



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Section 32 Report

Appendices

February 2021

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Variation 2 – Additional Housing Capacity

Section 32 Report

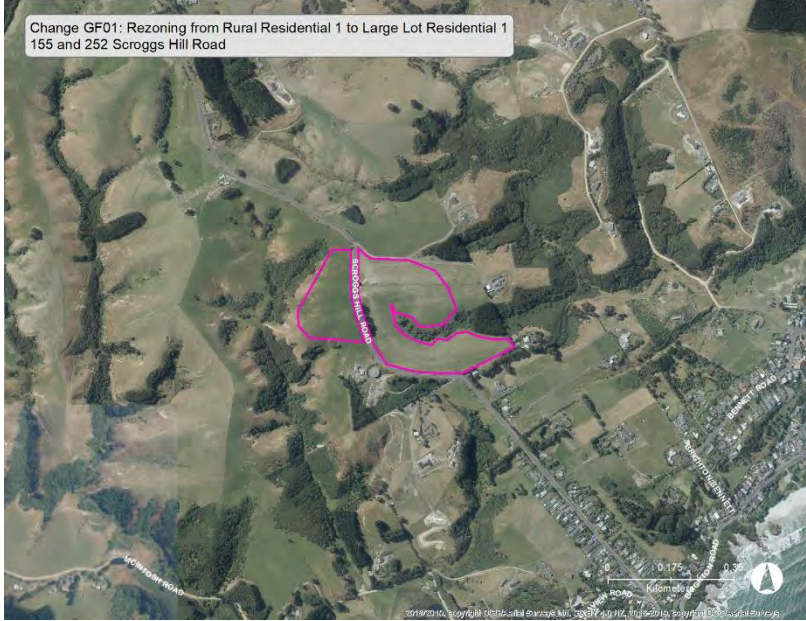
Appendix 6

Site Assessments

February 2021

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APPENDIX 6.1 Rezoning Assessment Sheet - 155 and 252 Scroggs Hill Road (GF01)	
SITE DETAILS	
Change Number	GF01
Proposed area for rezoning	Change GF01: Rezoning from Rural Residential 1 to Large Lot Residential 1 155 and 252 Scroggs Hill Road 
Site Address	Part of 155 and 252 Scroggs Hill Road
Full area assessed	Change GF01: 155 and 252 Scroggs Hill Road (full area assessed) 
Site Area	10.3 hectares
Current zoning	Rural Residential 1

PROPOSAL DETAILS		
2GP Zone assessed	Large Lot Residential 1	
ASSESSMENT CRITERIA		
Slope	Moderate issues	The site is generally flat or gently sloping, but includes steep gullies
Aspect - Solar access	Good	Variable. The final area considered for rezoning generally slopes gently to the east.
Accessibility – Public Transportation	Poor	The nearest bus stop is approximately 1.6km away
Accessibility - Centres	Poor	Mosgiel principal centre is approximately 9,000m away. Brighton neighbourhood centre is approximately 2,000m away.
Accessibility – Schools	Good	Big Rock Primary School is the closest primary and intermediate school to the site at approximately 2.3km away.
Rural character/visual amenity	Some issues (manageable)	The site was assessed by DCC's Landscape Architect (see Appendix 7) for potential large lot scale development. The full site covers a series of broad ridges and gullies northwest of Brighton. In general, the proposed area is hidden from view from many of the more established urban parts of Brighton near the centre of the settlement and the south-eastern facing hillslopes near the coastal edge. Broader views into the site are available from immediate surrounding locations on Scroggs Hill Road, and the hillslopes to the west, east and north. The site has an open character, which means that residential development will change the existing rural / rural residential character. Denser development could appear as a distinct settlement area, surrounded by rural residential land. Siting the development on the lower, less prominent part of the site would lessen this effect. As a result of this assessment only part of the site is proposed to be rezoned.
Impacts on productive rural land	Moderate issues	The area assessed was significantly larger than the area ultimately proposed for rezoning. Approximately 25% of the full area assessed, including all the area proposed to be rezoned, is LUC Class 3. This area scored poorly compared to other sites, given the size of the site assessed, the relatively low density of housing considered (large lot residential), and the distance from services (which reduces the economic value attached to housing). However, given the reduced area proposed for zoning, impacts are considered to be moderate, rather than significant.

Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	The landowner identified areas of vegetation in gullies on the site that would be excluded from development. DCC's biodiversity officer did not identify any areas in the final area proposed to be rezoned (through inspection of aerial photography) that were considered necessary to formally protect.
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	The site is assessed as having a medium level hazard associated with slope instability, particularly on the steeper parts of the site. Geotechnical investigation will be required prior to development.
Potable water supply	Some issues (manageable)	This site is outside the area that is serviced by DCC, so self-servicing for water would be required. However, the site is assessed as constrained for self-servicing, with water expected to be available 75% of year (assuming the maximum permitted building coverage area for rainfall collection with a 25m ³ tank).
Wastewater supply	Significant issues (manageable)	A significant network extension would be required to service the site. The local wastewater infrastructure is relatively flat in places and so capacity issues for additional flow exist in part of the network. Significant downstream network upgrades would be required and are budgeted in draft 10 Year Plan. Self-servicing (Large Lot Residential zoning) is feasible.
Stormwater management	Some issues (manageable)	Due to the complex site topography, stormwater from the site discharges in various directions via various overland flow paths. These generally travel through natural vegetated channels and streams and attenuation is required to mitigate against erosion. The campground downstream has had previous flooding issues.
Transport effects (local)	Some issues (manageable)	The site accesses Scroggs Hill Road which is a high-risk rural road. The speed limit on this road is proposed to be reduced. Improvements will be required to Scroggs Hill Road, which may include increased signage and road markings, and potentially crash barriers,

		particularly at relevant intersections.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	Significant issues	The site is located approximately 380m from existing residential zoned properties.
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 45 dwellings under Large Lot Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	The site is subject to easements for right of way, right to convey telecommunications and computer media and convey electricity and transform electricity. These are not expected to significantly affect development of the site.

APPENDIX 6.2 Rezoning Assessment Sheet – 201, 207, and 211 Gladstone Road South (GF02)		
SITE DETAILS		
Change Number	GF02	
Site outline image		
Site Address	201, 207, and 211 Gladstone Road South	
Full area assessed	As shown in map above	
Site Area	3.2 hectares	
Current zoning	Rural	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	No issues	
Aspect - Solar access	Very good	

Accessibility – Public Transportation	Poor	The nearest bus stop is approximately 2km away
Accessibility - Centres	Poor	Mosgiel principal centre is approximately 2,900m away
Accessibility – Schools	Very good	East Taieri School is the closest primary school, located 1.4km away
Rural character/visual amenity	Some issues	Rural amenity and character values are low, consisting of grazed paddocks and adjoining residential development. Rezoning will result in a loss of rural outlook for neighbouring properties but will have minimal effects on a broader scale.
Impacts on productive rural land	Some issues	The entire site is Land Use Capability Class 3, which is defined as good land with moderate limitations to arable use. The area consists of three small sites unlikely to be materially productive in primary output.
Reverse sensitivity	Some issues (manageable)	The site adjoins a rail corridor, 2GP performance standards require acoustic insulation within 70m of a rail line.
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Minor network extension and some upstream network upgrades required. The network upgrades are budgeted in the draft 10 Year Plan. Mosgiel water supply is currently strained during dry hot summer periods and this would be exacerbated by further development. Projects to address these issues are in DCC's 10 year plan and the issues are expected to be resolved in 3-5 years. Due to the timeframe of the plan change process and then additional time to construct new homes, the potential short-term effects on water supply constraints are considered acceptable.

Wastewater supply	Some issues (manageable)	A minor network extension would be required. Due to the flat grade, a pump station may be required. Flows from the site eventually reach the Burns Street wastewater pump station, which is planned to be upgraded in next couple of years. Some further minor downstream upgrades would be required and are budgeted in draft 10 Year Plan.
Stormwater management	Significant issues (manageable)	There is no DCC stormwater network in this area. Overland flow paths discharge to roadside table drains and flows then enter two 300mm diameter culverts before entering farmland and eventually reaching the Owhiro Stream, which has known flooding issues. The capacity of the table drain and culvert is unknown and attenuation is therefore required.
Transport effects (local)	Some issues (manageable)	An additional footpath connection along Riccarton Road East may be required. A footpath on the southern side of Gladstone Road South may also be required to link the development site with existing pedestrian infrastructure on Riccarton Road East. Provision for appropriate connections to future residential development should be considered at subdivision stage. Improvements may be required to the Gladstone Road South / Riccarton Road East intersection, noting the presence of the level crossing on Riccarton Road West. A Level Crossing Safety Impact Assessment (LCSIA) may be required.
Transport effects (wider network)	Significant issues (manageable)	Infrastructure upgrades may be required at the Riccarton Road / SH1 intersection. Cumulative development in Mosgiel is likely to put extra pressure on the state highway network, in particular the Gordon Road / SH1 intersection, which has existing efficiency issues. Upgrade of this and other intersections may be required.
Compact city – proximity to existing residential areas	No issue	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 36 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issue	
Issues for: - network utility operators - Southern District Health Board - Ministry for Education - FENZ	No issue	

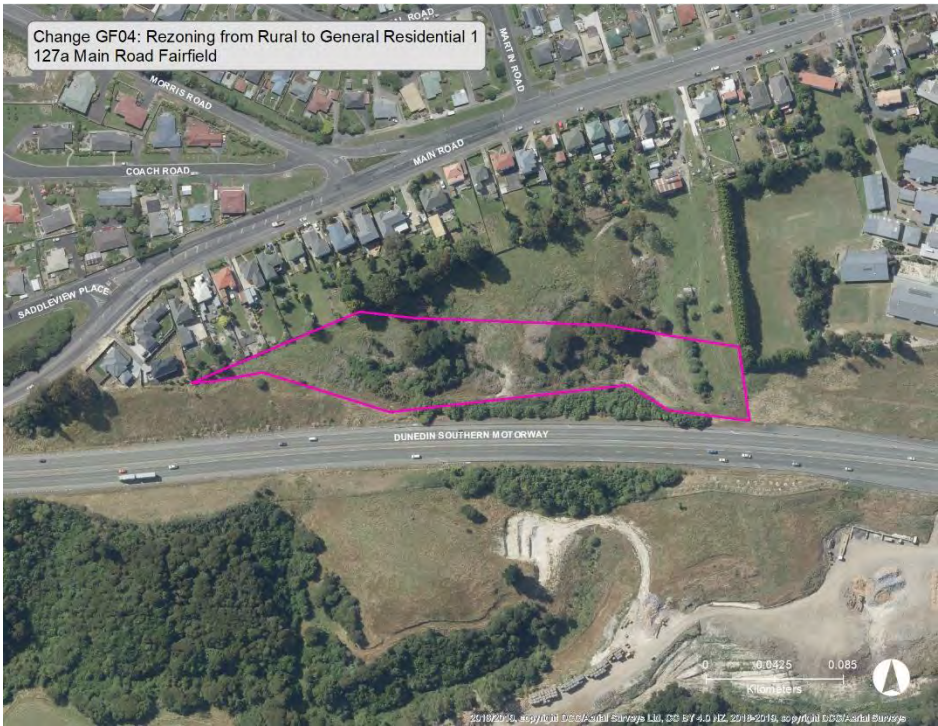
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	The site is subject to easements for 3 waters infrastructure from a neighbouring property, however this appears unlikely to significantly affect development on the site. The site is also subject to a building line restriction, but this falls within the road boundary setback and should not affect development potential.

APPENDIX 6.3 Rezoning Assessment Sheet – 16 Hare Road (GF03)		
SITE DETAILS		
Change Number	GF03	
Site outline image		
Site Address	16 Hare Road	
Full area assessed	As shown in map above	
Site Area	3.5 hectares	
Current zoning	Rural Residential	
PROPOSAL DETAILS		
2GP Zone assessed	Township and Settlement	
ASSESSMENT CRITERIA		
Slope	No issues	
Aspect - Solar access	Good	The site is flat, but part may be shaded by the steep slope to the north in winter.

