area 1 and Area 2 is driven by this assessment and takes into account the potential development effects, the accessibility of the site areas and existing landscape and visual values. The proposed areas are accessible, serviced in part, and contain land features and existing vegetation that can be incorporated into a structure plan approach to the sites.
- 8.10 Areas 2 – 3 provide an extension to the existing urban boundary on accessible land that is concealed from outside view, apart from a low number of viewers who will retain wider coastal views. Area 3.1 and 4 will be visible to a limited degree from the roadside and some parts of the Brighton urban area. These two areas will form a network of large lot residential development in a bush setting and will have minimal impact on the rural back drop to Brighton and no effect on most views to Scroggs Hill.
- 8.10 The development proposal is supported by this landscape scoping assessment and it is recommended that approval to rezone be given subject to:
- Final performance standards being developed
  - A commitment to a structure plan approach that the subsequent developer can utilise, whilst still providing flexibility
  - The development of a walkway associated with the proposed recreation zone and with the intention of linking across the development site to Taylors Stream

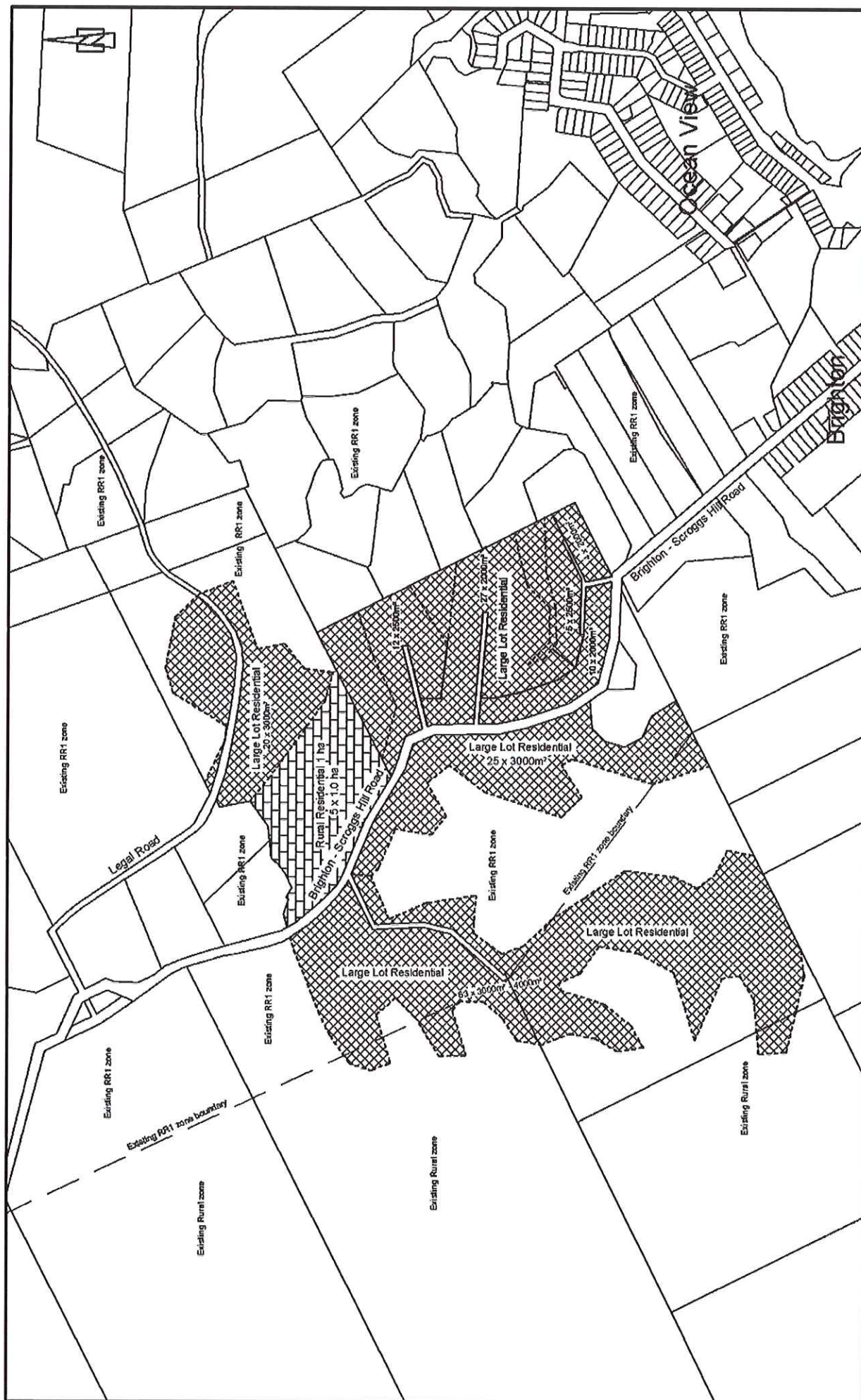
Hugh Forsyth  
Landscape architect

29 January 2021

## Appendix One

Scheme plan - October 2019





**CRAIG HORNE**

Registered Surveyor

5 MAIN SOUTH ROAD EAST TAIERI  
P.O. BOX 56 MOSGIEL

# **Proposed Large Lot Residential Rezoning** **155 & 252 Scroggs Hill Road, Brighton**

Ref. Mcleary

1

PH (03) 4847008  
FAX (03) 4847009

A3 SCALE

Checked  
28 Aug 2019

Traced  
1:7000

## Appendix Two

### Assessment of Landscape and Visual Effects



- 9.1 **'West Hill Slopes'** catchment includes the western slopes of Scroggs Hill Road and the low rolling hill and valley landscape that meets the lower stream boundaries of Otokai Creek. Shelter belts, small pine blocks, and gully vegetation that follow the topography of intervening ridges in the lower catchment area.
- 9.2 The western site ridge is visible from two residential dwellings on Highland Road and a brief glimpse from the route of Big Stone Road above. All of these views include a distance of approximately 1.6km+ to the cell phone tower at the base of Scroggs Hill Road. Several houses and the cell phone tower are visible in camera view but not easily seen by unassisted human eyesight at this distance.
- 9.3 Housing is proposed along the lower boundary of the western ridge and will be visible within this viewshed. The housing is subject to building platform, height and colour requirements that preclude two storey building.
- 9.4 The potential of this landscape to absorb change is considered to be moderate to high and the assessment of potential **landscape effects** is assessed as **'moderate-low'**. The assessment of potential **visual effects** is considered to be **'low'**.
- 9.5 **'Brighton Coastal Housing'** includes the twin street layout of Bedford Parade and several streets that are located on the northern side of the small ridge that underlies this boundary of Otokai Creek estuary. There are approximately thirty houses that are orientated in this direction and a further four rural residential dwellings that are located further to the west.
- 9.6 The pasture covered toe of the western ridge spreading across mid view, with Scroggs Hill rising in the distance. The gully between the western ridge and Scroggs Hill Road contains gorse and native shrubland that extends up towards the road and is directly visible to residents on the northern side of Bedford Parade and the streets below.
- 9.7 Built structures also feature in this viewshed. The cell phone tower is located approximately 0.8km from the closest houses (Figure 7 and 8). Rural residential housing extends across the slopes to the east of this view and is prominent from some of these streets.
- 9.8 The proposal includes large lot rural residential housing to the north of the cell phone tower and extending up the ridgeline to Scroggs Hill Road – Area 4 (Figure 1 and 5). Most of this will be screened by the small promontory that lies just behind the cell phone tower, but this development could extend into this view if the cell phone tower were to be removed.
- 9.10 Further housing is proposed on the upper slopes of the eastern side of the gully that also appear in the foreground - Area 3.1. This development will be in direct line of site from some of these houses and full screening cannot not be achieved, although planting conditions apply to the boundaries.
- 9.11 Mitigating factors for the housing include the large lot size, single level dwellings, and recessive external colour conditions. In general, this housing will have a rural residential settlement character and probably more so than those houses already established on the scarps to the east.
- 9.12 Wider mitigation measures include the fencing off of the lower gully area from stock and its vesting in Council as a recreation reserve. It is expected that native vegetation will extend across the full gully area and that landscape and wildlife values will be enhanced.

