

## Roxanne Davies

---

**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>  
**Sent:** Thursday, 4 March 2021 10:33 p.m.  
**To:** District Plan Submissions  
**Subject:** Email 1 of 2: Submission of Gladstone Family Trust - Chain Hills Park - Residential Rezone Pursuant to a Structure Plan  
**Attachments:** Submission Form 5 - Gladstone Family Trust - Chain Hills Park Residential Rezone.PDF; Variation 2 Submission Notes - Gladstone Family Trust - Chain Hills Park Residential Rezone.pdf; Variation 2 Submission Notes - Gladstone Family Trust - Table 1.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Categories:** Follow up with Paul

Hi,

Please find attached the following documents forming the submission of Gladstone Family Trust in relation to the residential rezone of Chain Hills Park pursuant to a structure plan:

- 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

---

**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma  
<Emma@sweepconsultancy.co.nz>  
**Sent:** Thursday, 4 March 2021 10:34 p.m.  
**To:** District Plan Submissions  
**Subject:** Email 2 of 2: Submission of Gladstone Family Trust - Chain Hills Park - Residential Rezone  
Pursuant to a Structure Plan  
**Attachments:** Chains Hills Gladstone Family Trust 4-03-21.pdf; Chain Hills Rd, Gladstone Family Trust  
4-03-21.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
  
**Categories:** Follow up with Paul

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)

## Roxanne Davies

---

**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>  
**Sent:** Thursday, 4 March 2021 03:23 a.m.  
**To:** District Plan Submissions  
**Subject:** Submission of Gladstone Family Trust - SPMA for 90 and 98 & 100 Gladstone Road North & Amendments to Some Provisions  
**Attachments:** Submission Form 5 - Gladstone Family Trust.PDF; Variation 2 Submission Notes - Gladstone Family Trust - SMPA for 90, 98 & 100 Gladstone Road North.pdf; Townhouses 4#90 and 6# 98-100 Gladstone Rd North.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
  
**Categories:** Nat

Hi,

Please find attached the following documents forming the submission of Gladstone Family Trust in relation to the application of a SPMA to 90 and 98 & 100 Gladstone Road North.

- Completed Form 5;
- Submission Notes; and
- A pdf containing the two structure plans.

Please confirm receipt of this email.

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

---

**From:** Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>  
**Sent:** Monday, 15 March 2021 06:29 p.m.  
**To:** District Plan Submissions  
**Subject:** Re: Variation 2 submission completed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Roxy

Hi,

Thank you for the confirmation below of the submission from Gladstone Family Trust in relation to 90 Gladstone Rd North and 98/100 Gladstone Rd North.

There was also another submission from Gladstone Family Trust in relation to 'Chain Hills Park'. Have the details for that submission been entered yet?

Cheers,

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

On 8/03/2021 11:48 am, [districtplansubmissions@dcc.govt.nz](mailto:districtplansubmissions@dcc.govt.nz) wrote:

### Submission Form Submitted

Thank you for taking the time to submit on Variation 2

Below is a copy of your submission:

**Reference number** 808925

**Submitter name**

Gladstone family Trust Gladstone family Trust

**Organisation**

**Contact person/agent**

Emma Peters, Consultant, Sweep Consultancy Ltd

**Postal address**

Po Box 5724 Dunedin Dunedin 9054

**Email**

[emma@sweepconsultancy.co.nz](mailto:emma@sweepconsultancy.co.nz)

**Contact phone number**

**I could gain an advantage in trade competition through this submission**

No

**If you could gain an advantage in trade competition through this submission please select an answer**

**Variation 2 change ID**

Application of structure plan mapped area to 90 Gladstone Rd North and 98/100 Gladstone Rd North

**Provision name and number, or address and map layer name**

All provisions relating to townhouses and duplexes

**My submission seeks the following decision from the Council**

Accept the change

**Details**

**Reasons for my views**

See attached submission notes.

**Supporting documents** (file name/s)

V2-S-Gladstone-Family-Trust-04.03.2021.pdf, type application/pdf, 3.8 MB

**Do you wish to speak in support of your submission at a hearing**

Yes

**If others make a similar submission, would you consider presenting a joint case at a hearing**

Yes

# VARIATION 2 – ADDITIONAL HOUSING CAPACITY

## SUBMISSION FORM 5



SECOND  
GENERATION  
DISTRICT PLAN

CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

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](mailto: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: Gladstone Family Trust

Last name:

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](mailto: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))

Residential rezone of 21, 43, 55, 65, 75, 77, 79, 111 & 121 Chain Hills Rd pursuant to a  
For example: D2 structure plan & application of a structure plan mapped area.

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

All provisions relating to NDMA  
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.

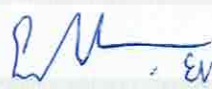
See attached submission notes

**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

# **Proposed Residential Re-zoning, Gladstone Family Trust Properties, Chain Hills, Mosgiel.**

## **Landscape and Visual Effects Assessment Report**

**3 March 2021**



**Prepared by**

**MIKE MOORE**

*BSc, Dip LA, MRRP, ANZILA*

**LANDSCAPE ARCHITECT**

*Po box 5076, Dunedin*

*Tel (03) 479 0833 . fax (03) 479 0834 . cell 0274 360 163*

*Email [mike@mmla.co.nz](mailto:mike@mmla.co.nz)*



## Introduction

The Gladstone Family Trust is seeking a residential rezone of the property it controls at the following locations, collectively referred to as the 'rezone site'. The properties included are 21, 43, 55, 65, 75, 77, 79, 111 and 121 Chain Hills Road. The rezone site contains approximately 54 ha, although part of this area is already rezoned *Low Density Residential* via the 2GP decision and appeal process. The land is currently zoned as follows in the 2GP:

- 21, 43, 55, 65, 79 and 111 Chain Hills Road are zoned *Rural Residential 1*
- 77 Chain Hills Road is zoned *Rural – Hill Slopes, Rural Residential 1, and Low Density Residential*. An area (red hatched on the plan) is subject to a 2GP appeal and is awaiting drafting of a consent memorandum to rezone *Low Density Residential*.
- 121 Chain Hills Road is zoned *Rural – Hill Slopes*.

The Gladstone Family Trust is seeking to rezone the site residential with a mixture of zonings including *General Residential 1, Low Density Residential or Large Lot Residential 1, and Large Lot Residential 2*. The Trust has developed a structure plan which is shown in **Figure 1**, which illustrates the proposed rezoning.

The purpose of this report is to provide a landscape assessment of the proposed rezoning. This will be structured as follows:

- Site and area description
- The proposed rezoning
- Recommended mitigation measures
- Landscape and visual effects
- Conclusion

## Site and area description

The rezone site is located on the north-western side of Chain Hills on generally north-western facing slopes overlooking Mosgiel. It is accessed from Chain Hills Road, Pinfold Place, and Irwin Logan Drive, and via Right of way from Woodland Avenue. The property has frontage on its south-western boundary to State Highway 1 and ranges in elevation from approximately 30 – 170m asl.

The underlying geology is schist and the landform is expressive of the characteristic Otago Peneplain surface with broad, gently sloping spurs, dissected by steeper gullies. The property extends to a portion of the summit ridge of Chain Hills and to parts of various secondary ridges, along with the intervening gullies; and drains toward Owhiro Stream.

The land is predominantly under pasture cover and grazed, but on the steeper gully slopes there are areas of both native and exotic scrub. At higher elevation within the southern gully there are stands of Kanuka forest. There are no buildings currently existing on the site except for a woolshed and yards located within 75 and 79 Chain Hills Road, and a tractor shed located within 121 Chain Hills Road, accessed from Pinfold Place. A number of farm tracks are also present as well as retention ponds in the gully system.