Accessibility – Public Transportation	ok	The nearest bus stop is approximately 540m away
Accessibility - Centres	Poor	Brighton neighbourhood centre is approximately 1,900m away
Accessibility – Schools	Very good	Big Rock Primary School is the closest primary and intermediate school, at approximately 2km away
Rural character/visual amenity	Some issues	The current character of the site is pastoral with forestry/scrub on an elevated slope adjoining the site. There is a small water course running through the site. The proposed rezoning will result in a loss of rural outlook for neighbouring properties but will have minor effects on the rural character and visual amenity at a broader scale.
Impacts on productive rural land	No issues	
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	Some issues (manageable)	There is a small watercourse on the site. Access can be considered during any subdivision application.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	No network extension required. Some major upstream network upgrades may be required in the future but are not anticipated within the next 10 years. Future upgrades are proposed to be included in the Council's Infrastructure Strategy.
Wastewater supply	Significant issues (manageable)	A minor network extension would be required. The local wastewater infrastructure is relatively flat in places and so capacity issues for additional flow exist in part of the network. Significant downstream upgrades required and are budgeted in draft 10 Year Plan.

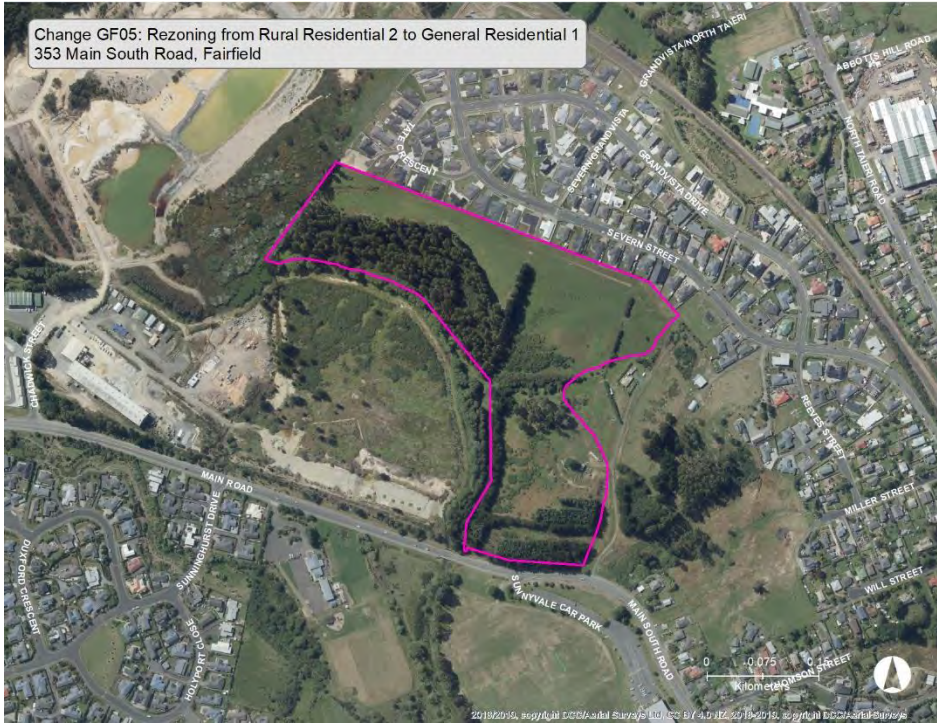
Stormwater management	Some issues (manageable)	The site catchment discharges via various overland flow paths to Taylors Creek. There is not enough information available to conduct a capacity assessment of the creek, however there does not appear to be any concerns for flooding in the area. Attenuation would be required to mitigate erosion risks.
Transport effects (local)	Some issues (manageable)	No upgrades are required to the Hare Road access point. The footpaths on Hare Road would need to be built/upgraded to link the site to Edna Road. Localised intersection improvements may be required at the Kayforce Road/Hare Road intersection due to increased traffic generated by the development. The DCC Code of Subdivision limits the number of sites that can be accessed from a cul-de-sac. A second access point to the site will be required to avoid a restriction on yield. A direct pedestrian link to Kayforce Road would also be desirable.
Transport effects (wider network)	Significant issues (manageable)	Cumulative development in the Brighton / Waldronville area may result in the need for upgrades of: Brighton Road / Blackhead Road intersection and Brighton Road / Jeffcoates intersection, for safety and efficiency reasons; uncontrolled intersections along Brighton Road, and isolated improvements to some existing controlled intersections; Brighton Road in discrete sections, i.e. crossing points, to mitigate safety and speed issues arising from increased traffic (noting a speed limit reduction for Brighton road is planned).
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 38 dwellings under Township and Settlement zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	

Other constraints on development (encumbrances, owner aspirations, appeals)	No issues	

APPENDIX 6.4 Rezoning Assessment Sheet - 127a Main Road Fairfield (GF04)		
SITE DETAILS		
Change Number	GF04	
Site outline image	Change GF04: Rezoning from Rural to General Residential 1 127a Main Road Fairfield 	
Site Address	127a Main Road Fairfield	
Full area assessed	In relation to appropriate zoning, the area shown in map above. In relation to application of a new development mapped area (see Change D), the entire site.	
Site Area	1.3 hectares	
Current zoning	Rural (hill slopes)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	Significant issues	The site is generally steeply sloping.

Aspect - Solar access	Poor	Steep slope generally facing south
Accessibility – Public Transportation	Very good	The nearest high frequency bus stop is approximately 150m away
Accessibility - Centres	Poor	Green Island principal centre is approximately 3,100m away. However, there is a dairy and takeaway in Fairfield.
Accessibility – Schools	Very good	The site adjoins Fairfield School.
Rural character/visual amenity	No issues	The rural amenity and character values in this location are low, being grazed farmland, adjoined by residential development and the southern motorway. Rezoning would have no more than minor effect on rural character.
Impacts on productive rural land	Some issues	This site has LUC Class 3 soils. Given its small size and location between existing residential housing and the southern motorway, it is unlikely to be materially productive in terms of primary output.
Reverse sensitivity	Some issues (manageable)	The site adjoins SH1. 2GP performance standards require acoustic insulation within 40m of a state highway.
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	The site assessment has indicated a low-to-medium hazard level. There are low level hazards associated with slope instability across most of the site, and medium level hazards associated with slope instability in the steeper parts of the site. Geotechnical investigation will be required prior to development.
Potable water supply	Some issues (manageable)	A minor network extension is required. Minor local and wider network upgrades are required and are budgeted in the draft 10 Year

		Plan.
Wastewater supply	Significant issues (manageable)	The site is located at a lower elevation than the surrounding wastewater infrastructure and so a pumping station would be required from the lowest extent of the site to the identified connection point. Significant downstream upgrades may also be required on the wider network and are budgeted in draft 10 Year Plan.
Stormwater management	Some issues (manageable)	The site discharges via overland flow to the south-east along the northern boundary of the Dunedin Southern Motorway. Analysis of street view photography indicates that there is functioning piped stormwater infrastructure (an NZTA asset) but the capacity of this is unknown. Without further information, attenuation is assumed to be required.
Transport effects (local)	Some issues (manageable)	Consideration of connectivity will be required at subdivision stage.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 36 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	No issues	

APPENDIX 6.5 Rezoning Assessment Sheet - 353 Main South Road, Fairfield (GF05)		
SITE DETAILS		
Change Number	GF05	
Area proposed for rezoning	Change GF05: Rezoning from Rural Residential 2 to General Residential 1 353 Main South Road, Fairfield 	
Site Address	353 Main South Road, Fairfield	
Full area assessed	Whole property of 353 Main South Road	
Site Area	11.0 hectares	
Current zoning	Rural Residential 2	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	Parts of the site are steep and will be challenging to develop; other parts are relatively flat.
Aspect - Solar access	Ok to poor	The site ranges from gently to steeply sloping, in a south or south-

		west direction.
Accessibility – Public Transportation	Very good	The nearest high frequency bus stop is approximately 400m away
Accessibility - Centres	Ok	Green Island principal centre is approximately 900m away.
Accessibility – Schools	Very good	Abbotsford School (primary and intermediate) is approximately 480m away, accessed by foot through the Grandvista subdivision. Te Kura Kaupapa School is 150m from the southern part of the site. St Peter Chanel School and Green Island School (primary and intermediate) are within 1.5km.
Rural character/visual amenity	Some issues	The rural character in this location consists of grazed farmland, trees and scrub. Residential development will result in loss of some of this green area but will have a minor impact on rural character and visual amenity on a wider scale.
Impacts on productive rural land	Some issues	The majority of the site is mapped as having LUC Class 3 soils. A small area of the site contains high class soils mapped area. Overall, this site is assessed as having relatively low productive value.
Reverse sensitivity	Some issues (manageable)	The site adjoins a scheduled mining activity. A setback of 200m from the boundary is required for housing. This will reduce development potential at the western end of the site unless resource consent can be obtained to reduce this setback.
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Significant issues (manageable)	This site assessment has indicated a high-level hazard associated with slope instability. An area on the eastern part of the site is subject to landslide hazard. Extensive geotechnical assessment is required in relation to any earthworks or development. The western part of the site has been identified as being of lower risk with

		potentially developable sites. As a result, the eastern part of part is not proposed to be rezoned. Part of the remaining area will be subject to a structure plan requiring geotechnical investigation prior to any development.
Potable water supply	Some issues (manageable)	Some network upgrades required and are budgeted in the draft 10 Year Plan.
Wastewater supply	Significant issues (manageable)	Significant infrastructure is required to connect site to the network. Some downstream wider network upgrades may be required and is budgeted in draft 10 Year Plan.
Stormwater management	Some issues (manageable)	Stormwater from the sub catchment travels via overland flow to Abbots Creek before flowing to the coastal marine area. Attenuation is required to mitigate erosion of the natural flow channels downstream of the site which may be caused by the development.
Transport effects (local)	Some issues (manageable)	Consideration of connectivity will be required at subdivision stage.
Transport effects (wider network)	Significant issues (manageable)	There are existing safety issues at the North Taieri Road / Severn Street intersection (railway bridge) where current visibility is limited. No improvements are currently planned/funded.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 49 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	

Other constraints on development (encumbrances, owner aspirations, appeals)	No issues	The site is subject to a 2GP appeal by The Coalition Preservation Trust to rezone the land from Rural Residential to Rural.

APPENDIX 6.6 Rezoning Assessment Sheet - Weir Street, Green Island (GF06)		
SITE DETAILS		
Change Number	GF06	
Site outline image	Change GF06: Rezoning from Rural to General Residential 1 Brighton Rd, Allen Rd (Green Island) 	
Site Address	27 Weir Street (Green Island) 1 Allen Road (In part)	
Full area assessed	As shown in map above	
Site Area	5.8 hectares	
Current zoning	Rural (coastal)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	The site is mostly gently sloping with some areas of moderate slope towards Allen Road South.
Aspect - Solar access	Very good	The site is northwest facing

Accessibility – Public Transportation	Good	The nearest bus stop is approximately 300m away
Accessibility - Centres	Good	Green Island principal centre is approximately 800m away.
Accessibility – Schools	Very good	Green Island School is the closest primary and intermediate school to the site, at approximately 1.7km away.
Rural character/visual amenity	Some issues	The site is currently grazed farmland and has moderate rural character and amenity values. Residential development will result in loss of some of rural views from the adjoining residential area and Brighton Road, but will have a minor impact on rural character and visual amenity more broadly.
Impacts on productive rural land	Some issues	A relatively small portion of the site (17%) is mapped as having high class soils. The site does not contain any LUC class 1-3 land. Loss of the productive potential on this small area of land is likely to be outweighed by the benefits of providing additional housing close to Green Island principal centre.
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	This site is assessed as having a medium level hazard, associated with flooding within the flood hazard area (resulting from overland flow from adjacent properties), slope instability and potentially liquefiable soil. Geotechnical assessment will be required prior to development.
Potable water supply	Some issues (manageable)	A very minor network extension is required to reach the existing network. Some upstream network upgrades are required and are budgeted in the draft 10 Year Plan.