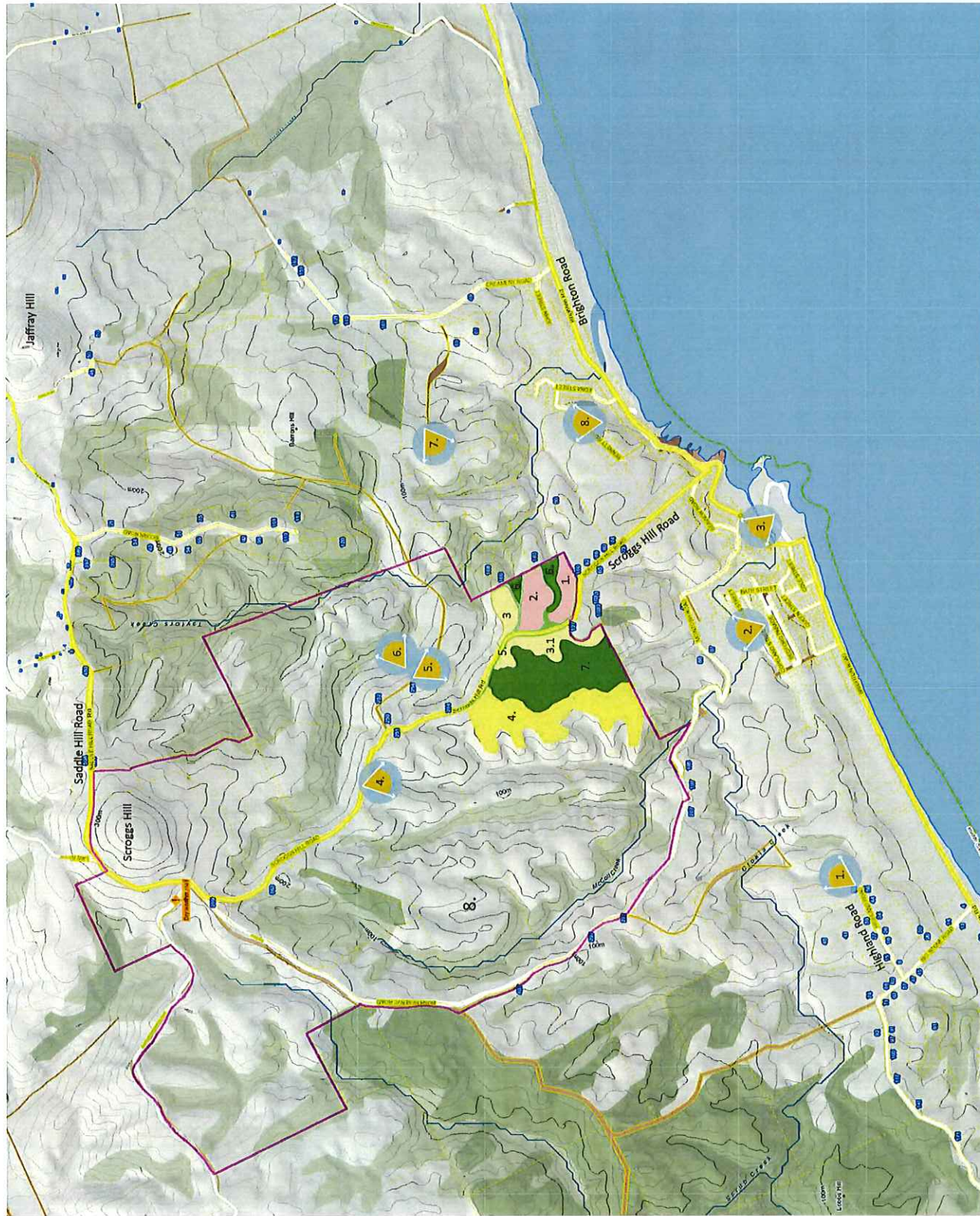
- 9.13 The assessment of potential **landscape effects** is assessed as '**moderate-low**'. The assessment of **potential adverse visual effects** is assessed as '**moderate-low**'.
- 9.14 '**Scroggs Hill Road**' describes the viewshed that is available to users of the road as they travel along the cut on the broad ridge top that marks the road route. The topography rises in a north/west curve, flattens and falls slightly, and then rises due north towards the proposed entrance of Area 4, approximately 0.9km from the Brighton urban boundary.
- 9.15 The eastern slopes rise to the road edge in a regular form while the western slopes form a narrow roadside terrace and then fall more rapidly into the gully area that is visible from houses across the southern side of Otokai Creek. Housing is proposed along both sides of this road section until the mid-point, where Area 3.1 ends.
- 9.16 The viewshed is greater for vehicles on descent and includes all the upper parts of Area 1 and 2, to the east, and the upper part of Area 3.1 and lower part of Area 4, to the west. These views begin as the road descends from Area 4 entrance and initially include panoramic views over the pine shelter belt and fields, to the south/east and to the seacoast, and direct to the south/west coastline. The views close-in as the mid-section of the road is reached and then curves due south/east to the existing housing.
- 9.17 Direct views are available across the rear of Area 1 and over the valley towards the north/east and over the rear of Area 2 and Area 3, when travelling up-hill. These views are broken by the mid-section rise in the road and a short pine shelter belt. Occasional views are available to the west in the lower section and then open to direct views to the mid-section of the western ridge.
- 9.18 The ridgeline offers the most strategic direct views of the proposed housing areas, although views are infrequent to the west. The proposal includes a 10m set back on all road boundaries. It is recommended that rules require planting of small groups of native tree species over a ground storey of native shrub or grass species to a height of 1 – 1.5m, e.g. kowhai and cabbage trees over an understorey of flax and hebe or sedge species.
- 9.19 This planting would filter some of the potential views to future residences while allowing sunlight to the houses on the eastern side of the road. A break is provided at the head of the gully and will preserve some of the most accessible western views from this section of the road.
- 9.20 The main landscape change will be from a rural land use to residential and including regulation 20m width street access from Scroggs Hill Road in several locations. The overall change will result in the urban boundary moving physically northwards by approximately 0.6km on the both sides. However, the land falls away from the road in both directions and a 10m set back applies on top of the 20m road boundaries, each side.
- 9.21 The potential **landscape effect** of this change is assessed as '**moderate-high**' and the potential visual effect is assessed as '**moderate-high**'. This assessment takes into account the change of land use and extension of the urban boundary northwards from Brighton, the variable visual experience experienced at present, and the substantial change that will occur.
- 9.22 The regularity of the proposed roadside set back planting will create a new visual and landscape element in itself, but the boundaries of the potential view shed will be narrower in the lower road section. The number of potential users is intermittent and may include a limited population who live