The wider landscape context of the rezone site is the north-western side of Chain Hills. This landform rises to approximately 170m and forms the topographical containment and backdrop to the northern Taieri Plain and Mosgiel. It slopes relatively steeply on this north-western side, expressing the scarp associated with the Titri fault. The plateau ridge-top is rural residential in character and zoning, with buildings concentrated near Chain Hills Road. Due to the plateau landform, these have only moderate levels of visibility from the Taieri Plain.

Currently, the steeper, less accessible mid-slope areas (including much of the site) remain rural in character and zoning, and are mainly held in small holdings. The result is that the hill slopes are a complex patchwork of

pasture, woodlot (of various species and ages) and scrub cover. Urban development is extending gradually up the lower slopes of Chain Hills from Wingatui to Mosgiel with development currently underway in the area below the site to approximately 105m elevation.

The 2GP has zoned a spur above Irwin Logan Drive *Low Density Residential*, to approximately the 115m contour, and the slopes above this (see Figures 1 and 2) are also to be zoned *Low Density Residential* up approximately the 145m contour, via consent memorandum resulting from a 2GP appeal. Residential development in these areas (to a maximum density of 750m<sup>2</sup>) will significantly alter the current rural / urban interface and pattern on the hill slopes. South-west of State Highway 1, there is *Large Lot Residential 1* zoning on the toe slopes of Saddle Hill to approx. the 130m contour with *Rural* zoned land above.

**Figure 2** illustrates the character of the site and area as viewed from Mosgiel.

In terms of recognized landscape values, there is no landscape overlay on Chain Hills in the 2GP, but Appendix A7.5 outlines rural character values associated with the *Rural - Hill Slopes* zone. These include its role in providing backdrop and enclosure to urban areas with a 'predominantly unbuilt natural' character (i.e. natural features predominate over human made features). It also notes that there are some areas of 'important and varied biodiversity' including some 'scattered indigenous vegetation dominated by Kanuka' on the Taieri slopes.

My assessment of the landscape values of this part of the Chain Hills is that whilst they form a visually prominent backdrop to the Taieri Plain and Mosgiel, their natural / rural landscape values are now highly modified by the presence of houses on the summit area and by the incoherent patchwork of pasture and woodlots that affects the legibility of the natural landform on the northern slopes overlooking the Taieri Plain. In the area of the rezone site, the predominant pasture cover and presence in some places of scrub and

indigenous vegetation in the gullies, contribute positively to natural landform legibility and open rural landscape character.

## The proposed rezoning

The proposed rezoning is illustrated in Figure 1 and proposes various residential zones as follows:

P	Land description	C	P r o p o s e d  2 G P  z o n e	M
A	Gently – moderately sloping lower spur top landform, currently under pasture cover and adjacent to existing residential development. A predominantly westerly	R	L o w  D e n	7

	aspect.		s i t y  R e s i d e n t i a l	
B	Gently – moderately sloping mid - lower spur landform, currently under pasture cover. A predominantly northerly aspect.	R	L o w  D e n s i t y  R e s i d	7

			e n t i a l	
C	Gently – moderately sloping mid-level secondary spur top landform, currently under pasture cover and adjacent to existing residential zoned land (not yet developed). A predominantly westerly aspect.	L	L o w  D e n s i t y  R e s i d e n t i a l	7
D	Gently – moderately sloping broad upper secondary spur top landform, currently under pasture cover. A	R	L o w	7



	predominantly north-westerly aspect.		density Residential density (consistent with)	
E	Flat – gently sloping summit plateau - ridgetop landform,	R	Ge	5

	currently under pasture cover. Adjacent to lineal residential development along Chain Hills Road to the south. A predominantly westerly aspect.		n e r a l  R e s i d e n t i a l  1	
F	Gently – moderately sloping upper secondary spur top landforms, currently under pasture cover with gullies separating. Areas of regenerating kanuka forest in the gullies. A predominantly westerly aspect.	R	L a r g e  L o t  R e s i	2

				d e n t i a l  1	
G	Gently – steeply sloping mid elevation secondary spur landforms, currently under pasture cover with gullies separating. Some areas of scrub in the gullies. A predominantly north-westerly aspect.	R	L	a r g e  L o t  R e s i d e n t i a l  1	2
H	Broad, gently sloping	R	L		2

	<p>secondary spur landform under pasture cover. Modified to an extent by earthworks associated with State Highway 1</p>		<p>a r g e  L o t  R e s i d e n t i a l  1</p>	
I	<p>Flat – gently sloping summit plateau - ridgetop landform, currently under pasture cover. A predominantly northerly aspect.</p>	R	<p>G e n e r a l  R e s</p>	5

			i d e n t i a l  1	
J	Steep north and west facing lower level gully sides largely scrub or rough pasture covered.	R	R u r a l  -  H i l l  S l o p e s	1
K	Flat – gently sloping summit plateau - ridgetop landform, currently under pasture cover. Adjacent to existing	R	G e n e	5

	lineal residential development along Chain Hills Road. A predominantly westerly aspect.			r a l  R e s i d e n t i a l  1	
L	Steeply sloping gully head landform near the summit ridge with eroding areas. Largely rough pasture and scrub covered and with a predominantly north-west aspect.	R	R	u r a l  R e s i d e n t i a l	2





				Residential	
--	--	--	--	-------------	--

The structure plan provides for native bush regeneration areas within some of the gullies. It also provides for a road link connecting Chain Hills Road and Irwin Logan Drive, and a walking access link, from this road to Woodland Avenue.

The broad pattern that would eventually arise from this zoning and associated development can be described as follows:

- Dense residential urban character on the western side of Chain Hills Road on the flatter summit plateau area.
- Residential character at various densities on the secondary ridge forms with the steeper gully areas remaining un-built and increasingly tree covered.
- Dense residential urban character as an extension of adjacent residential areas on the lower spurs and in the Area N valley floor area.

### Recommended mitigation measures

Chain Hills is a prominent natural landform feature that visually 'contains' the northern Taieri Plain, separating it from the Kaikorai catchment. Its natural character / rural amenity attributes have been diluted by small scale rural and rural-residential subdivision and development, but its remaining natural landscape character attributes should be protected and enhanced to the extent possible to ensure that Dunedin maintains a coherent and attractive landscape.

The proposed rezoning will extend the residential urban environment of Mosgiel up the lower and mid slopes of the hills, and will significantly expand an existing node of residential development, creating an area with urban character on the Chain Hills summit. The currently largely unbuilt mid-slope areas will be modified by housing on the secondary spur forms, and low density urban character with more tree'd gully areas will replace open rural pasture.

To retain as much natural landscape character as possible with the proposed residential built density, and to retain as much of an open space / natural landscape linkage along the north-western face of Chain Hills as possible, the following mitigation measures are recommended:

1. The gullies are to be revegetated in locally appropriate indigenous forest cover to the extent generally indicated in Figure 3 and in general accordance with the establishment and management principles outlined in Appendix A.
2. All buildings within plan areas D, E, F, G, H, I and M are to be finished in materials and / or colours that minimise visual prominence and contrast with the colours of the natural landscape elements (grass and trees). Painted finishes are to have LRV's of no more than 30%.
3. Within plan areas D, F, G, H and M, development is to be planned and designed to minimise the need for earthworks. No retaining walls of more than 2m height are permitted and earthworks are to be designed to blend with surrounding natural contours.