Wastewater supply	Some issues (manageable)	The wastewater infrastructure in the area is significantly restricted for self-cleansing due to low gradients and pumped rising main would be required. Modelling of the flows by the developer at the time of subdivision would be required to ensure feasibility of the proposal. A moderate network extension would be required to reach the existing network and minimal network upgrades would be required. Budgeted in draft 10 Year Plan.
Stormwater management	Some issues (manageable)	The natural stormwater discharge from the site follows the contours across Brighton Road (via a 300mm culvert) to a DCC-owned stormwater pond immediately to the north-west. It is assumed that the pond was not designed anticipating development at this location and therefore attenuation is required.
Transport effects (local)	Significant issues (manageable)	Access to the site will need to be off Weir Street and Allen Road South, not Brighton Road. Allen Road South will need to be sealed and Weir Street may need to be upgraded to current engineering standards. An upgrade may be required to Weir Street /Brighton Road intersection. Consideration is required at subdivision stage in terms of connectivity. Speed reductions are proposed on Allen Road as part of a package of speed reductions within the overall area. This work is anticipated to take place this financial year.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 32 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education	Some issues	The Ministry for Education (MoE) has raised concerns that as a result of rezoning in the area there is a risk that demand could exceed the current capacity of Green Island School if all proposed dwelling capacity was developed.

• FENZ		
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	The site is subject to easement for right of way from a neighbouring property; however, this appears unlikely to significantly affect development on the site. 27 Weir Road is subject to Section 8 Mining Act 1971 and subject to Section 5 Coal Mines Act 1979. This is only an issue if there is a discovery of a significant mineral deposit.

APPENDIX 6.7 Rezoning Assessment Sheet - 33 Emerson Street, Concord (GF07)

SITE DETAILS		
Change Number	GF07	
Site outline image		
Site Address	33 Emerson Street, Concord	
Full area assessed	As shown in map above	
Site Area	3.4 hectares	
Current zoning	Rural (coastal)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	The site generally slopes moderately, with areas of more gentle and steeper slopes.
Aspect - Solar access	Very good	The site is north facing

Accessibility – Public Transportation	Good	The nearest high frequency bus stop is approximately 700m away
Accessibility - Centres	Poor	Corstorphine neighbourhood centre is approximately 1,700m away. Although not identified in the 2GP as a centre, there is also a small collection of services (hairdresser, takeaways and pub) in Concord, approximately 450m away.
Accessibility – Schools	Very good	Concord School is the closest primary school at approximately 600 metres from the site.
Rural character/visual amenity	Some issues	The site is part of a rural area, predominantly grazed farmland, above the existing developed area of Concord. Rural amenity values are low to moderate. The site is visible in long views from the southern motorway. Further development is likely to appear as a natural extension of the existing developed area, with overall minor effects on rural character and amenity.
Impacts on productive rural land	No issues	
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	This site is assessed as having a medium level hazard associated with slope instability. Geotechnical investigations will be required prior to development.
Potable water supply	Some issues (manageable)	A minor network extension is required. Moderate upstream network upgrades are required, and funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.

Wastewater supply	Some issues (manageable)	Minor network extension required. Moderate downstream network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Stormwater management	Some issues (manageable)	The site currently discharges via an overland flow, through a 225mm pipeline along Emerson Street, and then to an open watercourse. The pipe is under capacity for the expected 10-year annual recurrence interval (ARI) and the capacity of the open watercourse is unknown. Therefore, attenuation is required.
Transport effects (local)	Some issues (manageable)	Given the relatively low expected level of yield, no particular concerns exist in respect of this site. The site slopes up from Emerson Street so access construction may be difficult. Emerson Road curves where it adjoins the boundary of the site and the point of access needs to be carefully considered in order to maximise visibility for vehicles exiting the site.
Transport effects (wider network)	Some issues (manageable)	A roundabout is planned at the Emerson / Blackhead Road intersection as part of currently programmed and funded works. There are a number of existing issues with the Kaikorai Valley 'on and off' ramps from the SH1 southern motorway. This intersection is currently being assessed with a view to installing roundabouts to improve SH1 access and egress arrangements.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 28 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	

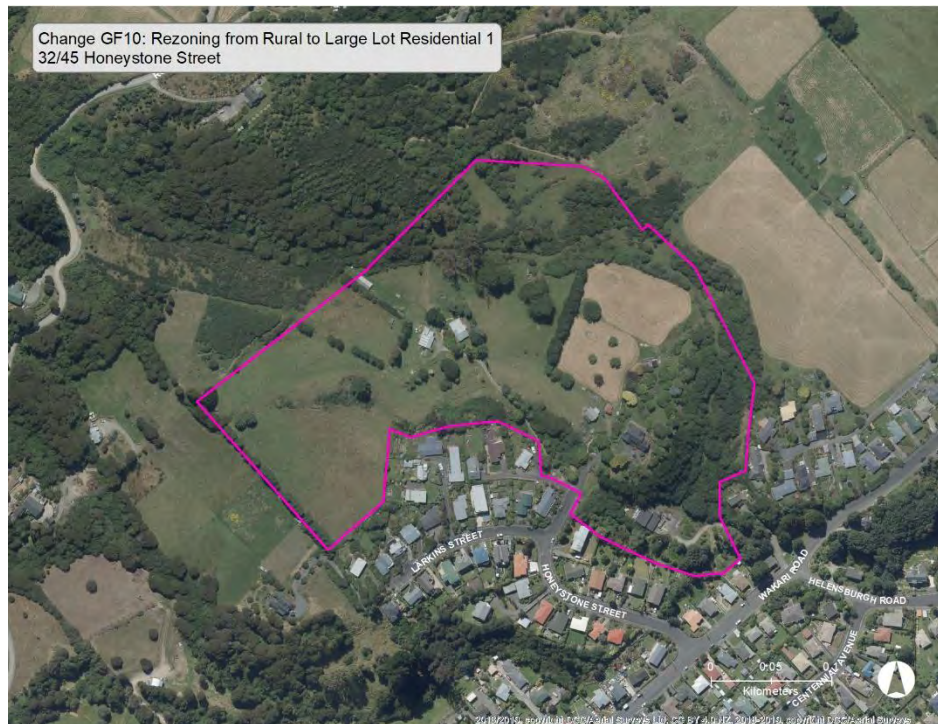
Other constraints on development (encumbrances, owner aspirations, appeals)	No issues	
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APPENDIX 6.8 Rezoning Assessment Sheet - 19 Main South Rd, Concord (GF08)		
SITE DETAILS		
Change Number	GF08	
Site Outline Image	Change GF08: Rezoning from Rural to General Residential 1 and 2 19 Main South Road, Concord 	
Site Address	19 Main South Rd, Concord	
Full area assessed	As shown in map above	
Site Area	7.4 hectares	
Current zoning	Rural (hill slopes)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1 / General Residential 2	
ASSESSMENT CRITERIA		
Slope	Some issues	The site generally slopes gently with some areas of moderate slope
Aspect - Solar access	Ok to poor	Generally southwest facing, and moderately sloping
Accessibility – Public	Very good	The site is within 100 metres from a high frequency bus route.

Transportation		
Accessibility - Centres	Poor	Corstorphine neighbourhood centre is approximately 1,900m away. Although not identified in the 2GP as a centre, there is also a small collection of services (hairdresser, takeaways and pub) in Concord, approximately 160m away.
Accessibility – Schools	Very good	Concord School (primary) is approximately 750 metres from the site.
Rural character/visual amenity	No issues	The site is located in a small area of rural land surrounded by residentially zoned land, adjacent to the southern motorway. It has a large church building and car park within the site. Rural amenity and character values are low.
Impacts on productive rural land	No issues	
Reverse sensitivity	Some issues (manageable)	The site adjoining the Southern motorway (SH1). 2GP performance standards require acoustic insulation within 40m of a state highway.
Significant indigenous biodiversity	Some issues (manageable)	Native riparian revegetation plantings along the creek (a tributary of Kaikorai Stream) have been partially funded by DCC Biodiversity Fund grant. These are proposed to be protected through a structure plan rule. (see Appendix 8)
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	Some issues (manageable)	There is a small watercourse on the site. Access can be considered during any subdivision application.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	No issues	The site is assessed as having a low hazard level associated with slope instability.
Potable water supply	Some issues (manageable)	Minimal network extension required. Some downstream network upgrades required and are budgeted in the draft 10 Year Plan

Wastewater supply	Some issues (manageable)	Minimal network extension would be required. There is a 375mm trunk main adjacent to the site but DCC is unable to determine the capacity of the network due to a lack of information. There are also several rising mains discharging into the trunk main immediately downstream from the site. The discharge from these rising mains is not known, however if they are flowing at full capacity the trunk main capacity may not be adequate. Some downstream network upgrades would be required. Budgeted in draft 10 Year Plan.
Stormwater management	Some issues (manageable)	Stormwater from the site (and further upstream) flows through a culvert to the west of the property. The capacity of this culvert is not known but based on a high-level assessment and contours, the culvert appears to have adequate capacity to accommodate development within the proposed site. Discharge is to the Kaikorai Stream and attenuation of flows on the site is likely to be required.
Transport effects (local)	Some issues (manageable)	There may be a requirement for traffic calming in the form of speed humps / raised tables along this section of Main South Road. The access will need to be carefully considered at the time of subdivision.
Transport effects (wider network)	Some issues (manageable)	There are a number of existing issues with the Kaikorai Valley 'on and off' ramps from the SH1 southern motorway. This intersection is currently being assessed with a view to installing roundabouts to improve SH1 access and egress arrangements.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 32 dwellings under a mix of General Residential 1 and General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: - network utility operators - Southern District Health Board - Ministry for Education - FENZ	No issues	
Other constraints on development (encumbrances, owner		The site is subject to a number of easements, an encumbrance and other matters. It is not clear of the impact of these on development of the site. However, the site owners have

aspirations, appeals)		requested rezoning to a mix of GR1 and GR2 density, so it is presumed that these matters will not significantly affect development.
Feasibility for medium density development - market desirability	Very good	

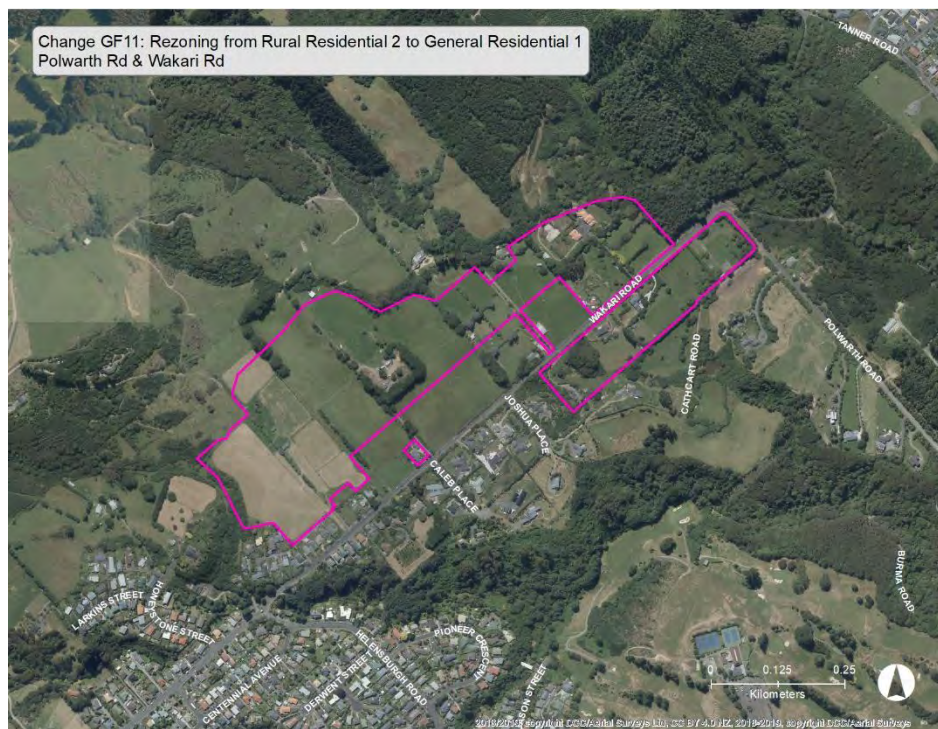
APPENDIX 6.9 Rezoning Assessment Sheet - Honeystone Street (GF10)		
SITE DETAILS		
Change Number	GF10	
Area proposed for rezoning	Change GF10: Rezoning from Rural to Large Lot Residential 1 32/45 Honeystone Street 	
Site Address	45 Honeystone Street (in part), 32 Honeystone Street, 157 Wakari Road (in part)	
Full area assessed	As shown in the map above. The area assessed does not include the part of 45 Honeystone Street subject to a significant natural landscape overlay zone.	
Site Area	8.9 hectares	
Current zoning	Rural (hill slopes)	
PROPOSAL DETAILS		
2GP Zone assessed	Large Lot Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	The majority of the site is flat or gently sloping, with some steeper areas adjoining a gully and watercourse, and an area to the north of the site.
Aspect - Solar access	Good	Generally, east facing