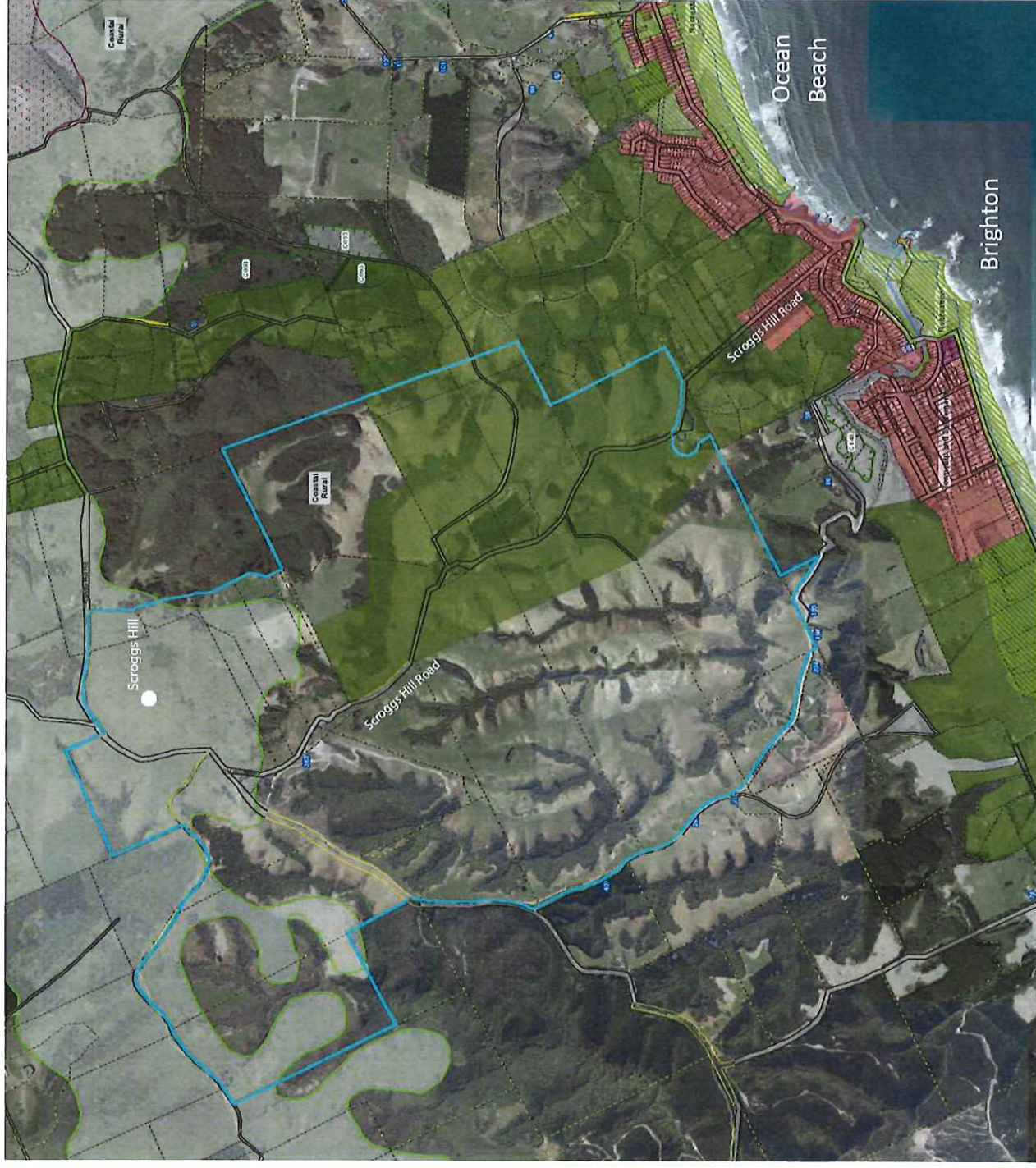
in the upper area or use the road as a connection to the Taieri. Considerable change could also occur on this road as a result of exercising current rural residential development rights.

- 9.23 The **Eastern Valley Catchment** includes the eastern slopes of Scroggs Hill Road, rural residential housing on Kayforce Road, to the east, the lower section of rural residential housing on Scurr Road ridge, and the northern urban boundary. The vegetated route of Taylors Stream and associated gullies form a landscape feature that divides the two main sides of this catchment (Figure 12 and 17). The distance between the upper section of Kayforce Road and Scroggs Hill Road varies around 0.7km at mid lower point.
- 9.24 Development in Areas 1 -3 will bring about a fundamental change from pasture to residential development and involve earth works and construction. The period of construction and consolidation will depend on whether all areas are released at once.
- 9.25 Landscape effects will involve the formation of roads, some in a linear west to east direction and directly visible to the east, and placement of up to 85 dwellings across approximately 0.8km of side slope. Other effects will be a significant area of boundary planting, approximately 2.5km in length when considering the existing access to Lots 160 – 170 Scroggs Hill Road and the extension of the gully planting that presently separates Area 1 and Area 2.
- 9.26 Some new building will be noticeable along the ridge top but with time this is expected to recede into associated planting. This will include on-site planting and native planting that has already been undertaken along the upper roadside boundaries. The proposed conditions restrict the density of housing to site area at a maximum of 45% site coverage and provide a range of 225m<sup>2</sup> to 350m<sup>2</sup> house footprints over site sizes of 500m<sup>2</sup> to 2,000m<sup>2</sup>.
- 9.27 Coupled with other design measures of height restriction to one level and recessive colour requirements, the potential impact of this housing is expected to be much lower than other subdivision areas in Dunedin. This will be appreciated by the low number of potentially affected viewers, 4 – 6, who are located on the Kayforce Road ridge and the one dwelling that has a direct view of these lower slopes from Scurr Road.
- 9.28 The potential **landscape effect** of this change is assessed as '**high**' and the potential visual effect is assessed as '**high**'. This assessment takes into account the change of land use and extension of the urban boundary northwards from Brighton, the change in land use from pastoral to residential. This is a further area where considerable change could occur on this road as a result of exercising current rural residential development rights.