4. Within plan areas E and I, buildings shall be no more than 7m high, to minimise the visual impact of built form on the summit as viewed from lower elevation viewpoints.
5. Public walking access through the area is to be provided for more or less as indicated in Figure 3 to provide for enjoyment of the revegetated gullies / rural areas, and to provide for good levels of connectivity.

## **Landscape and visual effects assessment**

As discussed above, Chain Hills are a visually prominent natural landscape feature providing containment to the North-Taieri plain and Mosgiel to the south-east. Their rural amenity values, landform legibility and aesthetic coherence have been considerably eroded over recent decades, on their north-western side at least, by small scale rural, and rural residential subdivision and development, resulting in an incoherent land use pattern to a large extent. Whilst the broad summit plateau / ridge is host to a relatively densely settled rural residential area, the visual prominence of built form on the summit as viewed from lower viewpoints remains relatively low, given the flat summit surface and screening by landform and vegetation. Overall, it is my assessment that whilst the landscape and visual values of Chain Hills have been seriously compromised, their sensitivity to change remains moderate – high on account of their visual prominence and importance as a structural element defining different landscapes (Taieri / Kaikorai) within the City.

The proposed rezoning will result in:

- The significant expansion of an existing, isolated small node of residential urban character on the flatter summit plateau area of Chain Hills.
- Residential character at various densities on the secondary ridge forms with the steeper gully areas remaining un-built and progressively returning to indigenous forest cover.
- Dense residential urban character as an extension of adjacent residential areas on the lower spurs and in the Area N valley floor area.

In my assessment, the extension of the current urban edge of Mosgiel up the lower slope areas of Chain Hills will integrate with the landscape character and quality well. Any adverse effects associated with this will be low (minor).

The spread of residential land use into the mid-slope spur areas will be a significant departure for the Chain Hills landscape. The existing sense of the

urban area of Mosgiel being enclosed within a rural context will be substantially weakened, giving rise to an adverse effect in my assessment. Mitigating this, the proposed residential density is necessarily low, given the landform constraints, and mitigation measures to minimise built prominence and maximise the impact of natural elements are proposed. Importantly, the natural character and indigenous biodiversity values of the gully system will be enhanced and the natural landform pattern (developed spurs and natural gullies) will be strongly expressed. I assess landscape and visual effects as adverse / high in the short term – reducing to adverse / moderate as plantings soften built impact and enhance the character of the gullies. I note that development at this elevation on the hill is similar to that in the Braeside area on the hills to the south-western side of the motorway. The difference being that there, Saddle Hill provides a significant rural landscape backdrop higher.

The node of residential use proposed for the summit area will not be unduly visually prominent from lower viewpoints, given the flat landform and viewing angle and the proposed building height and colour mitigation measures. It will be connected physically to Mosgiel via the proposed extension to Irwin Logan Drive. In my assessment, the landscape and visual effects of this development will be adverse, but will be mitigated in magnitude to some extent, by the fact that it extends an existing area of residential development (at the south-western end of Chain Hills Road), rather than introduce an area of totally new character. The appropriateness of a node of relatively intense residential development on the hill top, separated from Mosgiel (and other existing urban areas) by steeper hill slopes however, is an issue, and it is my assessment that landscape and visual effects will be adverse / moderate – high. I consider that it would be more appropriate that built density reduces with height, and to retain Rural Residential zoning in this area.

## **Conclusion**

The proposed rezone site is located on the north-western side of Chain Hills adjacent to Mosgiel. Chain Hills are a visually prominent landscape feature in



this area but their natural / rural landscape character and values have been significantly eroded by small scale rural and rural residential subdivision and development.

The proposed rezoning will result in a significant change to the character of the hills, including the expansion and reinforcement of a node of relatively dense residential use on the summit ridge, less dense residential development on the mid-slope secondary spurs (with indigenous forest restoration in the gullies), and for the extension of residential development up the lower slopes from the existing urban edge. Mitigation measures to minimise adverse effects on landscape values are proposed.

I have assessed the landscape and visual effects of the rezoning as generally adverse, with the magnitude ranging from low – high.

Mike Moore

Registered NZILA Landscape Architect

## Appendix A: Proposed Gully Revegetation Guidelines

The areas shown as 'gully revegetation' in Figure ... are to be planted using the following species and at the ratios indicated.

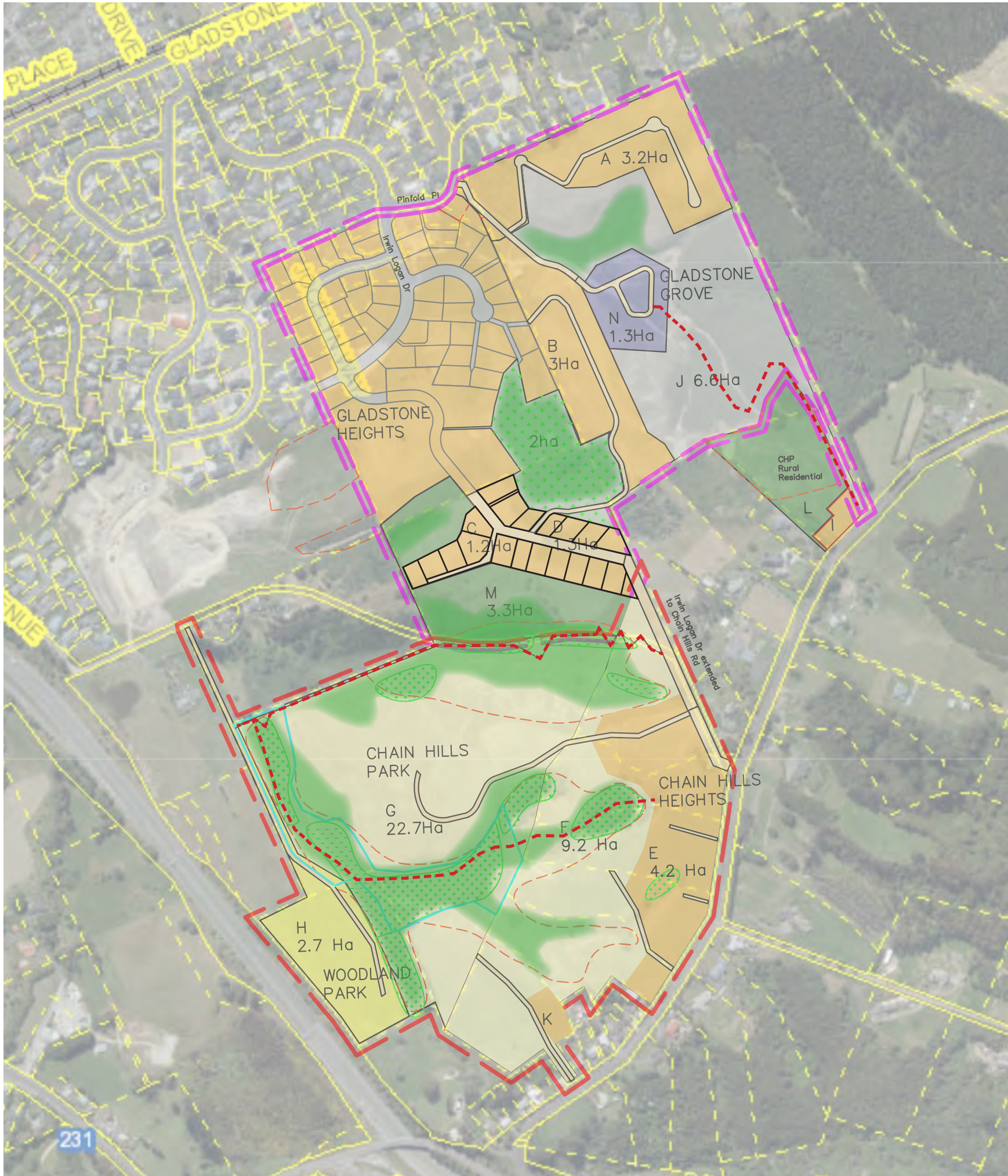
Botanical name	Common name	Approx % of planting
<i>Coprosma crassifolia</i>		2.5
<i>Coprosma propinqua</i>	Mingimingi	5
<i>Cordyline australis</i>	Cabbage tree	10
<i>Griselinia littoralis</i>	Broadleaf	2.5
<i>Hebe salicifolia</i>	Koromiko	5
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	2.5
<i>Kunzea robusta</i>	Kanuka	20
<i>Myrsine australis</i>	Mapou	2.5
<i>Olearia avicenniifolia</i>		2.5
<i>Phormium tenax</i>	Flax	20
<i>Pittosporum tenuifolium</i>	Kohuhu	15
<i>Podocarpus laetus</i>	Hall's totara	2.5
<i>Pseudopanax crassifolius</i>	Lancewood	5
<i>Sophora microphylla</i>	Kowhai	5