Accessibility – Public Transportation	Very good	The nearest high frequency bus stop is approximately 240m away.
Accessibility - Centres	Ok	Helensburgh neighbourhood centre is approximately 1,000m away
Accessibility – Schools	Very good	Wakari School is the closest primary school to the site, approximately 1.3km away.
Rural character/visual amenity	Some issues	The site is not easily viewed from nearby streets due to the nature of the topography, existing vegetation and the existing residential properties. There will be a loss of rural outlook for neighbouring properties, but minor effects on a broader scale.
Impacts on productive rural land	Some issues	Approximately half the site is mapped as having high class soils, but the site does not contain any LUC Class 1 to 3 land. There is potentially 6ha of productive land. The loss of primary productivity is relatively low.
Reverse sensitivity	No Issues	
Significant indigenous biodiversity	Some issues (manageable)	The site supports a 0.2ha area of regenerating kanuka-broadleaved forest in the north-west of the site, which meets the criteria for ASBV. Vegetation along the creek adjoining 195 Wakari Road is mixed regenerating exotic and indigenous forest with heavy infestation of invasive weeds. Some of this vegetation should be retained as a riparian buffer (minimum of 5m either side) to the waterway which appears to be in good condition. A structure plan is proposed to protect these areas of vegetation. (see Appendix 8)
Natural landscapes and natural coastal character	No Issues	
Access to the coast and water bodies	Some issues (manageable)	There is a small watercourse on the site. Access can be considered during any subdivision application.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No Issues	
Natural Hazards	Some issues (manageable)	The site is assessed as having a low-level hazard associated with slope angles and geology of the site, and medium level hazard associated with slope instability within the wider area. Geotechnical assessment will be required prior to development.

Potable water supply	Some issues (manageable)	A very minor network extension is required. Some minor network upgrades are required and are budgeted in the draft 10 Year Plan.
Wastewater supply	Some issues (manageable)	A very minor network extension would be required to service this site. The immediate downstream receiving infrastructure appears to have sufficient capacity to manage the additional flows from the proposed development. Minimal downstream upgrades would be required. Budgeted in draft 10 Year Plan.
Stormwater management	Significant issues (manageable)	The post development flows would exceed the capacity of the existing 300mm culvert, with the excess flows following the overland flow path and posing a risk of flooding to private property. Attenuation will be required to avoid this occurring.
Transport effects (local)	Some issues (manageable)	Access is from a cul-de-sac. The DCC code of Subdivision limits the number of sites that can be accessed from a cul-de-sac, so the overall yield and the ability of the site to be connected to the wider network by footpath and cycleway links are important considerations. The existing legal width of Honeystone Street is substandard, and it is important that any new road constructed as part of the development is in accordance with current engineering standards.
Transport effects (wider network)	Significant issues (manageable)	A Local Area Traffic Management (LATM) study would be needed. Cumulative development in the area is likely to require an upgrade of Wakari Road in relation to formation standards, speed management treatments and safety upgrades for active modes. There are current 'rat running' issues through the existing local streets to Helensburgh Road, which could be compounded by additional development, prompting the requirement for speed management treatments. The Helensburgh Road/Taieri Road intersection and the Wakari Road/Taieri Road intersection would need to be improved for safety and efficiency.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 29 dwellings under Large Lot Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: - network utility operators - Southern District Health Board	No issues	

• Ministry for Education • FENZ		
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	157 Wakari Road, a split zoned property, has a consent notice restricting building location and limiting development to one residential activity. This will prevent further development of this site unless the consent notice is removed.

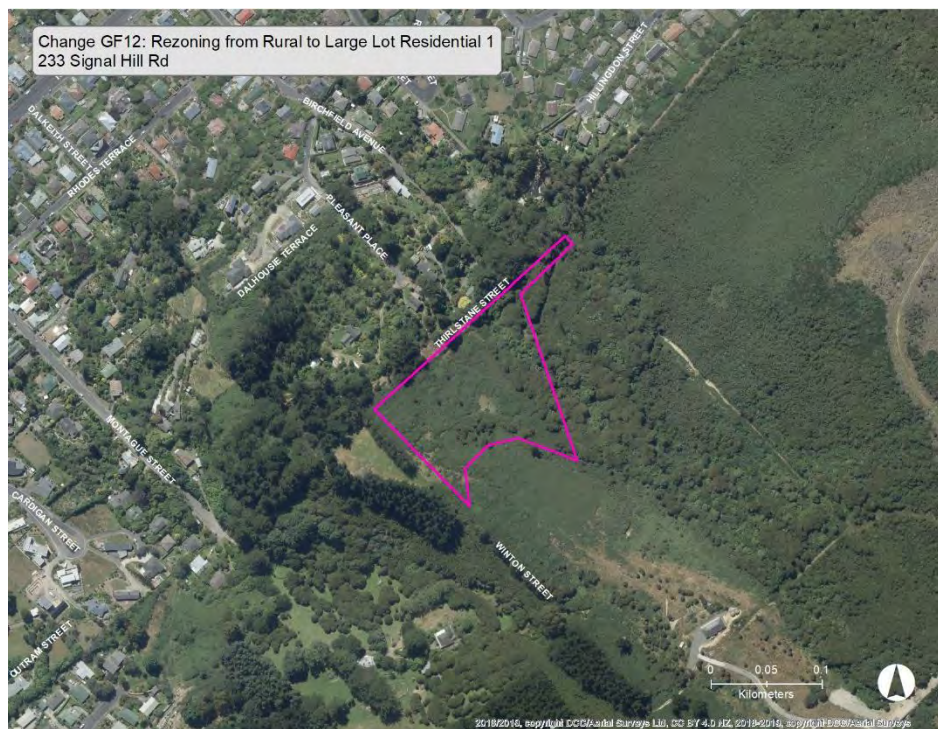
APPENDIX 6.10 Rezoning Assessment Sheet - Polwarth Rd and Wakari Rd (GF11)

SITE DETAILS		
Change Number	GF11	
Area proposed for rezoning	Change GF11: Rezoning from Rural Residential 2 to General Residential 1 Polwarth Rd & Wakari Rd 	
Site Address	307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part)	
Full area assessed	As shown in map above. The area assessed does not include parts of sites subject to a significant natural landscape overlay zone.	
Site Area	23.3 hectares	
Current zoning	Rural Residential 2	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	The majority of the site is gently to moderately sloping, with some steeper slopes on 280 Wakari Road.

Aspect - Solar access	Ok	Generally south or east facing, and gently to moderately sloping
Accessibility – Public Transportation	Good	The nearest high frequency bus stop is approximately 500m away.
Accessibility - Centres	Ok	Helensburgh neighbourhood centre is approximately 1,000m away
Accessibility – Schools	Very good	Wakari School is the closest primary school to the site, at approximately 1.4km. away
Rural character/visual amenity	Moderate issues	The site has relatively high rural character and amenity values and this will change with general residential scale development. Parts of the area are visible from Wakari Road and in long views from the Roslyn area. Note that part of the area adjoining the Wakari Road has already been identified for future residential development (RTZ).
Impacts on productive rural land	Some issues	The majority of this area is identified as having high class soils, but there are no LUC Class 1 - 3 soils. Most sites in the area are rural residential scale, with only two being of a scale that might result in loss of primary productivity. Overall losses per new site are likely to be low - moderate.
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Some issues (manageable)	There are two scheduled trees (T1171 & T1172) along the south eastern boundary of 312 Wakari Road. Existing 2GP rules require resource consent for activities affecting scheduled trees. The trees should not affect the development potential of the area.
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Some local upstream network upgrades required and are budgeted in the draft 10 Year Plan.
Wastewater supply	Some issues	Localised downstream upgrade is required for part of site. Budgeted

	(manageable)	in draft 10 Year Plan.
Stormwater management	Significant issues (manageable)	The site discharges to open channels to the north-east and south-east. There is no capacity information for these channels. Attenuation is required to preserve the receiving environment from erosion. The site eventually discharges to Leith Stream, so there may be significant costs to attenuate stormwater to ensure flood hazard for the Leith Stream is not increased. These would be at the developers cost.
Transport effects (local)	Significant issues (manageable)	Consideration of connectivity will be required at subdivision stage. An upgrade of Wakari Road would be required in relation to formation standards, speed management treatments and safety upgrades for active modes.
Transport effects (wider network)	Significant issues (manageable)	A Local Area Traffic Management (LATM) study would be needed. There are current 'rat running' issues through the existing local streets to Helensburgh Road which could be compounded by additional development, prompting the requirement for speed management treatments. The Helensburgh Road/Taieri Road intersection and the Wakari Road/Taieri Road intersection would need to be improved for safety and efficiency.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	The site has an approximate feasible capacity of 240 dwellings under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	Some issues (manageable)	There are electricity transmission lines located on 312 Wakari Road. Existing 2GP rules require setbacks for earthworks from network utility structures. It is likely that the presence of the lines will reduce the development potential on this site.
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	There is a building line restriction for future road widening on some sites; however, this falls within the road frontage setback and so should not affect development. There is a building restriction on 195 Wakari Road to provide a setback from the Bain Reserve, to protect its amenity and those of the adjacent residential properties. This will have minor impacts on development unless it is removed. Some sites are subject to easements in relation to rights of way and 3 waters

		infrastructure. These are unlikely to have any significant impacts on development. The property owner of 265 Wakari Road is not interested in developing this site. The site is subject to a 2GP appeal by The Coalition Preservation Trust to rezone the land from Rural Residential to Rural.
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APPENDIX 6.11 Rezoning Assessment Sheet - 233 Signal Hill Rd (GF12)		
SITE DETAILS		
Change Number	GF12	
Area proposed for rezoning	Change GF12: Rezoning from Rural to Large Lot Residential 1 233 Signal Hill Rd 	
Site Address	233 Signal Hill Road	
Full area assessed	In relation to appropriate zoning, the part of 233 Signal Hill Road outside the significant natural landscape overlay zone. In relation to application of an ASBV, the full site.	
Site Area	1.7 hectares	
Current zoning	Rural (hill slopes)	
PROPOSAL DETAILS		
2GP Zone assessed	Large Lot Residential 1	
ASSESSMENT CRITERIA		
Slope	Some issues	The majority of the site slopes moderately to steeply, with some areas of gentle slope.

Aspect - Solar access	Very good	North - north west facing
Accessibility – Public Transportation	Good	The nearest high frequency bus stop is approximately 400m away
Accessibility - Centres	Poor	Opoho suburban centre is approximately 4,000m away
Accessibility – Schools	Very good	North East Valley Normal School is the closest primary school, at approximately 1.3km from the site.
Rural character/visual amenity	Some issues	The site is not easily viewed from Signal Hill Road, due to the nature of the topography and existing vegetation. It may be visible from some houses on the west side of north-east valley. Potential development on the site is limited and will result in a small extension of houses above the existing residential areas. It is likely to have a minor effect on visual amenity/ rural character.
Impacts on productive rural land	Some issues	A very small area (3%) of the site contains a high class soils mapped area. The benefits of housing are likely to outweigh the costs of loss of this area of potential primary productivity.
Reverse sensitivity	No issues	
Significant indigenous biodiversity	Some issues (manageable)	Part of the site contains native bush that meets the ASBV criteria. This is currently covenanted. It is proposed to include this area in the 2GP as an ASBV. This ASBV area will not be rezoned residential. (see Appendix 8)
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	Some issues (manageable)	There is a small watercourse on the site. Access can be considered during any subdivision application.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	The site is assessed as having a low hazard level in part and a medium hazard level on the remainder of the site, associated with slope instability and stormwater management. Geotechnical investigations will be required prior to development.