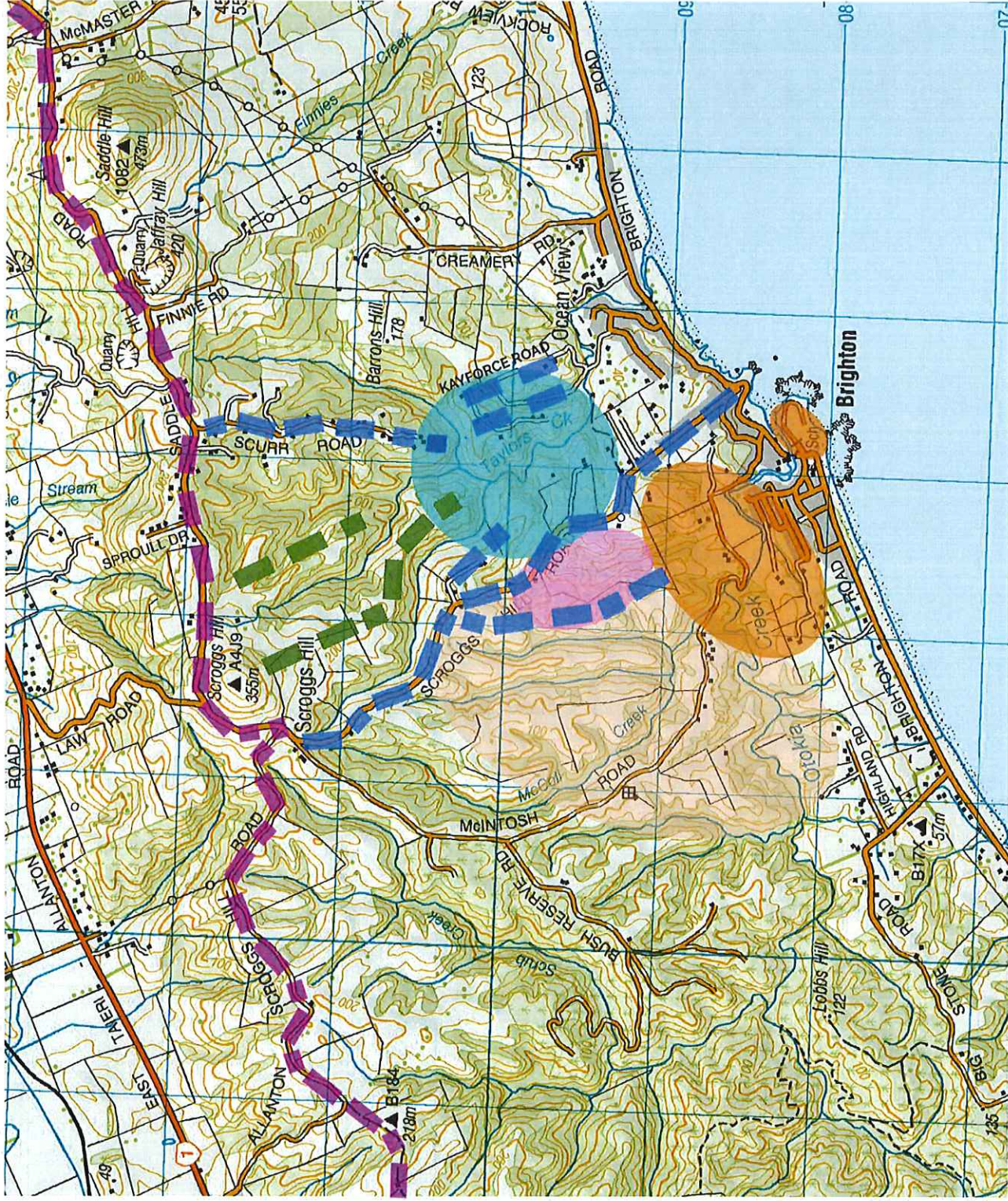


## Legend

- |  |   |
|--|---|
|   | 1. Coastal Rural zone - 2GP                           |
|   | 2. Rural residential 1 - 2GP                          |
|   | 3. Town and Settlement - 2GP                          |
|   | 4. Significant natural area - 2GP                     |
|   | 5. Coastal character - 2GP                            |
|  | 6. Site boundaries - Scroggs Hill Farm<br>(717.40 ha) |

0 1km





## legend

### ridge lines

Primary Coastal Ridge  
(Saddle Hill Road route)

Road and Development  
Sub ridges

Scroggs Hill Sub ridges

### views

Western Hill Slopes

Brighton Coastal Housing

Scroggs Hill Road

East Valley Catchment

0 1km

## Scroggs Hill Farm - Landscape Structure and Views





## legend

1. Township & Settlement - 500 - 750m<sup>2</sup>
2. Township & Settlement - 1000m<sup>2</sup>
3. Large Lot Residential 1 - 2000m<sup>2</sup>
- 3.1 Large Lot Residential 1 - 2000m<sup>2</sup>
4. Large Lot Residential 2 - 3500m<sup>2</sup>
5. Environmental enhancement 10m setback:
  - external road boundaries
  - Area 2 and Area 3 access road
  - native tree and shrub planting (Scroggs Hill Rd)
  - grass verge, tracks and tree planting (Area 2/3)
  - cycling track (Scroggs Hill Rd - east side)
6. Conservation and biodiversity:
  - preservation and enhancement of existing native vegetation resources - to be vested in Council or placed in QE II trust covenant, or Area of Significant Biodiversity Value.
7. Recreation zone:
  - land to be vested in Council
  - provision for parking
  - walking track link to Otokai Creek (future)
8. Rural Zone
9. Rural Residential 1 (2GP)

0 500m approx.