### Planting maintenance and management

1. Where required, fencing should be carried out to protect the areas to be planted from grazing by stock.
2. The areas to be planted are to be sprayed to kill existing grasses using a non-residual systemic herbicide.
3. Planting densities are to be approximately 1.5m
4. Plant grades are to be Pb3 or equivalent, minimum.
5. One slow release fertilizer tablet will be used per plant.
6. A circle of mulch (100mm deep woodchip or sacking or similar) is to be applied around each plant to assist in plant establishment and weed suppression.
7. The area around each plant is to be maintained weed free until well established by hand weeding or spraying where this is possible without adversely affecting the plants.
8. Plants should be watered as / if required during dry spells until well established.

9. Survival should be monitored and any dead plants replaced immediately. Animal pests should be controlled and if required, plants should be provided with an eco-shelter for protection against rabbit and possum browse.
10. The plantings are to be managed to ensure their ongoing health and vitality.





- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N

Rezone Hill Slopes Rural to Low Density Residential  
Develop Gladstone Heights Stage 6a 3.2Ha  
Yield: 19 Lots

Rezone Hill slopes Rural to Low Density Residential  
Develop Gladstone Heights Stage 7a 2.3 Ha  
Yield: 16 Lots

Low Density Residential  
Gladstone Heights Stage 6 1.2Ha  
(Already approved)

Rezone Hill Slopes Rural to Low Density Residential  
Develop Gladstone Heights Stage 7 1.3Ha  
Under Variation 2 appeal (Already approved)

Rezone Rural Residential 1 to General Residential 1 4.2ha  
Develop Chain Hills Heights  
Yield: 56 Lots

Rezone Rural Residential 1 to Large Lot Residential 1 8Ha  
Yield: 7 Lots

Rezone Hill Slopes Rural to Large Lot Residential 1 22.7ha  
Yield: 10 Lots

Rezone Hill slopes Rural to Large Lot Residential 2 2.7ha  
Yield: 6 Lots

Rezone Rural Residential 1 to General Residential 1 0.3Ha  
Yield: 2 Lots

Hill Slopes Rural 6.6Ha Farm  
Existing Zone to remain  
Yield: 1 Lot

Rezone Hill Slopes Rural to General Residential 1 0.24Ha  
Yield: 2 Lots

Rural Residential 1 to remain 2ha, except 0.3Ha rezone Hill Slopes Rural to Rural Residential 1 Yield: 1 Lot

Hill Slopes Rural rezone to Rural Residential 1 - 3.3Ha  
Yield: 1 Lot

Hill Slopes Rural rezone to General Residential 1.3Ha  
Yield: 15 Lots



Native Bush Regeneration 6.5Ha

No Build Area - 12.7Ha

Rezone Hill Slopes Rural to Recreation - 2Ha  
Bush Reserve

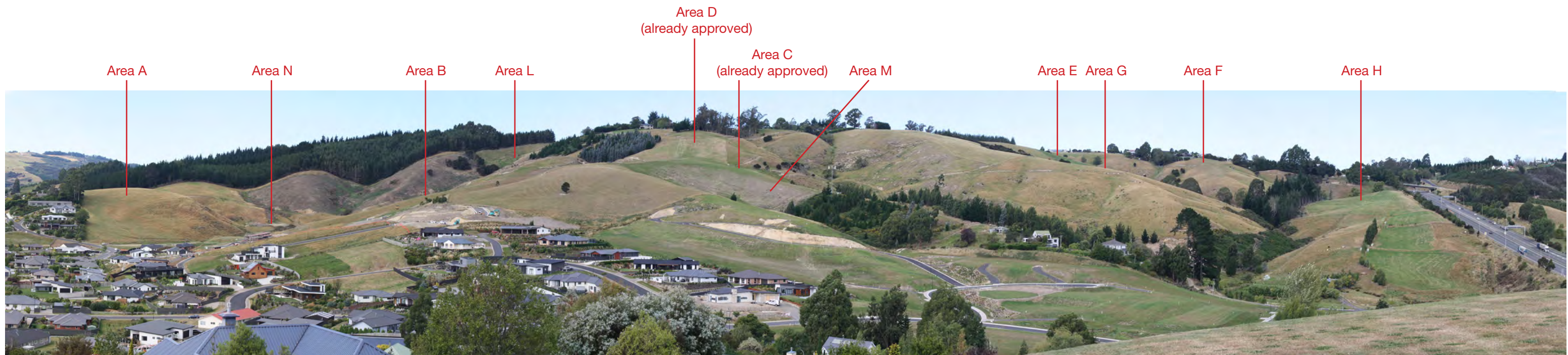
Chain Hills Park (E,F,G,H)  
Mixed development of Low Density Residential, Large Lot Residential 1; Large Lot Residential 2 and Rural Residential 1 37.6Ha

Gladstone Heights (A,B,C,D,M)  
Mixed development of Low Density Residential, Large Lot Residential 1; Large Lot Residential 2 and Rural Residential 1 33.36Ha

Notes:  
Large Lot Residential 1 2000m2 min.  
Large Lot Residential 2 3500m2 min.  
Low Density Residential 750m2 min.  
All Areas subject to Survey

Figure 1 : Proposed Re-Zone Site Structure Plan





**Figure 2: View toward the proposed re-zone site from Joe Brown Reserve, Mosgiel**



**Variation 2 Submission Notes – Gladstone Family Trust – Chain Hills Park: 21, 43, 55, 65, 75, 77, 79, 111 and 121 Chain Hills Road**

Figure 1: Location of Site:



**Note:**

- 77 Chain Hills Road is excluded in part from this submission. The two areas of land excluded are: a) the already zoned Low Density Residential; and b) the land subject to a 2GP appeal. These two areas are identified as areas 'c' and 'd' respectively on the structure plan. The balance of the site is within scope for Variation 2.