Potable water supply	Significant issues (manageable)	Servicing is theoretically possible and would require a moderate extension to connect to the reticulated network. There would be potential low flow pressure at higher elevations and a booster pump station and possibly reservoir may be required. Some downstream upgrades are also required. However, given that the site cannot be serviced for wastewater and on-site disposal is required (see below), servicing for water supply is not desirable, due to the risk of overloading the wastewater disposal system. To self-service feasibly, the minimum site size required would be 2,000m² (assuming max building site coverage, all used to collect rainwater, 25m³ tank, 1,000l/d demand (supply available approx. 88% of year). Large lot residential 1 zoning is therefore appropriate.
Wastewater supply	No issues	This site cannot be serviced for wastewater due to network capacity constraints downstream. On-site disposal of wastewater is therefore required. This requires a minimum of 1000m² site area, based on a 300m² disposal field area (200m² for primary area and 100m² for reserve area). Consequently, Large Lot Residential 1 zoning is necessary. A no DCC reticulated wastewater mapped area will be applied.
Stormwater management	Some issues (manageable)	There is a series of open and piped watercourses downstream of the site. The capacity of these is unknown. It is assumed they are under-capacity and not easily upgradeable. Attenuation is likely to be required.
Transport effects (local)	Significant issues	There is no apparent satisfactory means of accessing this site from North Road. There are potential problems should Pleasant Place be proposed as the access route, due to the restricted nature of the road. This is equally applicable to other roads in this vicinity.
Transport effects (wider network)	Significant issues (manageable)	There are existing congestion issues at North Road / Great King Street / Bank Street / Opoho Road intersection (near the Botanic Gardens). Additional development would add to the congestion. An efficiency assessment is currently being undertaken to determine potential solutions for this intersection.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Ok	The site has an approximate feasible capacity of 6 dwellings under Large Lot Residential 1 zoning.
Effects on	Some issues	Manawhenua raised concerns in relation to 3 waters management in proximity of water bodies. For this site, all 3 waters (wastewater,

Manawhenua values	(manageable)	stormwater and water supply) will be managed on site. There is a waterbody running through the site. Appropriate management will be assessed through the subdivision and building consent processes.
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	Some issues (manageable)	SDHB raised concerns in relation to wastewater self-servicing generally. Appropriate management will be assessed through the subdivision and building consent processes.
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	The site is subject to an easement for right of way and services. This is unlikely to affect development. Part of the site is subject to a covenant to protect indigenous vegetation. This area is not proposed to be rezoned but an ASBV will be applied.

APPENDIX 6.12 Rezoning Assessment Sheet - 336 and 336A Portobello Road (GF14)

SITE DETAILS		
Change Number	GF14	
Area proposed for rezoning	Change GF14: Rezoning from Rural Residential 2 to Township and Settlement 336 and 336A Portobello Road 	
Site Address	336 and 336A Portobello Road (in part)	
Full area assessed	As shown on the map above. The area assessed does not include the part of 336 or 336A Portobello road subject to a significant natural landscape overlay zone.	
Site Area	1.2 hectares	
Current zoning	Rural Residential 2	
PROPOSAL DETAILS		
2GP Zone assessed	Township and Settlement	
ASSESSMENT CRITERIA		
Slope	Significant issues	The site slopes steeply.
Aspect - Solar access	Very good	The site slopes to the north

Accessibility – Public Transportation	Very good	There is a bus stop adjacent to the site on Portobello Road.
Accessibility - Centres	Poor	Macandrew Bay neighbourhood centre is approximately 3,900m away
Accessibility – Schools	Good	Grant Braes School is the closest primary school, at approximately 4.5km.
Rural character/visual amenity	No issues	The site is not easily seen from Portobello Road and Weller Street due to the topography and roadside vegetation. Any development would be viewed alongside the existing township and settlement zoned area. (see Appendix 8)
Impacts on productive rural land	No issues	
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	The area assessed does not include parts of the site subject to the North West Peninsula SNL.
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	The site is assessed as having a medium hazard level associated with slope instability, particularly on steeper parts. Geotechnical assessment will be required prior to development.
Potable water supply	Some issues (manageable)	Water supply could be connected to Highcliff Road instead of Portobello Road to avoid the significant network extension that would be required. There are known issues meeting water supply demand on the peninsula in summer. However, based on the proposed total additional capacity of approximately 100 dwellings on the peninsula

		(through Variation 2 and 2GP appeals), the impact on the water supply network is considered to be minimal and acceptable.
Wastewater supply	Some issues (manageable)	Minimal network extension required. The network model lacks detail on the peninsula, so more detailed investigation is required to confirm whether any downstream upgrades are required. If any are required, they will be relatively minor.
Stormwater management	Some issues (manageable)	The existing infrastructure is two 300mm diameter culverts below Portobello Road north of the site. The culverts would likely need to be upgraded for capacity and erosion protection for the overland flow path.
Transport effects (local)	Some issues (manageable)	Consideration of connectivity will be required at subdivision stage, and whether improvement of the Weller Street and Portobello Road intersection is required.
Transport effects (wider network)	Significant issues (manageable)	The road network adjacent to the harbour, from the intersection of Marne Street / Portobello Road to approximately Strathallan Street is under performing during the morning and afternoon peak. Any additional development in the Otago Peninsula area will exacerbate this situation.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Ok	The site has an approximate feasible capacity of 5 dwellings under Township and Settlement zoning.
Effects on Manawhenua values	Some issues (manageable)	The Ōtākou Harbour wāhi tupuna (ID 23) slightly encroaches into the northern part of the site. Existing 2GP rules require that effects on Manawhenua must be assessed as part of any consent applications required for activities in this area that may affect water quality / sedimentation in the harbour.
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No Issues	
Other constraints on development (encumbrances, owner)	Some issues (manageable)	The site is subject to a number of easements for access and services to neighbouring properties. There is a building line restriction on 336 Portobello Road, which appears unlikely to significantly affect

aspirations, appeals)		development on the site. The site is subject to a 2GP appeal by The Coalition Preservation Trust to rezone the land to rural, and extend the significant natural landscape over the site.
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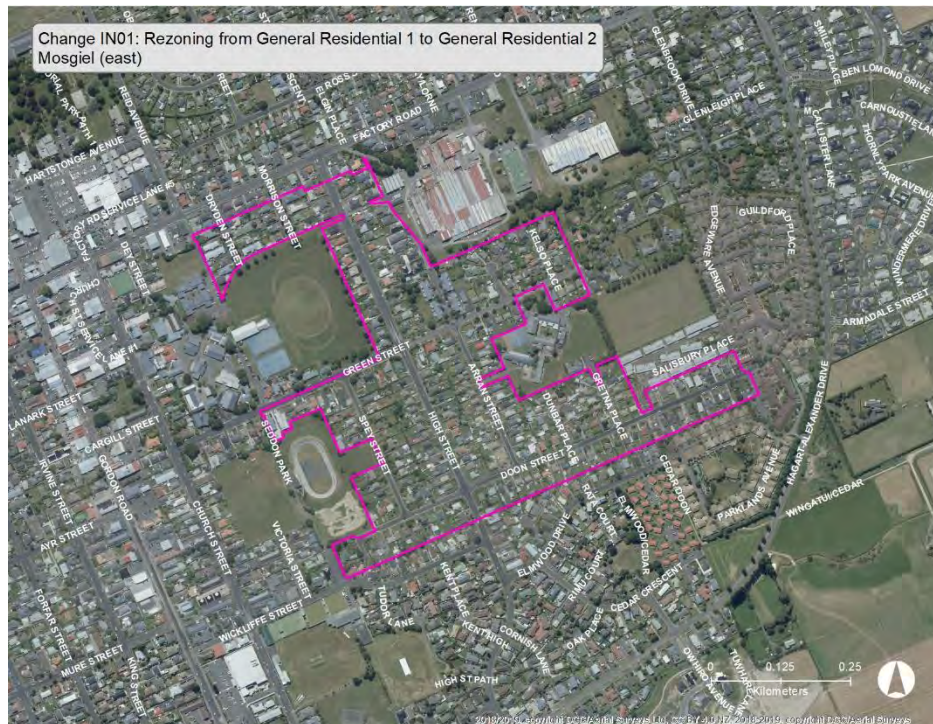
APPENDIX 6.13 Rezoning Assessment Sheet - Area surrounding Highcliff Road (GF15, GF16, GF17)	
SITE DETAILS	
Change Number	GF15, GF16, GF17
Area proposed for rezoning	Change GF15: Rezoning from Rural Residential 2 to Large Lot Residential 1 Area surrounding Highcliff Road  Change GF16: Rezoning from Rural Residential 2 to Township and Settlement Area surrounding Highcliff Road 

	Change GF17: Rezoning from Rural Residential 2 to Recreation Area surrounding Highcliff Road	
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		the site, at approximately 1 km away.
Rural character/visual amenity	Moderate issues	The area to the west of Highcliff Road (GF15 and GF17) includes a gully with quite steep topography, pockets of vegetation and ponds at the base of the gully. There are a small number of established dwellings around the boundary of the area. A landscape assessment undertaken of this area for the 2GP hearings (sites to the west of Highcliff Road) considered that the semi-rural, harbourside character of Portobello is considerably enhanced by this rural area, which provides a foreground for views of established dwellings and the harbour beyond, when travelling down Highcliff Road into Portobello. The area to the east of Highcliff Road (GF16) is an elevated area with patches of vegetation and rural residential scale development. This slopes sharply down to Hereweka Street. 27 Hereweka St is developed as a campground. The elevated parts will contribute to the semi-rural character enjoyed from Highcliff Road. Development will result in a local reduction of this rural character and amenity.
Impacts on productive rural land	Some issues	Part of GF16 (the campground on Hereweka Street and a small area at 1604 Highcliff Road near the Latham Bay Stream) has high class soils. This is currently not used for any productive purposes and is a small area. The loss of these soils is not considered to be significant.
Reverse sensitivity	No issues	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	Some issues (manageable)	The eastern part of the site (GF16) includes the Latham Bay Stream, which is subject to an esplanade strip. Existing 2GP rules require subdivision activities along the bank to provide an esplanade strip of a minimum width of 20m.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	Part of the area (GF15, GF17 and part of GF16 closest to Highcliff road) has been assessed for hazards. The area has a medium hazard level associated with slope instability, particularly on steeper parts of

		the site. Geotechnical assessment will be required prior to development.
Potable water supply	Some issues (manageable)	Minor network extension required. The site is located at the end of the water supply network, beyond the last reservoir. There are known issues meeting demand in summer. However, based on the proposed total additional capacity of approximately 100 dwellings on the peninsula (through Variation 2 and 2GP appeals), the impact on the water supply network is considered to be minimal and acceptable.
Wastewater supply	Some issues (manageable)	A minor network extension would be required, as well as some downstream upgrades. The network model lacks detail on the peninsula, so more detailed investigation is required to confirm whether any downstream upgrades are required. Investigations are currently in progress. Upgrades are budgeted in draft 10 Year Plan.
Stormwater management	Some issues (manageable)	An overland flow path traverses the site along the south-western boundary and there are three ponds in series that are assumed to provide some attenuation. However, their capacity is unknown, and attenuation is consequently required to ensure there are no adverse stormwater impacts on the downstream environment (including downstream properties).
Transport effects (local)	Some issues (manageable)	It may be challenging to achieve satisfactory access points off Highcliff Road, where there is good visibility from both directions. Consideration of connectivity will be required at subdivision stage. There may also be a need for isolated barrier and signage improvements. Upgrades / extension of footpaths to connect the development sites to pedestrian infrastructure within existing settlements will be required. There is a proposed reduction of the speed limit on Highcliff Road to 60km/h.
Transport effects (wider network)	Significant issues (manageable)	The road network adjacent to the harbour, from the intersection of Marne Street / Portobello Road to approximately Strathallan Street is under performing during the morning and afternoon peak. Any additional development in the Otago Peninsula area will exacerbate this situation.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of 28 dwellings under a mix of Township and Settlement and Large Lot Residential 1 zoning.

Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	1661, 1664 & 1694 Highcliff Road are subject to a building line restriction. This falls within the road frontage setback and is unlikely to affect development of the sites. Two sites are subject to easements for water supply. These also appear unlikely to affect development. The area is subject to a 2GP appeal by The Preservation Coalition Trust to extend the significant natural landscape overlay into this area. The owner of 23 and 25 McAuley Road is not supportive of rezoning and has no aspirations to develop this site; however, at the proposed Large Lot Residential 1 zoning for this area, there is no additional development potential for these sites.