252 Scroggs Hill Road

Jaffray Hill

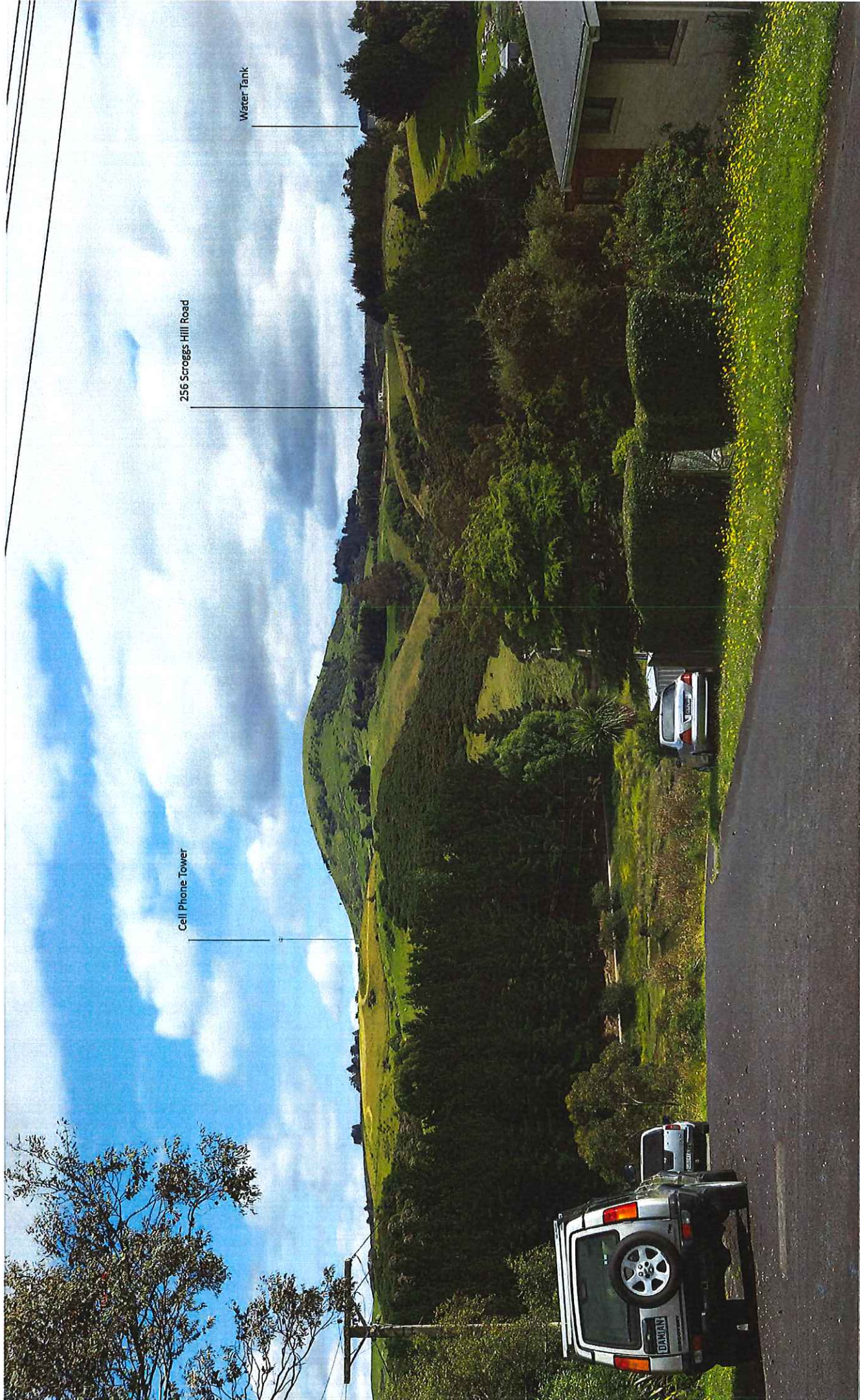
Saddle Hill

Cell Phone Tower

103d Scroggs Hill Road





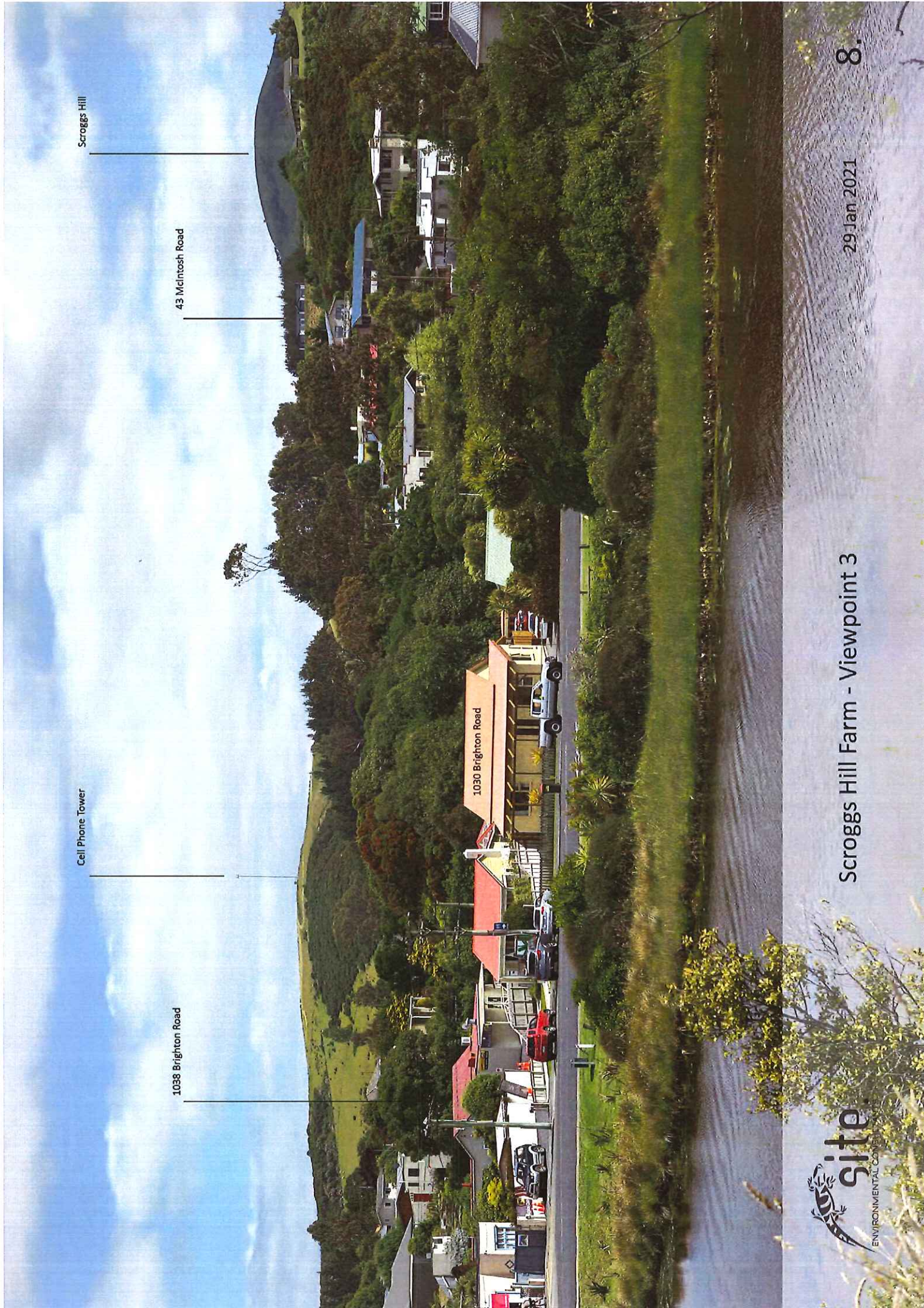


Cell Phone Tower

256 Scroggs Hill Road

Water Tank





Cell Phone Tower

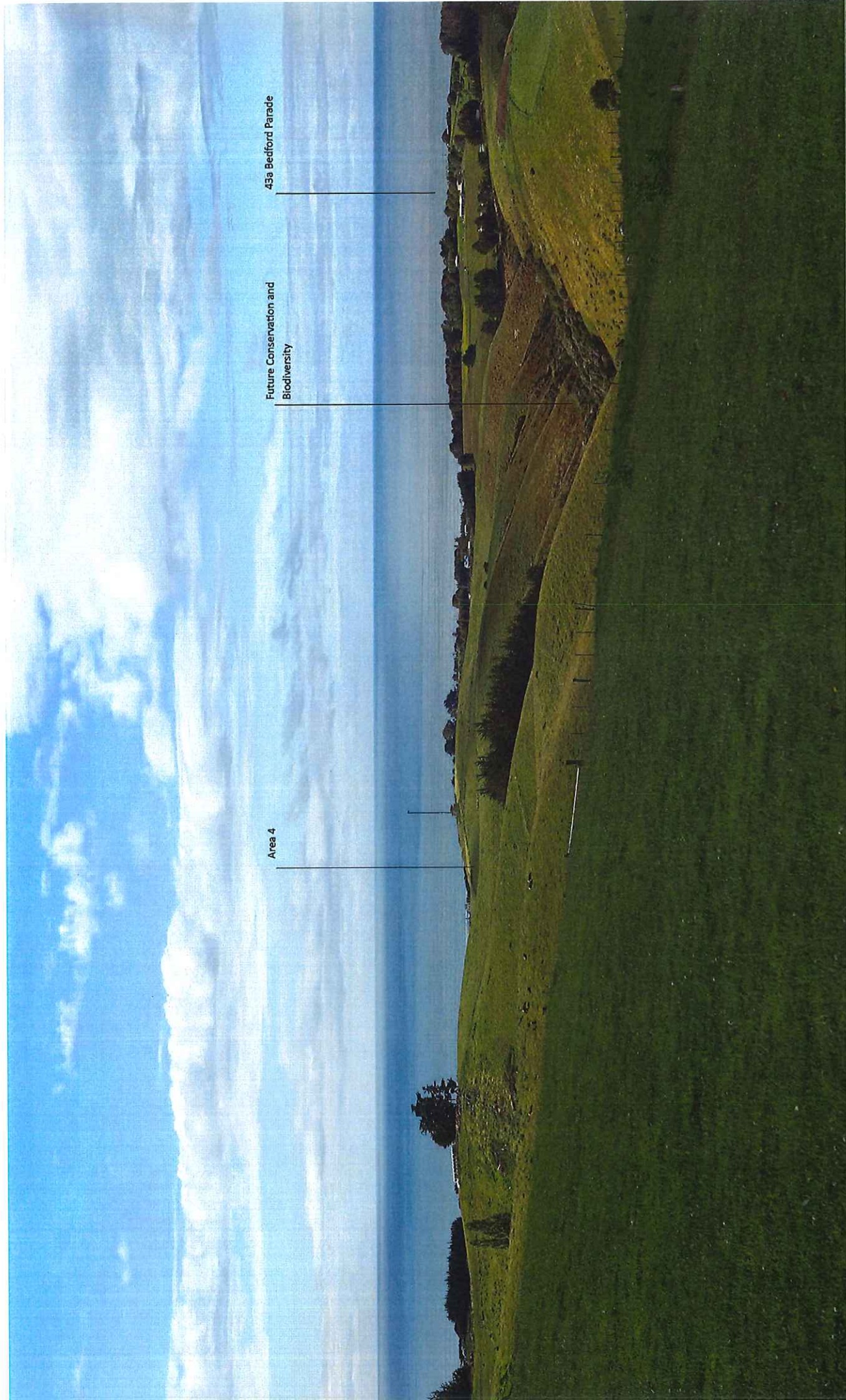
Scroggs Hill

1038 Brighton Road