Figure 2: Structure Plan for Site



A	Rezone Hill Slopes Rural to Low Density Residential Develop Gladstone Heights Stage 6a 3.2Ha Yield: 19 Lots		Native Bush Regeneration 6.5Ha
B	Rezone Hill slopes Rural to Low Density Residential Develop Gladstone Heights Stage 7a 2.3 Ha Yield: 16 Lots		No Build Area - 12.7Ha
C	Low Density Residential Gladstone Heights Stage 6 1.2Ha (Already approved)		Rezone Hill Slopes Rural to Recreation - 2Ha Bush Reserve
D	Rezone Hill Slopes Rural to Low Density Residential Develop Gladstone Heights Stage 7 1.3Ha Under Variation 2 appeal (Already approved)		Chain Hills Park (E,F,G,H) Mixed development of Low Density Residential, Large Lot Residential 1, Large Lot Residential 2 and Rural Residential 1 37.6Ha
E	Rezone Rural Residential 1 to General Residential 1 4.2Ha Develop Chain Hills Heights Yield: 56 Lots		Gladstone Heights (A,B,C,D,M) Mixed development of Low Density Residential, Large Lot Residential 1, Large Lot Residential 2 and Rural Residential 1 33.36Ha
F	Rezone Rural Residential 1 to Large Lot Residential 1 8Ha Yield: 7 Lots		Proposed Walking Track
G	Rezone Hill Slopes Rural to Large Lot Residential 1 22.7Ha Yield: 10 Lots		Proposed Road & Access Lot
H	Rezone Hill slopes Rural to Large Lot Residential 2 2.7Ha Yield: 6 Lots		Existing Road & Access Lot
I	Rezone Rural Residential 1 to General Residential 1 0.3Ha Yield: 2 Lots		
J	Hill Slopes Rural 6.0Ha Farm Existing Zone to remain Yield: 1 Lot		
K	Rezone Hill Slopes Rural to General Residential 1 0.24Ha Yield: 2 Lots		
L	Rural Residential 1 to remain 2ha, except 0.3Ha rezone Hill Slopes Rural to Rural Residential 1 Yield: 1 Lot		
M	Hill Slopes Rural rezone to Rural Residential 1 - 3.3Ha Yield: 1 Lot		
N	Hill Slopes Rural rezone to General Residential 1.3Ha Yield: 15 Lots		

Notes:  
Large Lot Residential 1 2000m<sup>2</sup> min.  
Large Lot Residential 2 3500m<sup>2</sup> min.  
Low Density Residential 750m<sup>2</sup> min.  
All Areas subject to Survey

Notes:

- Given the scale of the rezone, development will be staged over a course of time providing a continuous stream of residential capacity in this locale for a reasonable period of time.

### **Submission:**

The proposal presents a comprehensice opportunity for a large tract of marginal farmland at the town boundary to be repurposed for housing supply with sufficient residential capacity to supply through to the medium term and yet maintain a rural influence through mixed use open space and areas set aside for ecological enhancement.

The proposal makes provision for varying density of housing, recreational uses, good infrastructure expansion and roading links that will be paid for by the site developer. Road linkage between Chain Hills Road and Gladstone Road North via Gladstone Heights and Irwin Logan Drive well be a bonus for the City Transportation Network. The proposal also makes provision for ecological enhancement as well as the continuation of a level of rural activity both during construction and post development.

The land owner is an experienced developer with a proven track record in the immediate locale and is ready to connect the site to adjacent residential developments. The developer has a vision for the site whereby all the gullies are vegetated, providing a 'town-belt' effect and a range of housing types are offered. The purpose of the smaller minimum section size along Chain Hills Road is so that the 'views' become more affordable for first home buyers and young families.

#### **1. Rezone 21, 43, 55, 65, 75, 77, 79, 111 and 121 Chain Hills Road in Accordance with the Structure Plan and Apply a Structure Plan Mapped Area**

Reasons:

- Experienced severe shortage of residential capacity, paticularly affordable housing in Dunedin, including in this locale, meaning Council cannot satisfy the short through to long term demand with sufficient capacity to meet Council's obligations pursuant to *NPS-UD 2020*. Rezoning this site residential helps Council meet its obligations pursuant to *NPS-UD 2020* by ensuring available capacity to the market demand. The structure plan also provides the opportunity to acehieve other policy objectives such as conservation and ecological enhancement in an 'ecologically threatened' landsacpe.
- Rezone meets rezoning criteria specified in 2GP (see 2.6.2.1) – in particular, it provides a logical extension of Mosgiel over an area which is close to infrastructure, services and public amenities. The rezone will ensure that Mosgiel grows in resilience and the additional road and infrastructure corridor for Mosgiel provides benefits. The proposal provides a rare opportunity for higher density affordable housing with outstanding views.
- The proposal has landscape support – see attached landscape figures and report.

- Provides for flexibility of development in this locale of high demand for more residential capacity. Provides an opportunity to provide a residential community with recreation and conservation / ecological gains.
- The scale of this proposal provides the ability to tackle any infrastructure issues via agreement between Council and the site developer.
- The proposal provides opportunity for Mosgiel to grow into an area which is not on the productive rural flats of Taieri Plains.

## **2. Do not Apply a New Development Mapped Area over the Site but Instead Apply 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 attach performance standards necessary to achieve desired outcomes for this specific site (e.g. attenuation onsite of stormwater and / or wastewater at time of subdivision if found to be necessary on assessment of infrastructure capacity). 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 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. Additional Comments by Submitter in Relation to NDMA provisions as these relate to the Chain Hills Park Rezone**

The objectives of the provisions are already achieved via the structure plan.

Change D4: Chain Hills Park is a single ownership 54ha tract of greenfield offering space for housing, recreation and interconnection.

Change D6: Chain Hills Park proposes extensive native regeneration and protection of gullies and waterways.

Change D7: Chain Hills Park offers outstanding North and West views of Taieri Plains, Saddle Hill, Maungatuas and rural hinterland beyond.

Change D8: Chain Hills Park uses existing road network frontage to Chain Hills Road and provides a new link to Mosgiel. The structure plan is comprehensive in that all the land within it has been considered for its best use with respect to soils, contour, aspect, and infrastructure, the best use being assigned between high and low density housing, lifestyle, and a continued level of rural activities. Chain Hills Park is a comprehensive proposal of a scale affording efficient delivery of public infrastructure.

Change F2-2: The structure plan has assigned areas for onsite detention within natural catchments and waterways, so that pre-development run-off does not increase as a result of development. The collective approach of community onsite detention within the structure plan area simplifies construction as it limits the number of sites and enables efficient monitoring. No diversion of stormwater from natural catchment is proposed. The land owner who is the site developer is an expert in stormwater matters.

Change F3-2: Wastewater detention is passively provided already given gravity drainage to collection sump with pump and rising main. Pump operation determines timing and volume of discharge. Sump storage capacity can be augmented to allow discharge only at off peak. Chain Hills Park large lot residential lots provide on-site soakage field discharge of secondary treated wastewater, thus not adding to public wastewater.

Change F2-6: the proposal is a watershed for comprehensive DCC infrastructural change in the locale through the opportunity to connect to existing and proposed networks.

**Table 1: NDMA Issues and Potential Mechanisms For Solutions**

Notified Policy / Rule	Issue	Potential Solutions			
<p><b>CHANGE D4</b></p> <p><b>Policy 2.3.3.1.X</b></p> <p>Support community and leisure activity, sport and recreation, and essential community facilities in Dunedin through:</p> <p>...</p> <p>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. <i>{Change D4}</i></p> <p><b>Delete Policy 2.6.1.6.b</b></p> <p><b>Objective 12.2.X</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>a. facilities and spaces that support social and cultural well-being (Objective 2.3.3); <i>{Change D4}</i></p> <p><b>Policy 12.2.X.1</b></p> <p>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. <i>{Change D4}</i></p> <p><b>Rule 12.X.2.5.c</b></p> <p>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</p> <table data-bbox="159 1007 1464 1059"> <tr> <td>Activity</td><td>Matters of discretion</td><td>Guidance on the assessment of resource consents</td></tr> </table> <p>...</p>	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 NDMA's.</p>
Activity	Matters of discretion	Guidance on the assessment of resource consents			



5. In a new development mapped area:

- All subdivision activities *{Change D1}*

c. Provision of recreation spaces *{Change D4}*

Relevant objectives and policies:

i. Objective 12.2.X

ii. 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}*

Conditions that may be imposed include:

iii. Location, size and shape of recreation reserves, including a minimum length of road frontage.

iv. A requirement to vest recreation spaces in DCC as DCC reserve.

v. Public amenities to be included in a recreation reserve.

vi. A requirement for the recreation space to be developed prior to vesting in DCC. *{Change D4}*

**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
----------	-----------------------	---

...