APPENDIX 6.14 Rezoning Assessment Sheet - Mosgiel MD Extension (IN01)		
OVERALL SITE DETAILS		
Change Number	IN01	
General area proposed for rezoning	Change IN01: Rezoning from General Residential 1 to General Residential 2 Mosgiel (east) 	
Site Address	Mosgiel MD extension 1	
Site Area	26.1 hectares	
Area assessed	As shown in map above	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No issues	
Aspect - Solar access	Very good	
Accessibility – Public	Very good	There is a high frequency bus stop adjacent to the area.

Transportation		
Accessibility - Centres	Very good	Mosgiel principal centre is approximately 300m away
Accessibility – Schools	Very good	Both Taieri College and Silverstream Primary School adjoin the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Residential character and amenity	No issues	The proposed east Mosgiel GR2 area contains a fairly homogenous mix of mainly one-storey, mid-century brick and timber 'state bungalow' type housing intermixed with a few older timber cottages. The development pattern is regular across the area, with a typical site size of 600-800m² and a single house per site. The area is assessed as having mixed character, with generally low streetscape amenity. There is a high density of development across the proposed rezoning area that is capable of absorbing further intensification without a detrimental effect on its broader residential neighbourhood character. See Appendix 9.1
Natural Hazards	No issues	The site has a Hazard 3 (flood) overlay. Existing 2GP rules impose additional restrictions / consent requirements in relation to earthworks.
Potable water supply	Some issues (manageable)	Some upstream network upgrades required and are budgeted in the draft 10 Year Plan. Mosgiel's water supply is currently strained during dry hot summer periods and this would be exacerbated by further development. Projects to address these issues are in DCC's 10 year plan and the issues are expected to be resolved in 3-5 years. Due to the timeframe of the plan change process and then additional time to construct new homes, the potential short-term effects on water supply constraints are considered acceptable.
Wastewater supply	Significant issues (manageable)	Some wider network upgrades would be required from Carlyle Road / Tyne Street to the wastewater treatment plant. The Tyne Street main is currently under capacity. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Stormwater management	Significant issues (manageable)	There are existing flooding issues in this area. The majority of catchment flows to the Reid Ave stormwater pump station. The existing network and pump station are under capacity and long-term

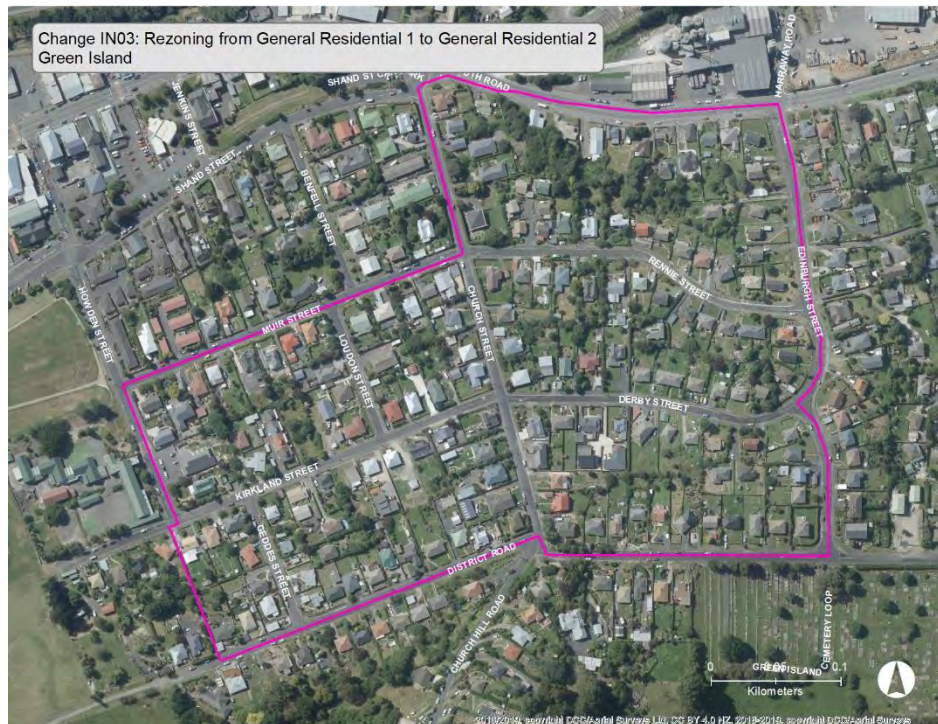
		projects are required to address this. Therefore, attenuation of stormwater flows would be required. It is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.
Transport effects (local)	Significant issues (manageable)	There are currently issues with vehicles cutting through residential areas to reach their destination, rather than using main roads. This could be compounded by additional development, with the potential need for speed management treatments. The infrastructure standards of the current local and collector roads within older parts of Mosgiel are outdated - footpath widths, provision of crossing points and intersection widths / radii do not meet current standards. Intensification would require isolated intersection and footpath upgrades, to manage speeds and improve access for pedestrians, particularly to schools, shops and local recreation.
Transport effects (wider network)	Significant issues (manageable)	There are longstanding issues across Mosgiel's transport network. These are a consequence of growth-related issues not addressed by the last residential expansion in Mosgiel. No infrastructure upgrades have been regionally prioritised and are therefore neither planned nor funded by DCC or NZTA. Issues are dealt with through minor improvements budgets on a case-by-case basis. Cumulative development in Mosgiel is likely to put extra pressure on the state highway network, in particular the Gordon Road / State Highway 1 intersection, which has existing efficiency issues. Upgrade of this and other intersections may be required.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	Estimated feasible capacity is an additional 348 dwellings.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	

Other constraints on development (encumbrances, owner aspirations, appeals)		
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Good	31% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Good	

Appendix 6.15 Medium Density Assessment Sheet - Burgess Street and surrounds, Green Island (IN02)		
OVERALL SITE DETAILS		
Change Number	IN02	
General area proposed for rezoning	Change IN02: Rezoning from General Residential 1 to General Residential 2 Burgess Street and surrounds (Green Island) 	
Site Address	Burgess Street and surrounds (Green Island)	
Area assessed	As shown in map above	
Site Area	5 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No issues	
Aspect - Solar access	Good	West facing and gentle slope

Accessibility – Public Transportation	Very good	There is a bus stop adjacent to the area.
Accessibility - Centres	Very good	Green Island principal centre is approximately 250m away
Accessibility – Schools	Very good	St Peter Chanel School the closest primary to the site, at approximately 200m away.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Residential character and amenity	No issues	Green Island's character is based on simple brick mid-century housing as well as earlier timber housing. Site sizes are between 600-800m² with a subdivision pattern that is constrained by topography and natural features. The Burgess Street area has a uniform pattern to subdivision and development dating to the 1950s/60s, while Jensen Street has more variety in dwelling types and demonstrates that additional height and intensity is possible without adverse effects on character. The overall character is assessed as mixed and capable of absorbing change. See Appendix 9.2
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Some minor local downstream network upgrades may be required.
Wastewater supply	Some issues (manageable)	Some minor downstream network upgrades may be required.
Stormwater management	Some issues (manageable)	The site discharges to DCC piped (north) and private open channel (south) network, the capacity of all of these is unknown. All discharges eventually enter the Kaikorai Stream but close to its outlet. Attenuation unlikely to be required provided the local network has capacity.
Transport effects (local)	No issues	Small upgrades are already underway and/or planned to improve traffic safety in this area. Additional growth would be unlikely to require significant extra work above the status quo. Any work would be very minor.
Transport effects (wider)	No issues	

network)		
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	Estimated feasible capacity is an additional 38 dwellings.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	Some issues	The Ministry for Education (MoE) has raised concerns that as a result of rezoning in the area there is a risk that demand could exceed the current capacity of Green Island School if all proposed dwelling capacity was developed.
Other constraints on development (encumbrances, owner aspirations, appeals)		
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Ok	17% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very Good	

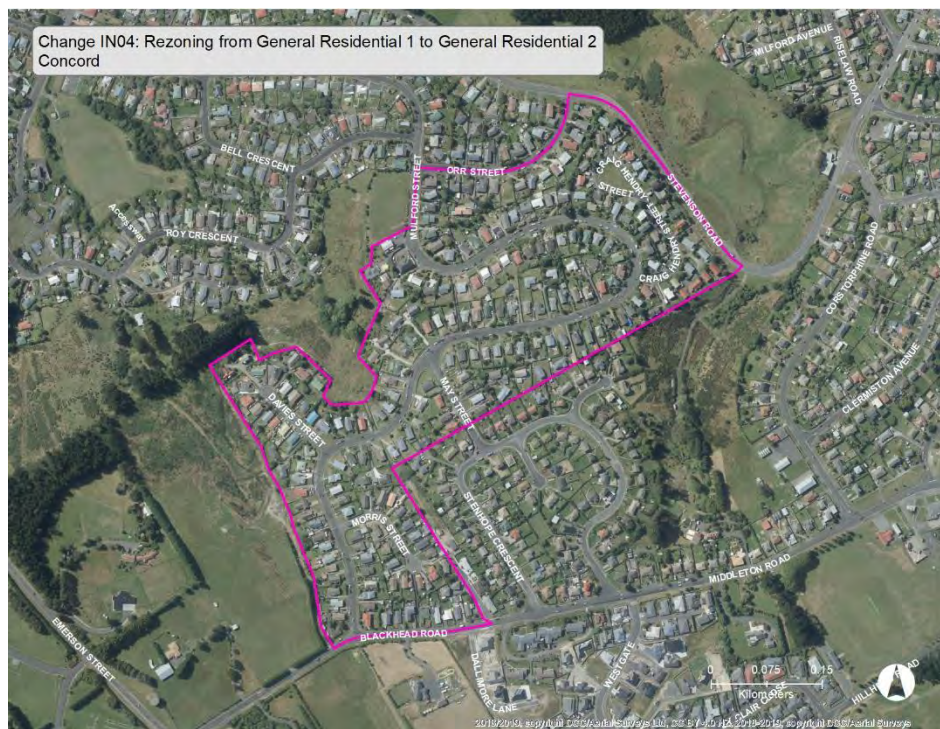
APPENDIX 6.16 Medium Density Assessment Sheet – Green Island (IN03)		
OVERALL SITE DETAILS		
Change Number	IN03	
General area proposed for rezoning	Change IN03: Rezoning from General Residential 1 to General Residential 2 Green Island 	
Site Address	Green Island	
Area assessed	As shown in map above	
Site Area	14.9 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No issues	
Aspect - Solar access	Very good	Generally, north facing
Accessibility – Public	Very good	There is a bus stop adjacent to the area.

Transportation		
Accessibility - Centres	Very good	The area is adjacent to the Green Island principal centre.
Accessibility – Schools	Very good	Green Island School the closest primary to the site, at approximately 60m away.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Some issues (manageable)	There is one scheduled tree located in the area. Existing 2GP rules require resource consent for activities affecting scheduled trees. The tree will not affect the overall development potential of the area.
Residential character and amenity	No issues	Green Island's character is based on simple brick mid-century housing as well as earlier timber housing. Site sizes are between 600-800m² with a typical subdivision pattern that is constrained by topography and natural features. The area has relatively diverse housing stock. The overall character is assessed as mixed and capable of absorbing change. See Appendix 8.2
Natural Hazards	Some issues (manageable)	There is a Hazard 2 (flood) overlay over a small part of this area, affecting 10 sites. The affected area is already fully developed with housing. Existing 2GP rules impose additional consent requirements in relation to earthworks, development and land use.
Potable water supply	No Issues	
Wastewater supply	Some issues (manageable)	Some minor downstream network upgrades may be required.
Stormwater management	Significant issues (manageable)	Attenuation is required for the proposed increase in impermeability due to the potential for development to negatively impact downstream properties. The site ultimately discharges into the Kaikorai Stream. Attenuation would be ideal, however may be difficult to achieve in brownfield developments. If rezoning is to proceed, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.
Transport effects (local)	Some issues (manageable)	Upgrade of the Church Street / Main South Road intersection is currently being planned and is funded.
Transport effects (wider network)	Significant issues	There is congestion in the evening peak hour at the SH1 southbound off ramp. Additional development would exacerbate this.