43 McIntosh Road

1030 Brighton Road





Area 4

Future Conservation and  
Biodiversity

43a Bedford Parade



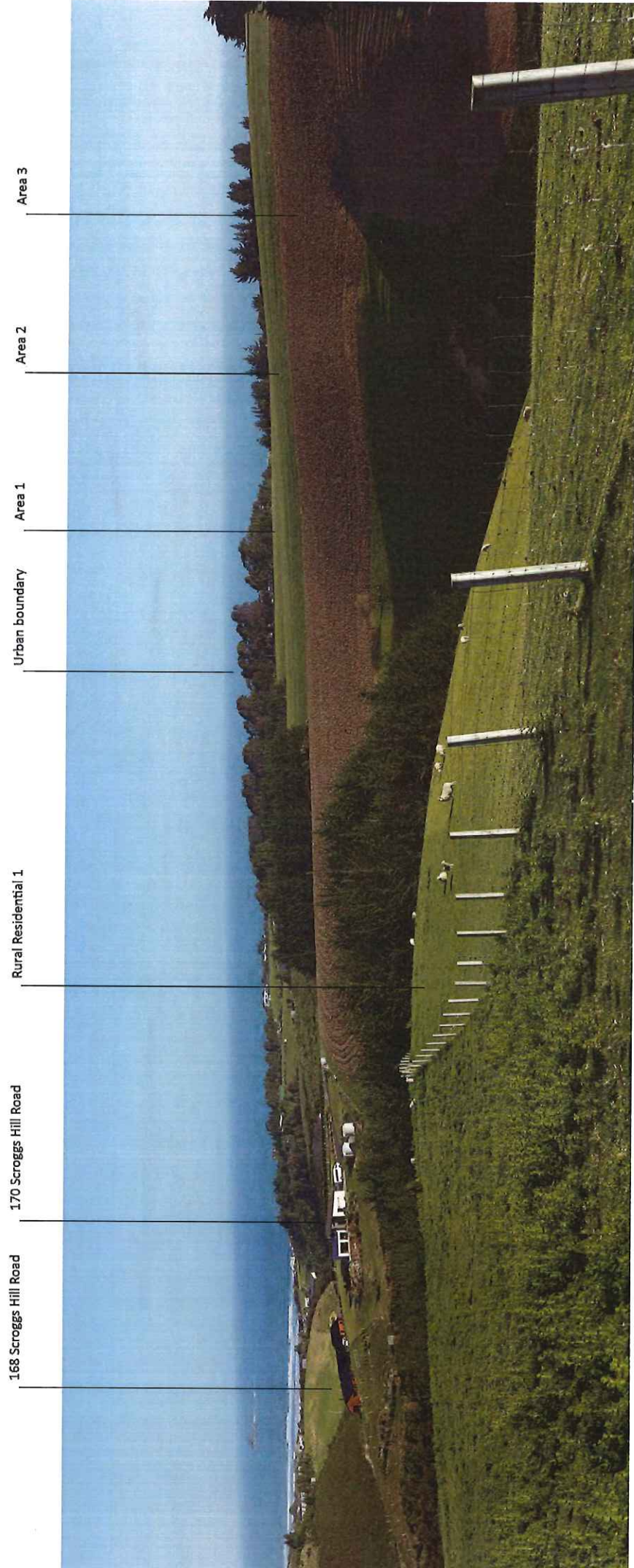


Image stitched from several photographs - 28mm focal length equivalent



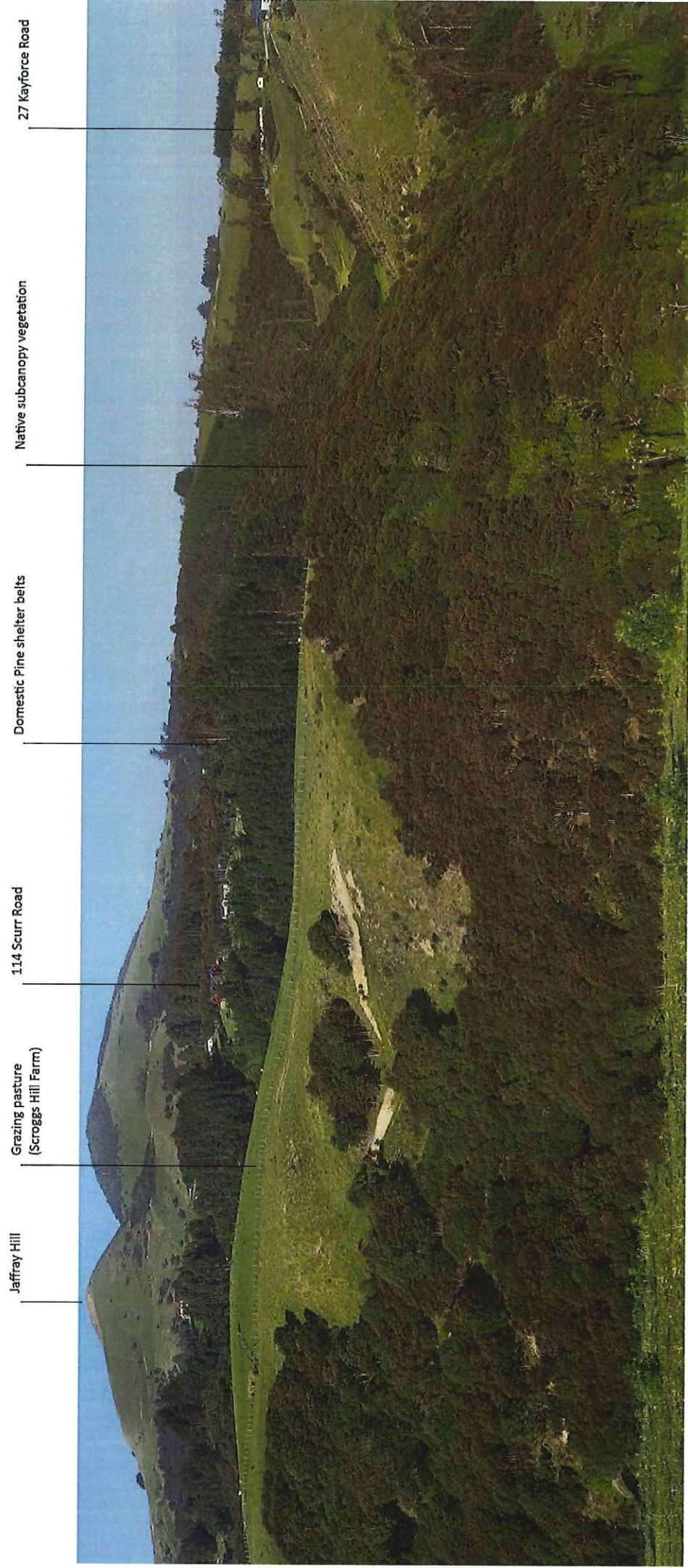
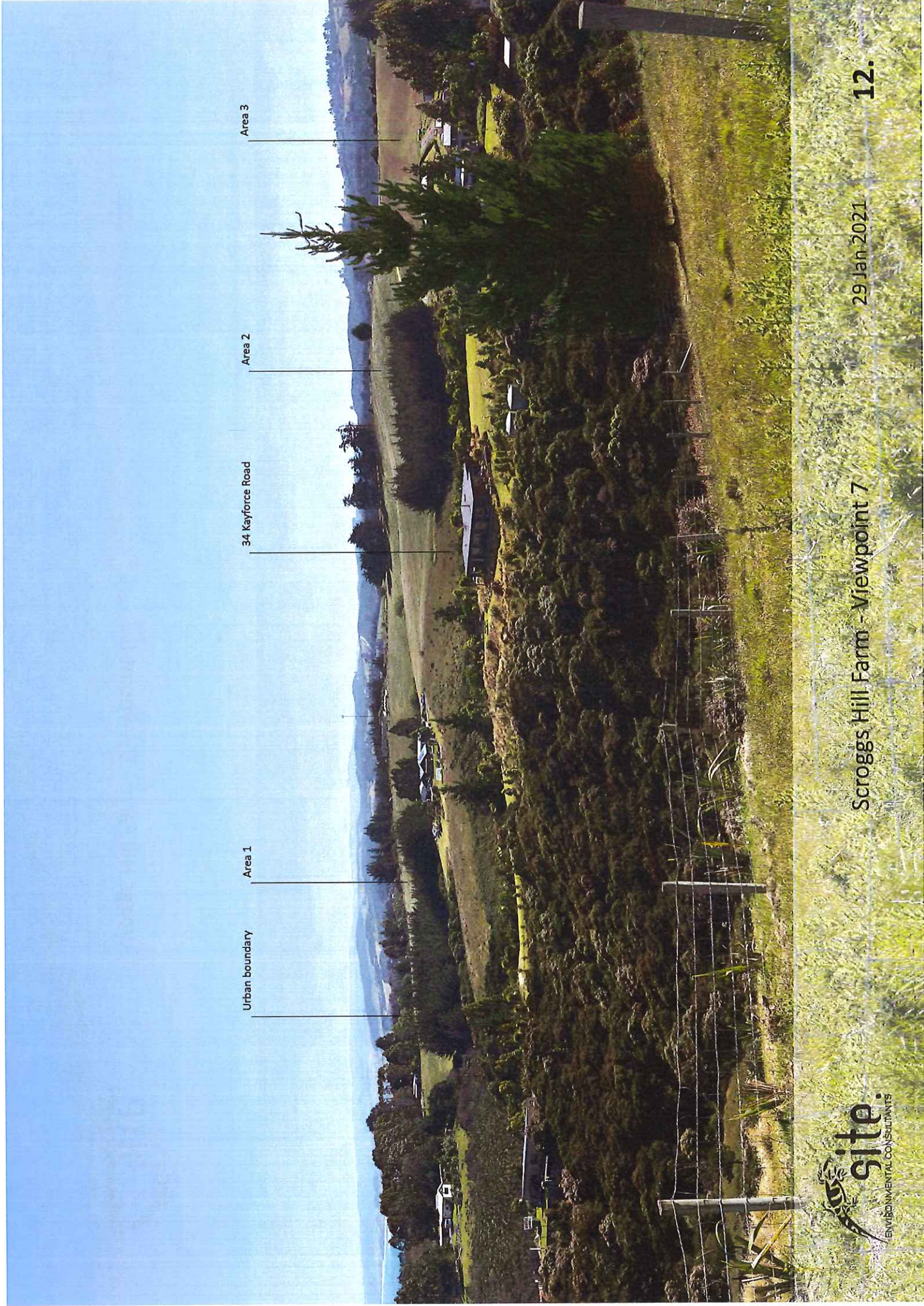