Y. In a new development mapped area:

- All subdivision activities *{Change D1 & Change F2-2}*

c. Provision of recreation spaces *{Change D4}*

See Rule 12.X *{Change D4}*

Notified Policy / Rule	Issue	Potential Solutions
<div>CHANGE D5</div> <div>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</div> <div>Policy 2.2.2.X to be added {Change D5 &amp; Change E4}</div> <div><div><div>Encourage improvements to the environmental performance of new housing by: {Change E4}</div><div><div>a. 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}</div><div>b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;</div><div>c. 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</div><div>d. rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas. {Change E4}</div></div></div></div> <div>Objective 12.2.X &amp; Policy 12.2.X.3</div> <div><div>Objective 12.2.X {Change D1}</div><div>Future residential growth areas are developed in a way that achieves the Plan's strategic directions for: {Change D1}</div><div>...</div><div><div>c. environmental performance and energy resilience (Objective 2.2.2); {Change D5}</div><div>..</div><div><div>Policy 12.2.X.3</div><div>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}</div></div></div><div>Rule 12.X.2.5.a</div><div><div>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</div><div><div>Activity</div><div>Matters of discretion</div><div>Guidance on the assessment of resource consents</div></div><div>...</div></div></div>	No issues.	N/A





Notified Policy / Rule	Issue	Potential Solutions						
<div>CHANGE D6</div> <div>Objective 12.2.X and Policy 12.2.X.2</div> <div><div><div>Objective 12.2.X {Change D1}</div><div>Future residential growth areas are developed in a way that achieves the Plan's strategic directions for: {Change D1}</div></div><div>...</div><div><div>b. indigenous biodiversity (Objective 2.2.3); {Change D6}</div></div><div>...</div><div><div>Policy 12.2.X.2</div><div>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}</div></div><div>Rule 12.X.2.5.d</div><div><div>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</div><table><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td></td><td></td><td><div><div><div>d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}</div></div><div><div>Relevant objectives and policies:</div><div><div>i. Objective 12.2.X</div><div>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}</div></div><div>Conditions that may be imposed include</div><div><div>iii. A requirement to protect areas through reserve status or other legal mechanisms.</div><div>iv. A requirement to undertake conservation activity. {Change D6}</div></div></div></div></td></tr></table></div></div>	Activity	Matters of discretion	Guidance on the assessment of resource consents			<div><div><div>d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}</div></div><div><div>Relevant objectives and policies:</div><div><div>i. Objective 12.2.X</div><div>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}</div></div><div>Conditions that may be imposed include</div><div><div>iii. A requirement to protect areas through reserve status or other legal mechanisms.</div><div>iv. A requirement to undertake conservation activity. {Change D6}</div></div></div></div>	<div>What is the threshold for 'significant natural environment values'?</div>	<div>Provide a definition for this term.</div>
Activity	Matters of discretion	Guidance on the assessment of resource consents						
		<div><div><div>d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}</div></div><div><div>Relevant objectives and policies:</div><div><div>i. Objective 12.2.X</div><div>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}</div></div><div>Conditions that may be imposed include</div><div><div>iii. A requirement to protect areas through reserve status or other legal mechanisms.</div><div>iv. A requirement to undertake conservation activity. {Change D6}</div></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		
Activity	Matters of discretion	Guidance on the assessment of resource consents
...		
<u>Y</u> In a new development mapped area: <ul style="list-style-type: none"><li>All subdivision activities (Change D1 &amp; Change F2-2)</li></ul>	<u>d. Whether subdivision design maintains or enhances areas with significant natural environment values (Change D6)</u>	<u>See Rule 12.X (Change D6)</u>

Notified Policy / Rule	Issue	Potential Solutions															
<p><b>CHANGE D7</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><u>d. form and structure of the environment (Objective 2.4.1): {Change D7}</u></p> <p><b>Policy 12.2.X.4</b></p> <p><u>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. {Change D7}</u></p> <p><b>Rule 12.X.2.5.b</b></p> <p><u>12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</u></p> <table> <tr> <th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr> <tr> <td>...</td><td></td><td></td></tr> <tr> <td> <p>5. <u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li><u>All subdivision activities {Change D1}</u></li> </ul> </td><td> <p><u>b. Provision for amenity planting and public amenities {Change D7}</u></p> </td><td> <p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 12.2.X</u></p> <p>ii. <u>The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4).</u></p> <p><u>Conditions that may be imposed include:</u></p> <p>iii. <u>Requirements for street tree and other subdivision amenity planting. {Change D7}</u></p> </td></tr> </table> <p><b>Rule 15.11.5.Y</b></p> <p><u>15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</u></p> <table> <tr> <th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr> <tr> <td></td><td></td><td></td></tr> </table>	Activity	Matters of discretion	Guidance on the assessment of resource consents	...			<p>5. <u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li><u>All subdivision activities {Change D1}</u></li> </ul>	<p><u>b. Provision for amenity planting and public amenities {Change D7}</u></p>	<p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 12.2.X</u></p> <p>ii. <u>The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4).</u></p> <p><u>Conditions that may be imposed include:</u></p> <p>iii. <u>Requirements for street tree and other subdivision amenity planting. {Change D7}</u></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).</p> <p>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. <u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li><u>All subdivision activities {Change D1}</u></li> </ul>	<p><u>b. Provision for amenity planting and public amenities {Change D7}</u></p>	<p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 12.2.X</u></p> <p>ii. <u>The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4).</u></p> <p><u>Conditions that may be imposed include:</u></p> <p>iii. <u>Requirements for street tree and other subdivision amenity planting. {Change D7}</u></p>															
Activity	Matters of discretion	Guidance on the assessment of resource consents															

<u>Y.</u>	<u>In a new development mapped area:</u> <ul style="list-style-type: none"><li>▪ <u>All subdivision activities {Change D1 &amp; Change F2-2}</u></li></ul>	<u>b. Provision for amenity planting and public amenities {Change D7}</u>	<u>See Rule 12.X {Change D7}</u>		
-----------	--	---	----------------------------------	--	--

Notified Policy / Rule	Issue	Potential Solutions
<p><b>CHANGE D8</b>  <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>Policy 12.2.X.5 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>



5.	<p><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><u>e. Whether subdivision design supports efficient use of land</u> <i>{Change D8}</i>.</p>	<p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 12.2.X</u></p> <p>ii. <u>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).</u> <i>{Change D8}</i>.</p> <p><u>General assessment guidance:</u></p> <p>iii. <u>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).</u> <i>{Change D8}</i>.</p> <p>iv. <u>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:</u></p> <ol style="list-style-type: none"><li>1. <u>how this might affect the affordability and efficient delivery of public infrastructure.</u></li><li>2. <u>how this might affect the ability to provide a reasonable amount of affordable housing in the development; and</u></li><li>3. <u>the potential cumulative effects of inefficient development on loss of rural land.</u> <i>{Change D8}</i>.</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
...		