	(manageable)	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	Estimated feasible capacity is an additional 23 dwellings.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education (MoE) • FENZ	Some issues	The Ministry for Education (MoE) has raised concerns that there is a risk that demand could exceed the current capacity of Green Island School if all proposed dwelling capacity was developed.
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Very good	69% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

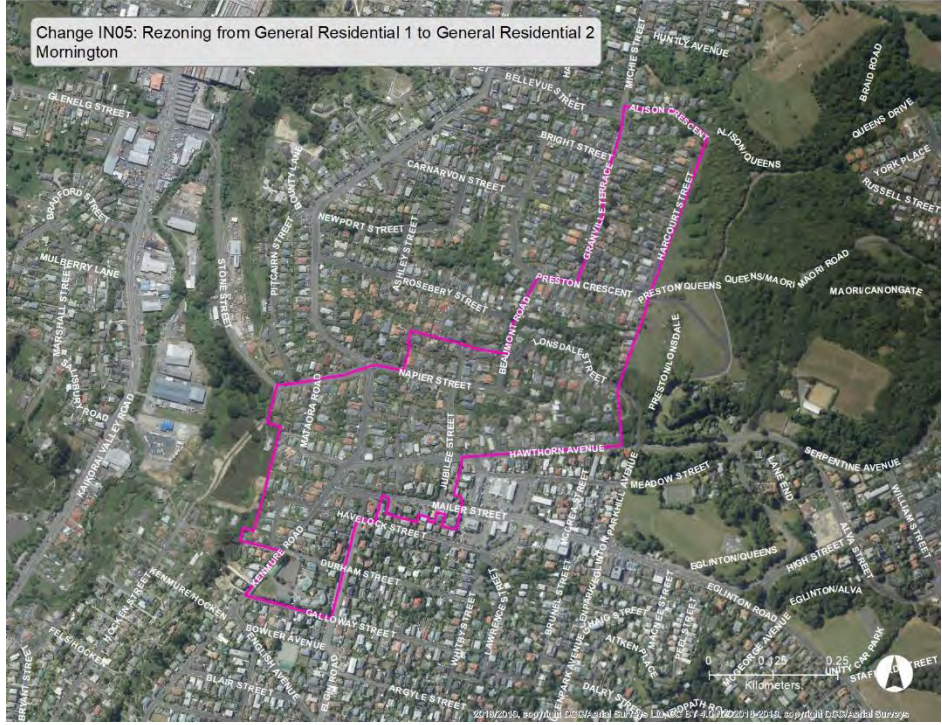
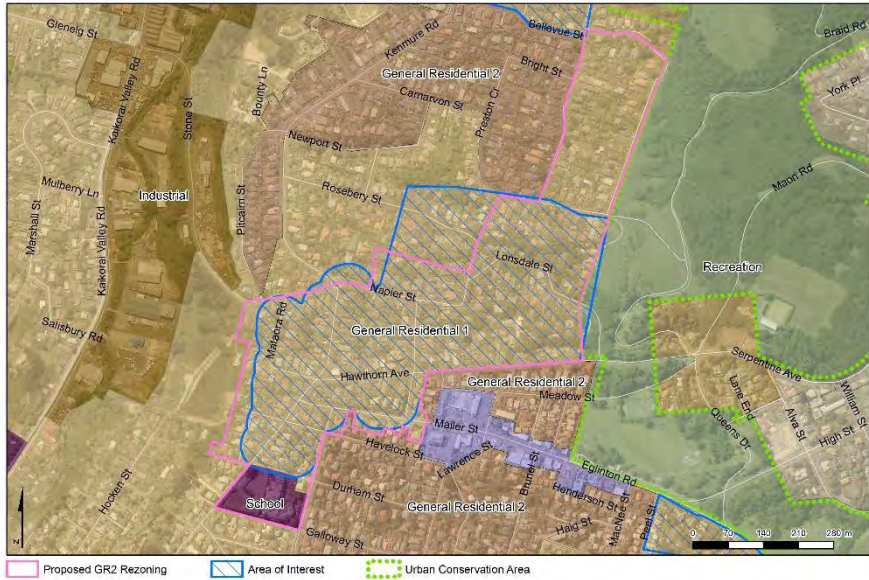
APPENDIX 6.17 Medium Density Assessment Sheet – Concord (IN04)

OVERALL SITE DETAILS

Change Number	IN04	
General area proposed for rezoning	Change IN04: Rezoning from General Residential 1 to General Residential 2 Concord 	
Site Address	Concord	
Area assessed	As shown in the map above	
Site Area	20 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The majority of the site slopes gently with areas of moderate slope.
Aspect - Solar access	Very good	Generally north-east facing

Accessibility – Public Transportation	Very good	There is a bus stop within 30m of the area.
Accessibility - Centres	Good	The Corstophine neighbourhood centre is approximately 500m away. Although not identified in the 2GP as a centre, there is also a small collection of services (hairdresser, takeaways and pub) in Concord.
Accessibility – Schools	Very good	Concord School is the closest primary school to the site, at approximately 850m.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Residential character and amenity	Significant issues (manageable)	The pattern of development across the assessment area is highly consistent, reflecting the mid-1970s construction. Sites are typically 600-660m², with one single storey house per site, often located fairly centrally on the site. The area has strong character, with a dominant built character. There is limited capability to absorb intensification of development without a detrimental effect on the character, due to the likely need to demolish existing housing in order to add additional units. Design guidelines are recommended to mitigate the potential effects of intensification. See Appendix 9.3
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Moderate local network upgrades are required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	The DCC wastewater model lacks detail in the local area, so DCC is unable to confirm the local network capacity. However, it is anticipated it is sufficient based on a lack of known issues to date. Moderate downstream network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Stormwater management	Significant issues (manageable)	The site discharges to DCC piped and private open channel network, the capacity of all of these is unknown. All discharges eventually enter the Kaikorai Stream. Attenuation may be required to prevent negative impacts on downstream properties and ensure no increase in flood hazard in Kaikorai Stream. However, attenuation may be difficult to achieve in brownfield developments. If rezoning is to

		proceed, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.
Transport effects (local)	No issues	Small upgrades are already underway and/or planned to improve traffic safety in this area. Additional growth would be unlikely to require significant extra work above the status quo. Any work would be very minor.
Transport effects (wider network)	Some issues (manageable)	There are a number of existing issues with the Kaikorai Valley 'on and off' ramps from the SH1 southern motorway. This intersection is currently being assessed with a view to installing roundabouts to improve SH1 access and egress arrangements.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	Estimated feasible capacity is an additional 31 dwellings.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Poor	2% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.18 Medium Density Assessment Sheet - Mornington (North) (IN05)	
OVERALL SITE DETAILS	
Change Number	IN05
General area proposed for rezoning	Change IN05: Rezoning from General Residential 1 to General Residential 2 Mornington  Mornington  Proposed GR2 Rezoning Area of Interest Urban Conservation Area
Site Address	Mornington (North)
Full area assessed for	The area included within the pink line in the two maps above, excluding Mornington

rezoning	School, and the area outside the pink line but within the blue line in the second map above.	
Site Area	27.2 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The majority of the area slopes gently with areas of moderate slope.
Aspect - Solar access	Good	Generally east facing, and moderately sloping. Part of the area slopes west, overlooking Kaikorai Valley.
Accessibility – Public Transportation	Very good	There is a high frequency bus route very close to the area on Mailer Street.
Accessibility - Centres	Very good	The area is adjacent to the Mornington suburban centre.
Accessibility – Schools	Very good	Mornington Primary School is the closest primary school, adjacent to the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Some issues (manageable)	There are nine scheduled trees within the area. Existing 2GP rules require resource consent for activities affecting scheduled trees. The trees will not significantly affect development over the wider area.
Residential character and amenity	Some issues (manageable)	Streetscapes within the southern part of the suburb tend to be more compact and adhere to a classic grid with a higher frequency of early timber housing (villas, cottages and bungalows) whereas streetscapes north of Mailer Street are more influenced by larger sites and houses. Housing throughout the subject area is generally of a high standard with good representation of early/mid-century architecture. The character is mixed. While there is no dominant single housing typology, architectural qualities are high, and this has ensured positive streetscape and amenity values. Historic development/subdivision has proved intensification is possible without overly affecting character, providing there is a reasonable quality of architecture. Design guides are recommended to ensure new housing respects the built form and scale of existing

		development. See Appendix 9.4
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Some local and upstream network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	This area is at the top of the wastewater network catchment and the local network appears to have adequate capacity. Significant downstream network upgrades may be required (once the Main Interceptor Sewer (MIS) is reached). Upgrades are proposed to be included in the Council's Infrastructure Strategy.
Stormwater management	Significant issues (manageable)	The catchment includes existing piped and open watercourses in private property as well as the DCC stormwater network. Part of the catchment flows towards Rattray Street and a small part flows towards Kaikorai Valley. Attenuation would be ideal, however may be difficult to achieve in brownfield developments. If rezoning is to proceed, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.
Transport effects (local)	Significant issues (manageable)	There are a range of existing issues, including safety concerns due to the older layout of intersections with wide radii. There will be a need to look at the area holistically with a view to identifying any necessary improvements to existing infrastructure.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	Estimated feasible capacity is an additional 25 dwellings.
Effects on Manawhenua values	No issues	
Issues for: - network utility operators - Southern District Health	No issues	

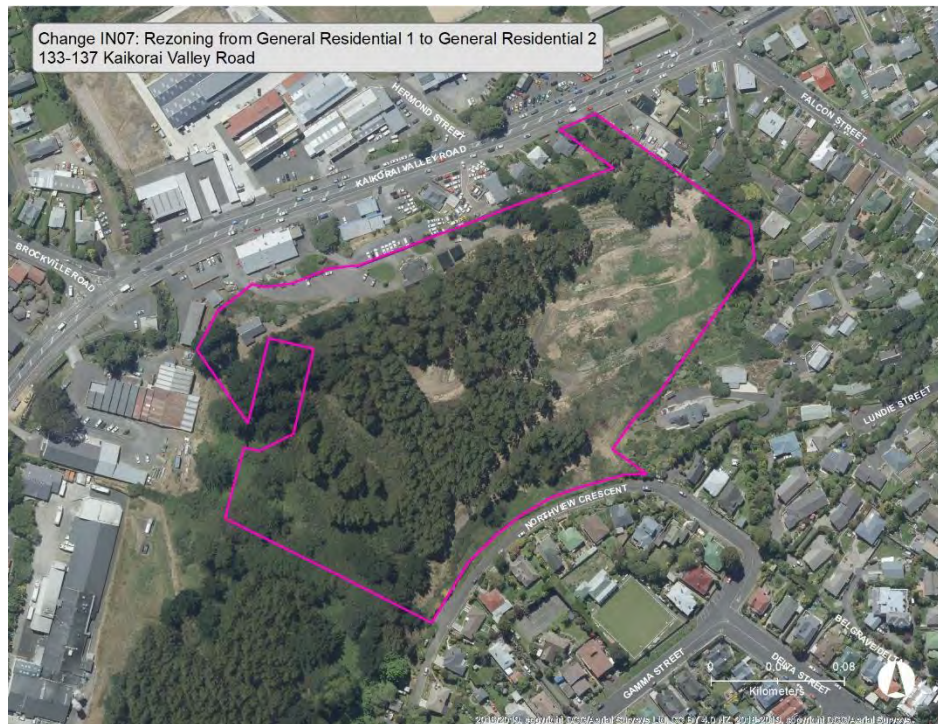
Board - Ministry for Education - FENZ		
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Good	57% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.19 Medium Density Assessment Sheet – Roslyn South (IN06)	
OVERALL SITE DETAILS	
Change Number	IN06
General area proposed for rezoning	Change IN06: Rezoning from General Residential 1 to General Residential 2 Belleknoves  Roslyn South  Proposed GR2 Rezoning Area of Interest Urban Conservation Area
Site Address	Roslyn South