Image stitched from several photographs - 28mm focal length equivalent







19 Kayforce Road

1 Bennett Road

Scroggs Hill Farm - Viewpoint 8

29 Jan 2021

13.





Area 2

Area 1

120 Scurr Road

31 Kayforce Road

Jaffray Hill



170 Scroggs Hill Road

25 Kayforce Road

19 Kayforce Road



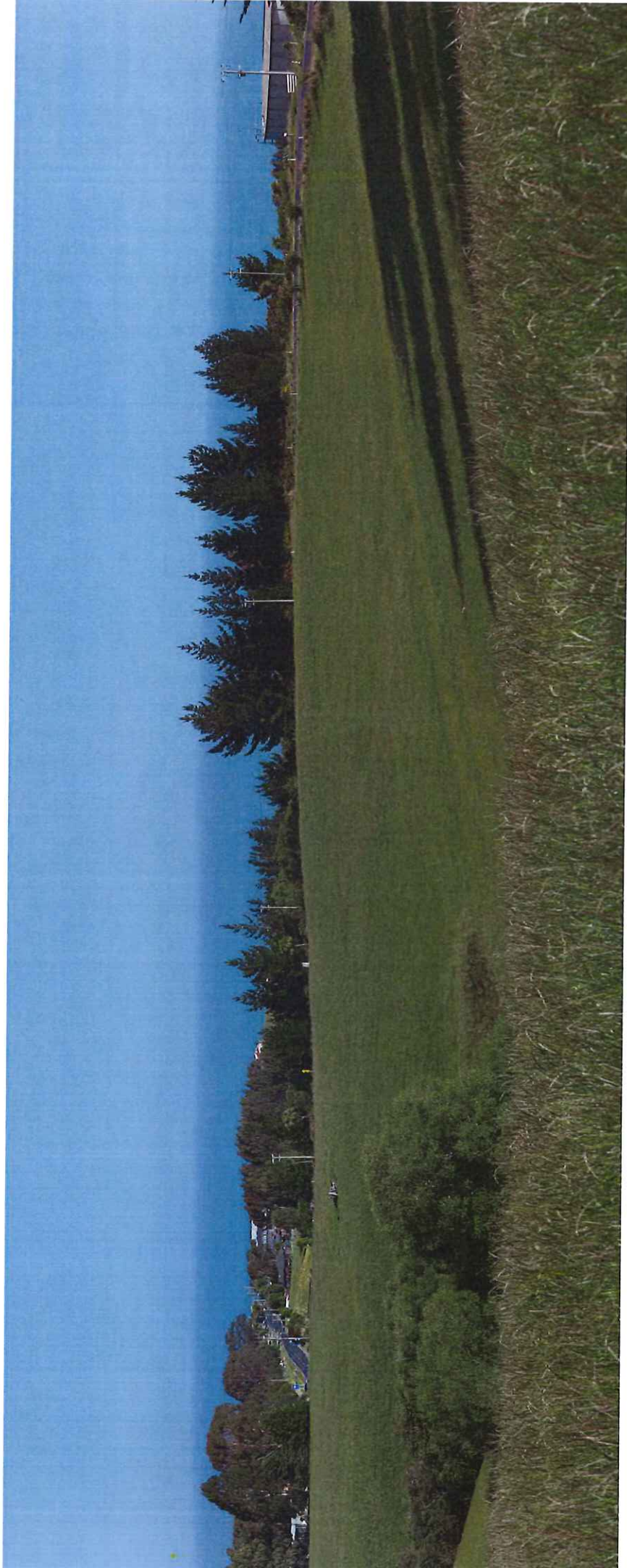


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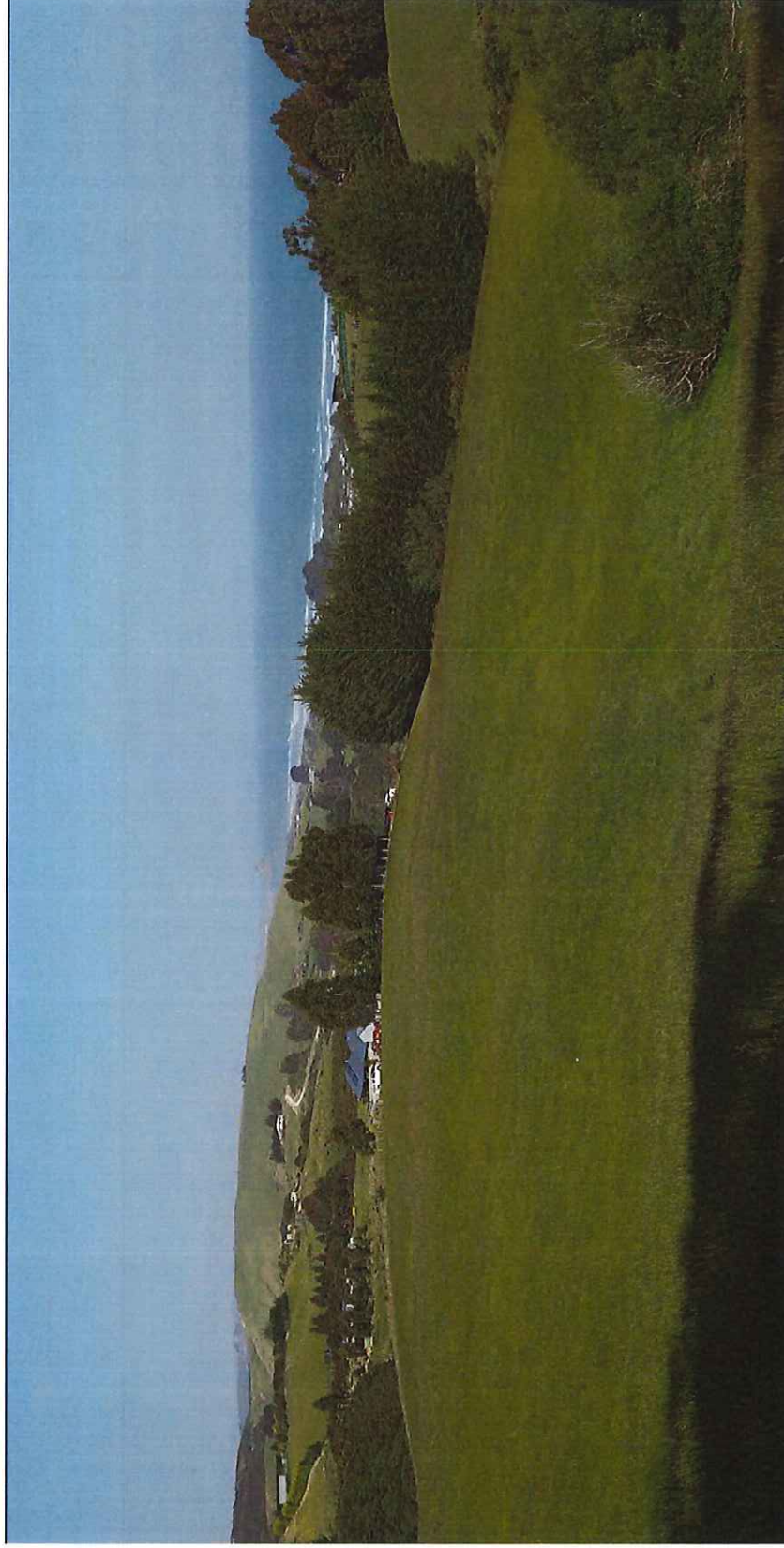