Y.	<p><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><u>e. Whether subdivision design supports efficient use of land</u> <i>{Change D8}</i></p>	<p><u>See Rule 12.X</u> <i>{Change D8}</i></p>
----	--	---	--

Notified Policy / Rule	Issue	Potential Solutions
<p><b>CHANGE F2-2</b></p> <p><b>Policy 2.2.2.Y</b></p> <p>Policy 2.2.2.Y - to be added {Change F2-2}</p> <p>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}</p> <p><b>Delete Policy 2.2.5.2</b></p> <p><b>Policy 2.7.1.2.X</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>X policies and assessment rules that require on-site stormwater management in the new development mapped area. {Change F2-2}</p> <p><b>Policy 9.2.1.Y</b></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><b>Policy 9.2.1.Y</b> Only allow subdivision activities in a new development mapped area where:</p> <p>a. 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</p> <p>b. 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}</p> <p><b>Policy 9.2.1.X</b></p> <p><b>Policy 9.2.1.X</b> 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}</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 <b>new development mapped area</b> 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
----------------------	-----------------------	---

...

**Z. In a new development mapped area**

- **Service connections - stormwater** (Rule 9.3.7.AA) (Change F2-2)

**a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development**

#### Relevant objectives and policies:

- Objective 9.2.1
- 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)

#### General assessment guidance:

- 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)

#### Conditions that may be imposed include:

- A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with a stormwater management plan.
- 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)

### Rule 9.6.2.X

#### 9.6.2 Assessment of restricted discretionary activities

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

...

X	<p><u>In a new development mapped area:</u></p> <ul style="list-style-type: none"> <li>• <u>All subdivision activities</u> <i>(Change F2-2)</i></li> </ul>	<p><u>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u></p>	<p><u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 above):</u></p> <ul style="list-style-type: none"> <li>i. <u>Objective 9.2.1.</u></li> <li>ii. <u>Only allow subdivision activities in a new development mapped area where:</u> <ul style="list-style-type: none"> <li>1. <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></li> <li>2. <u>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)</u></li> </ul> </li> </ul>		
<b>Special Information Requirement Rule 9.9.X</b>					
<p><u>9.9.X Stormwater management plans</u></p> <p>1. <u>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)</u></p>					
...					
<p>3. <u>Stormwater management plans must:</u></p> <ul style="list-style-type: none"> <li>a. <u>be prepared by a chartered engineer or other suitably qualified person;</u></li> <li>b. <u>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)</u></li> <li>c. <u>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)</u></li> <li>d. <u>assess pre-development flows and post-development flows, generally based on the following rainfall events:</u> <ul style="list-style-type: none"> <li>i. <u>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</u></li> <li>ii. <u>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;</u></li> <li>iii. <u>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;</u></li> </ul> </li> </ul>					



<p>iv. <u>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;</u></p> <p>v. <u>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;</u></p> <p>e. <u>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);</u></p> <p>f. <u>specify the design and location of any on-site stormwater management systems to accommodate the calculated difference in flows;</u></p> <p>g. <u>where relevant, specify the design and location of secondary flow paths;</u></p> <p>h. <u>specify any upgrades to stormwater public infrastructure, or other infrastructure, that will be used to add capacity where it is required;</u></p> <p>i. <u>the stormwater management system design should allow for stormwater quality treatment to reduce potential contaminants that the site and development may generate;</u></p> <p>j. <u>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;</u></p> <p>k. <u>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;</u></p> <p>l. <u>the stormwater management design should consider the use of low impact design features, for example:</u></p> <ul style="list-style-type: none"> <li>i. <u>grassed/landscaped swales and other vegetation areas;</u></li> <li>ii. <u>infiltration trenches/bioretention systems;</u></li> <li>iii. <u>storage ponds/wetlands/sediment ponds;</u></li> <li>iv. <u>rainwater tanks harvesting and reuse;</u></li> <li>v. <u>rain gardens, green roofs; or</u></li> <li>vi. <u>porous surface treatments;</u></li> </ul>		
--	--	--

- 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	<ul style="list-style-type: none"> <li>a. Natural Hazards Performance Standards</li> <li>b. Maximum building site coverage and impermeable surfaces</li> <li>c. Setback from scheduled tree</li> <li>d. <b>Structure plan mapped area</b> performance standards (where relevant)</li> </ul> <p><u>Y. Service connections - stormwater (in a new development mapped area)</u> (Change F2-2)</p>
----	--	--

#### 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.AA. (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
...		

...

Y	<u>In a new development mapped area</u> <ul style="list-style-type: none"> <li>Service connections – stormwater <i>(Change F2-2)</i></li> </ul>	a. <u>Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u>	<u>See Rule 9.5. <i>(Change F2-2)</i></u>		
<b>Rule 15.11.5.Y</b>					
<b>15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</b>					
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>All subdivision activities <i>(Change D1 &amp; Change F2-2)</i></li> </ul>	f. <u>Effectiveness and efficiency of stormwater management and effects of stormwater from future development <i>(Change F2-2)</i></u>	<u>See Rule 9.6 <i>(Change F2-2)</i></u>		



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><u>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)</u></p> <p><b>Policy 9.2.1.BB</b></p> <table><tr><td><u>Policy 9.2.1.BB</u></td><td><u>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)</u></td></tr></table> <p><b>Note 9.3.7.ZA General Advice</b></p> <p>...</p> <p>6. <u>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)</u></p> <p>...</p> <p><b>Rule 9.6.2.Y</b></p> <table><tr><th colspan="3">9.6.2 Assessment of restricted discretionary activities</th></tr><tr><td>Activity</td><td>Matters of discretion</td><td>Guidance for the assessment of resource consents</td></tr></table> <p>...</p>	<u>Policy 9.2.1.BB</u>	<u>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)</u>	9.6.2 Assessment of restricted discretionary activities			Activity	Matters of discretion	Guidance for the assessment of resource consents	<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>AND</p> <p>Provide a mechanism whereby the DCC can compulsorily acquire easements in NDMA for new infrastructure.</p>
<u>Policy 9.2.1.BB</u>	<u>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)</u>									
9.6.2 Assessment of restricted discretionary activities										
Activity	Matters of discretion	Guidance for the assessment of resource consents								

Y.	<p>In the following <u>new development mapped areas</u>, all <u>subdivision activities</u>, <u>multi-unit development</u> and <u>supported living facilities</u>. <i>(Change F3-2)</i></p> <ul style="list-style-type: none"> <li>• <u>Kaikōrai Valley Road</u> <i>(Change IN07)</i></li> <li>• <u>Selwyn Street</u> <i>(Change RTZ2)</i></li> <li>• <u>Wattie Fox Lane</u> <i>(Change RTZ1)</i></li> </ul>	<p>a. <u>Effectiveness and efficiency of wastewater management and effects of wastewater from future development</u></p>	<p><u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.X above):</u></p> <ol style="list-style-type: none"> <li><u>Objective 9.2.1.</u></li> <li><u>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).</u> <i>(Change F3-2)</i></li> </ol> <p><u>General assessment guidance:</u></p> <ol style="list-style-type: none"> <li><u>The identified new development mapped areas are serviced for wastewater but new connections to the network will not be allowed (and consequentially 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.</u></li> <li><u>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).</u> <i>(Change F3-2)</i></li> </ol> <p><u>Conditions that may be imposed:</u></p> <ol style="list-style-type: none"> <li><u>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.</u></li> <li><u>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.</u></li> <li><u>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.</u> <i>(Change F3-2)</i></li> </ol>		
----	---	--	---	--	--



## 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 <u>(stormwater)</u> <i>(Change F2-3)</i></p> <p>d. Effects of <u>stormwater from future development</u> <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.	<p><u>In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities:</u> <i>(Change F3-2)</i></p> <ul style="list-style-type: none"><li>• <u>Kaikorai Valley Road</u> <i>(Change IN07)</i></li><li>• <u>Selwyn Street</u> <i>(Change RT22)</i></li><li>• <u>Wattie Fox Lane</u> <i>(Change RT21)</i></li></ul>	<p>a. Effectiveness and efficiency of <u>wastewater management and effects of wastewater from future development</u> <i>(Change F3-2)</i></p>	<p><u>See Rule 9.6</u> <i>(Change F3-2)</i></p>

Notified Policy / Rule	Issue	Potential Solutions																							
<div>CHANGE F2-6</div> <div>Policy 9.2.1.AA</div> <div><table><tr><td>Policy 9.2.1.AA</td><td>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)</td></tr></table></div> <div>Rule 9.5.3.Z</div> <div><table><tr><th colspan="3">9.5.3 Assessment of performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td><div>Z. In a new development mapped area:<ul style="list-style-type: none"><li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li></ul></div></td><td><div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div></td><td><div>iii. 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)</div></td></tr></table></div> <div>Rule 9.6.2.X</div> <div><table><tr><th colspan="3">9.6.2 Assessment of restricted discretionary activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance for the assessment of resource consents</th></tr><tr><td>...</td><td></td><td></td></tr><tr><td><div>X. In a new development mapped area:<ul style="list-style-type: none"><li>All subdivision activities (Change F2-2)</li></ul></div></td><td><div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div></td><td><div>iii. 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)</div></td></tr></table></div>	Policy 9.2.1.AA	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)	9.5.3 Assessment of performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	<div>Z. In a new development mapped area:<ul style="list-style-type: none"><li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li></ul></div>	<div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div>	<div>iii. 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)</div>	9.6.2 Assessment of restricted discretionary activities			Activity	Matters of discretion	Guidance for the assessment of resource consents	...			<div>X. In a new development mapped area:<ul style="list-style-type: none"><li>All subdivision activities (Change F2-2)</li></ul></div>	<div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div>	<div>iii. 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)</div>	<div>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.</div>	<div>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'.</div> <div>AND</div> <div>Similarly in Rule 9.5.3.Z.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'.</div> <div>AND</div> <div>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'.</div>
Policy 9.2.1.AA	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)																								
9.5.3 Assessment of performance standard contraventions																									
Performance standard	Matters of discretion	Guidance on the assessment of resource consents																							
<div>Z. In a new development mapped area:<ul style="list-style-type: none"><li>Service connections - stormwater (Rule 9.3.7.AA) (Change F2-2)</li></ul></div>	<div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div>	<div>iii. 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)</div>																							
9.6.2 Assessment of restricted discretionary activities																									
Activity	Matters of discretion	Guidance for the assessment of resource consents																							
...																									
<div>X. In a new development mapped area:<ul style="list-style-type: none"><li>All subdivision activities (Change F2-2)</li></ul></div>	<div>a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</div>	<div>iii. 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)</div>																							



# VARIATION 2 – ADDITIONAL HOUSING CAPACITY

## SUBMISSION FORM 5



SECOND  
GENERATION  
DISTRICT PLAN

### CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

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: Gladstone Family Trust

Last name:

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))

Application of structure plan mapped area to 90 Gladstone Rd Nth  
For example: D2 and 98 & 100 Gladstone Rd Nth.

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

All provisions relating to townhouses & duplexes.  
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

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: 3/3/21





				© This drawing is the copyright of LOGAN PROJECTS LIMITED and shall not be used other than for this project on this site, by this client. This drawing shall not be modified, reproduced or published without written consent.	DRG. CHECKED		DRAWN		CLIENT	LOGAN PROJECTS LIMITED	PROJECT MANAGERS STRUCTURAL & CIVIL CONSULTING ENGINEERS  P.O Box 1118 Nelson 7040  TEL. 0214 374 111 E-MAIL:- loganprojects@xtra.co.nz	PROJECT TOWN HOUSES - Lot 30 DP443237 90 GLADSTONE ROAD NORTH, MOSGIEL	DRAWING NUMBER 19010 - 01		
					DESIGN CHECKED		DESIGN					CONSULTANTS	DRAWING TITLE Indicative Site Plan - Subject to Survey	ISSUE  A	
					APPROVED		DATE		SCALE						NTS
This drawing shall not be scaled. Use figured dimensions only. Verify all dimensions on site.															
A	for discussion			12/12/2019											
ISSUE	DESCRIPTION			DATE	APPROVED										





				© This drawing is the copyright of LOGAN PROJECTS LIMITED and shall not be used other than for this project on this site, by this client. This drawing shall not be modified, reproduced or published without written consent.				DRG. CHECKED				CLIENT				PROJECT MANAGERS STRUCTURAL & CIVIL CONSULTING ENGINEERS P.O Box 1118 Nelson 7040 TEL. 0214 374 11 E-MAIL:- loganprojects@xtra.co.nz				PROJECT TOWN HOUSES - Lot 38,39 DP443237 98-100 GLADSTONE ROAD NORTH, MOSGIEL				DRAWING NUMBER 19011 - 01			
				This drawing shall not be scaled. Use figured dimensions only. Verify all dimensions on site.				DESIGN CHECKED				CONSULTANTS				DRAWING TITLE Indicative Site Plan - Subject to Survey				ISSUE A							
A				12/12/2019				APPROVED				DATE															
ISSUE				DATE				SCALE				NTS															



**Variation 2 Submission Notes – Gladstone Family Trust – Application of Structure Plan Mapped Area to 90 and 98 & 100 Gladstone Road North**

**Figure 1: Location of 90 Gladstone Road North and 98 & 100 Gladstone Road North**





Figure 2a: Structure Plan Mapped Area for 90 Gladstone Road North





Figure 2b: Structure Plan Mapped Area for 98 and 100 Gladstone Road North



## Submission:

### **1. Apply a Structure Plan Mapped Area to 90 Gladstone Road North and 98 & 100 Gladstone Road North**

Reasons:

- The structure plans provide for two pockets of medium density housing on sites zoned Low Density Residential.
- 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, applying the structure plans to these two sites helps Council meet its obligations pursuant to *NPS-UD 2020*.
- The application of the structure plans meets relevant criteria specified in 2GP (see 2.6.2.1) – in particular, it provides a additional housing capacity in a capacity limited area which is close to services and public amenities. The sites are flat and have good solar access. It is the submitter's understanding that there is sufficient infrastructure capacity to meet the demand from the future development pursuant to the two structure plans.
- Provides for flexibility of development in this locale for which there is experienced high demand for more residential capacity.
- The s32 analysis is deficient in its assessment of medium density housing capacity in this locale.
- Dunedin City Council does not have the power to limit the scope of sites assessed for Variation 2 and to do so may be ultra vires.

### **2. Amend Relevant Provisions so that Townhouse and Duplex Type Housing is Permitted on Existing Vacant Sections in any Residential Zone provided that there is Infrastructure Capacity and Performance Standards for this Type of Housing (to be developed) can be Met**

Reasons:

- Will provide immediate, additional housing capacity throughout the city of a type for which the s32 report states there is a real lack, with the performance criteria, to be developed, ensuring that this type of development integrates with existing residential character in any particular locale.
- Will provide a range of housing choices in different locales and will ensure that this type of housing does not get 'grouped' in one location.