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Image stitched from several photographs - 28mm focal length equivalent



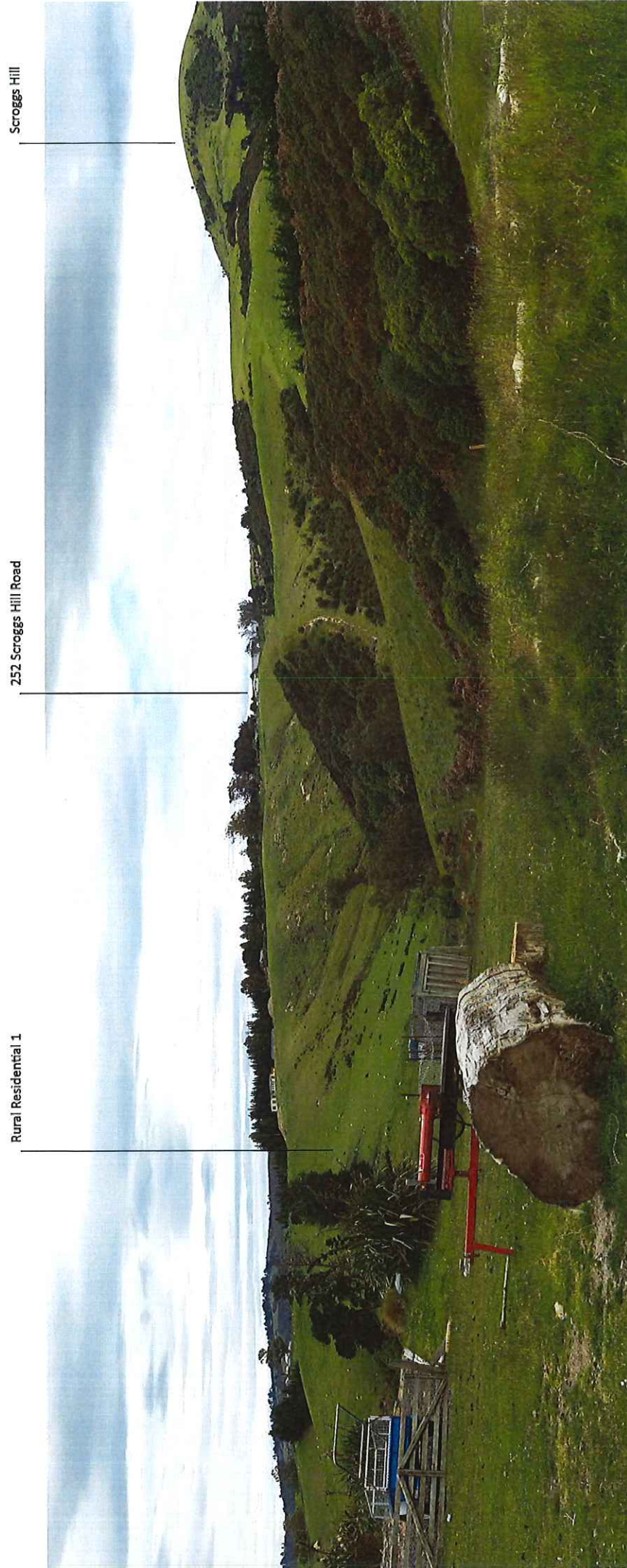


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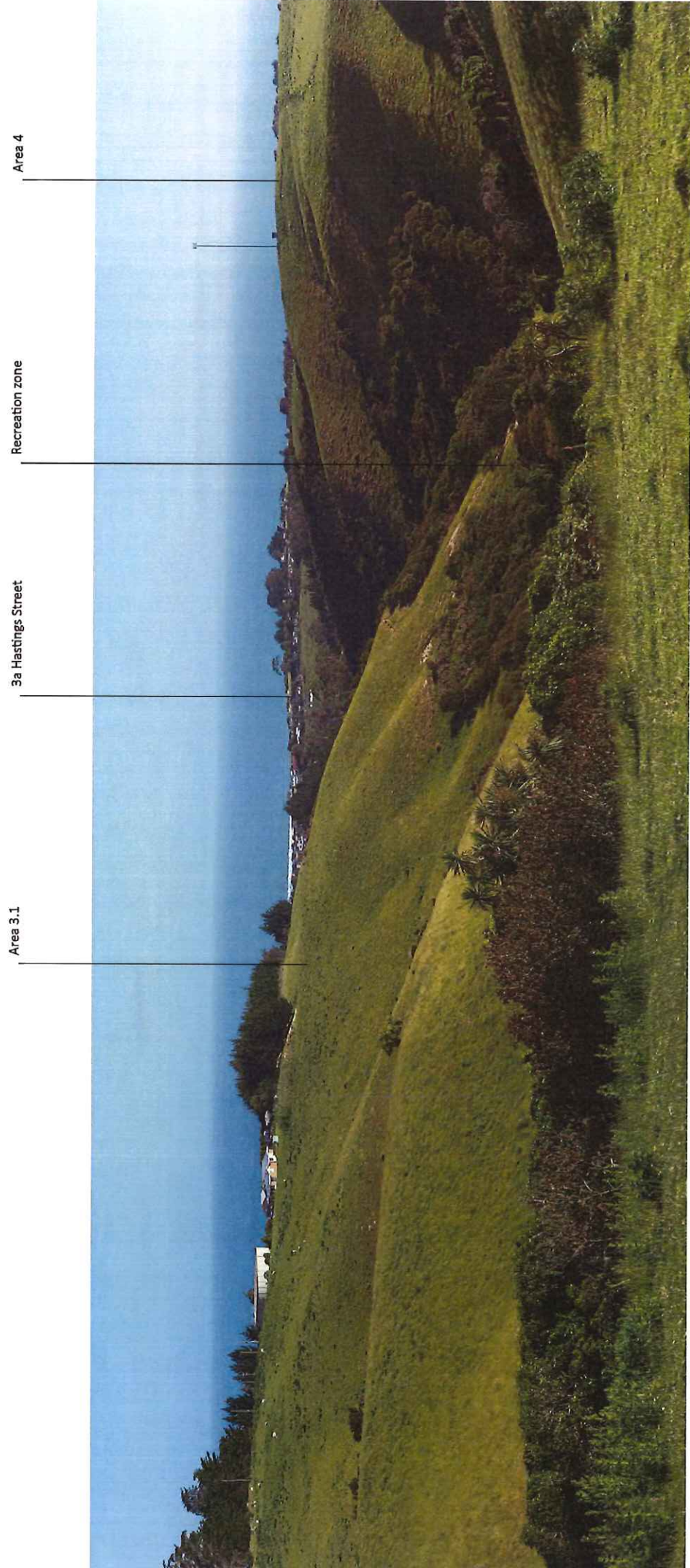


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