Full area assessed	The area included within the pink line in the two maps above, and the area outside the pink line but within the blue line in the second map above.	
Site Area	28.1 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The majority of the area slopes gently. There are areas of moderate slope.
Aspect - Solar access	Ok to poor	Generally southeast facing.
Accessibility – Public Transportation	Very Good	There is a high frequency bus route through the area, on Highgate.
Accessibility - Centres	Very good	The Roslyn suburban centre is approximately 145m from the area
Accessibility – Schools	Very good	Kaikorai Primary School is the closest primary school, approximately 700m from the site.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Significant issues (manageable)	There are 17 scheduled trees and four scheduled heritage buildings within the area. Existing 2GP rules require resource consent for activities affecting scheduled trees and heritage buildings. Intensification has the potential to compromise the historic setting of the scheduled buildings; however, the 2GP does not currently manage this potential effect. The scheduled items may affect development to a limited extent
Residential character and amenity	Some issues (manageable)	The general character of the area is a green and leafy suburb with houses well-packed within a rough grid pattern of streets. The scale of the sections ranges from 500m² to over 1000m², with many sections sitting in the generous 600-800m² range. A number of large sections (1,000m²) with a single house remain. Even with these larger sections, the area feels densely developed, due to established subdivision and mature gardens and vegetation giving a perception of density. The architectural character ranges from timber heritage villas and larger cottages through to brick and plaster mid-century houses, with 1970s and '80s split block and brick developments, and a relatively small number of recent, contemporary infill dwellings. The area has mixed character, with no dominant built character within the area, but a good representation of established (19th and 20th century) housing stock, with a higher level of streetscape

		amenity and greening/interest. The area is capable of absorbing some intensification without a detrimental effect on its character, but the streetscape amenity may be threatened through poorer quality infill and loss of green amenity. Design guidelines may be required to mitigate the potential effects of intensification. See Appendix 9.5
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Moderate level of local and upstream network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	The local network appears to have adequate capacity. Significant downstream network upgrades are required (once the Main Interceptor Sewer (MIS) is reached). Upgrades are proposed to be included in the Council's Infrastructure Strategy. A small area near Belgrave Crescent drains to the Kaikorai Valley / South Dunedin wastewater network. There are existing capacity issues and wastewater overflows within this system and to avoid exacerbating these issues, it is proposed to apply a wastewater constraint mapped area to this area.
Stormwater management	Significant issues (manageable)	The site discharges via several piped routes and piped and open channels, including private watercourses, to two primary overland flow paths, one heading to Serpentine Avenue and Rattray Street and the other to York Place and St Andrews Street. Both of these flow paths result in significant flooding in the downtown Dunedin area (particularly George St and potentially Queens Gardens). Attenuation is would be ideal, however is difficult to require in brownfield developments. If rezoning is to proceed, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues. Significant downstream network upgrades would be required.
Transport effects (local)	Significant issues (manageable)	There are a range of existing issues, including safety concerns due to the older layout of intersections with wide radii. There will be the need to look at the area holistically with a view to identifying any necessary improvements to existing infrastructure.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	

Compact city - ability to develop land efficiently	Ok	The site has an approximate feasible capacity of an additional 7 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Good	58% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

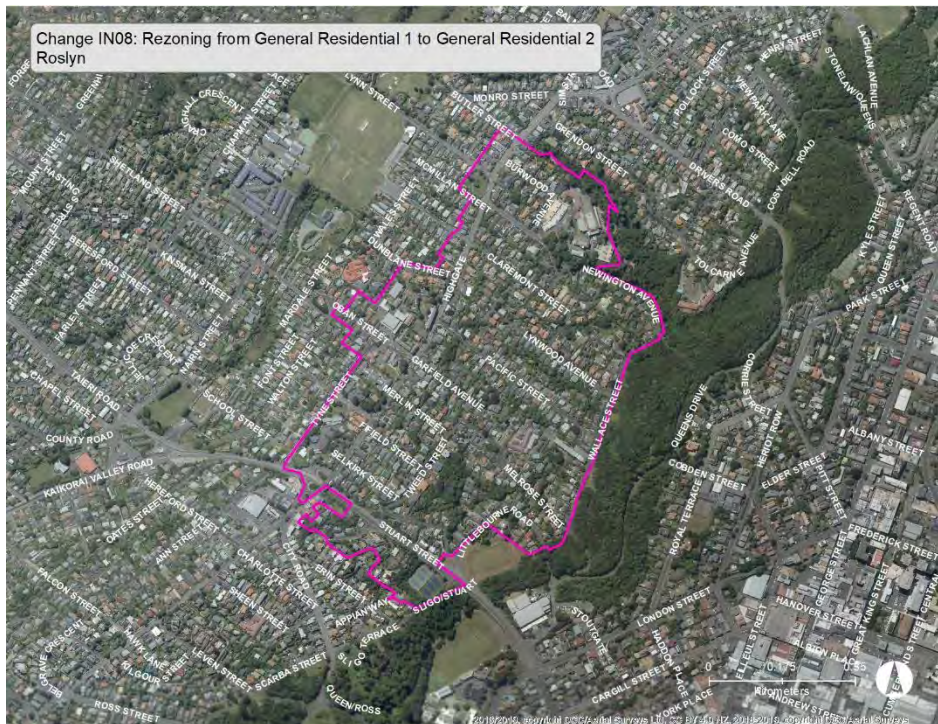
APPENDIX 6.20 Medium Density Assessment Sheet - 133-137 Kaikorai Valley Road (IN07)		
OVERALL SITE DETAILS		
Change Number	IN07	
General area proposed for rezoning	Change IN07: Rezoning from General Residential 1 to General Residential 2 133-137 Kaikorai Valley Road 	
Site Address	133-137 Kaikorai Valley Road	
Full area assessed	As shown in the map above	
Site Area	5.1 hectares	
Current 2GP Zone	General Residential 1 and Industrial	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	Significant issues	The site is steeply sloping.
Aspect - Solar access	Very good	North facing

Accessibility – Public Transportation	Very good	There are high frequency bus routes close by, along Kaikorai Valley Road and Highgate.
Accessibility - Centres	Very good	The Roslyn suburban centre is approximately 1,700m away. The Kaikorai South Neighbourhood Convenience Centre is 200m away.
Accessibility – Schools	Very good	Kaikorai Primary School is the closest primary school, approximately 1.8km from the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Residential character and amenity	N/A	
Natural Hazards	Significant issues (manageable)	The site is assessed as having a high-level hazard associated with slope instability. A structure plan rule is proposed requiring that geotechnical investigation is undertaken prior to any site development.
Potable water supply	No Issues	Minor network extension required.
Wastewater supply	Significant issues (manageable)	If the site is connected directly to the reticulated wastewater network, the additional flows would exacerbate downstream wastewater overflows. This is not supported. Development could be acceptable if an on-site wastewater detention system prevented discharge into the public network during peak flows. This solution would only be supported if over 50 dwellings were being developed, due to the ongoing maintenance required.
Stormwater management	Significant issues (manageable)	Stormwater attenuation to pre-development levels would be required to ensure flood hazard levels in the Kaikorai Stream are not increased. It is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.
Transport effects (local)	Significant issues (manageable)	The site is extremely steep, and it is anticipated that it would be difficult to construct a road to requirements in terms of widths and gradients. Additional accesses out onto Kaikorai Valley Road are not ideal and would require the provision of a roundabout, the introduction of raised tables / other intersection improvements; however, may be necessary to avoid access only to Northview Crescent.

Transport effects (wider network)	No Issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	The site has an approximate feasible capacity of an additional 23 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	N/A	
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.21 Medium Density Assessment Sheet – Roslyn North (IN08)

OVERALL SITE DETAILS

Change Number	IN08	
General area proposed for rezoning	Change IN08: Rezoning from General Residential 1 to General Residential 2 Roslyn 	
Site Address	Roslyn North	
Full area assessed for rezoning	The area included within the pink line in the map above, excluding Mercy Hospital, Columba College, Kaikorai School and Otago Boys High School tennis courts.	
Site Area	47.5 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The majority of the site slopes gently with areas of moderate slope.
Aspect - Solar access	Ok to poor	Generally southeast facing, and moderately sloping

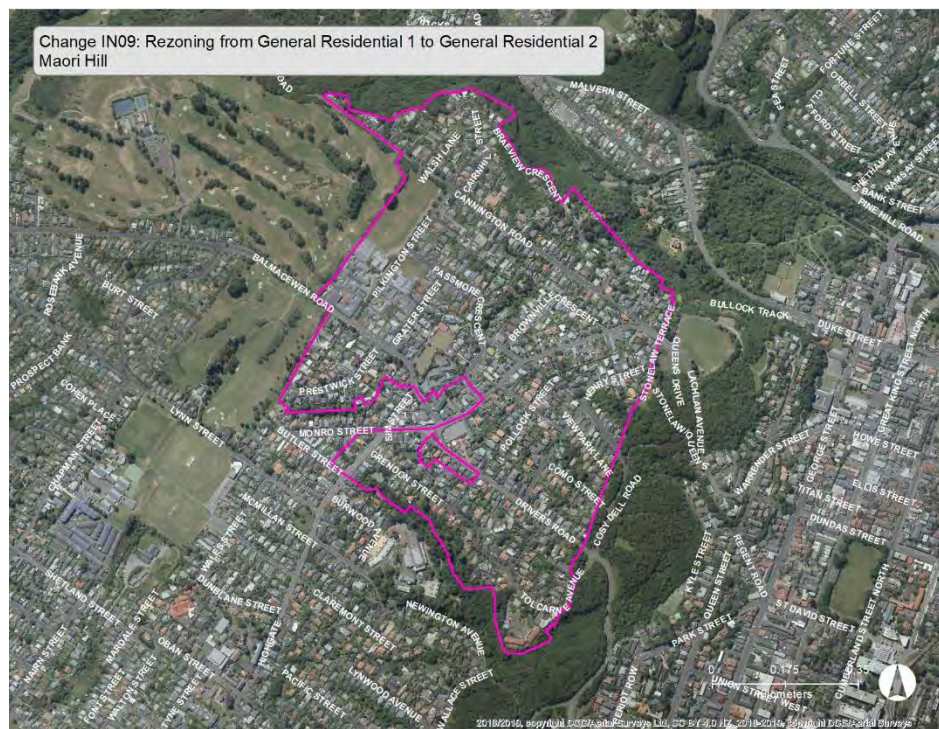
Accessibility – Public Transportation	Very good	There is a high frequency bus route through the area, along Highgate.
Accessibility - Centres	Very good	The Roslyn suburban centre is adjacent to the area.
Accessibility – Schools	Very good	There are two schools (Kaikorai Primary School and Columba College) within the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Significant issues (manageable)	There are a large number of scheduled trees and four scheduled heritage buildings within the area (not including those within Mercy Hospital and Columba College grounds) within the area. Existing 2GP rules require resource consent for activities affecting scheduled trees and heritage buildings. Intensification has the potential to compromise the historic setting of the scheduled buildings; however, the 2GP does not currently manage this potential effect. The scheduled items may affect development to some extent.
Residential character and amenity	Some issues (manageable)	The general character of the area is a green and leafy suburb with houses well-packed within a rough grid pattern of streets. The scale of the sections ranges from 500m² at the smallest to over 1000m² at the larger end, with many sections sitting in the generous 600-800m² range. A number of large sections (1,000m²) with a single house remain. Even with these larger sections, the area feels densely developed, due to established subdivision and mature gardens and vegetation giving a perception of density. The architectural character of the dwellings ranges from timber heritage villas and larger cottages through to brick and plaster mid-century houses, with 1970s and '80s split block and brick developments, and a number of more recent, contemporary infill dwellings. The area has mixed character, with no dominant built character within the area, but a good representation of established (19th and 20th century) housing stock, with a higher level of streetscape amenity and greening/interest. The area is capable of absorbing some intensification without a detrimental effect on its character, but the streetscape amenity may be threatened through poorer quality infill and loss of green amenity. Design guidelines may be required to mitigate the potential effects of intensification. See Appendix 9.6
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Moderate level of local and upstream network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	An assessment of the local wastewater network has shown that pipes immediately downstream appear to have adequate capacity, however significant upgrades further downstream would be required (once the Main Interceptor Sewer (MIS) is reached). Upgrades are

		proposed to be included in the Council's Infrastructure Strategy.
Stormwater management	Significant issues (manageable)	Flood modelling has shown flooding all the way to the discharge point downstream. This area contributes to flooding in George Street. Attenuation would be ideal, such as through onsite rainwater detention tanks. Alternatively, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit.
Transport effects (local)	Significant issues (manageable)	There are a range of existing issues, including safety concerns due to the older layout of intersections with wide radii. There will be the need to look at the area holistically with a view to identifying any necessary improvements to existing infrastructure.
Transport effects (wider network)	No Issues	
Compact city – proximity to existing residential areas	No Issues	
Compact city - ability to develop land efficiently	Very good	The site has an approximate feasible capacity of an additional 50 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No Issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No Issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Very good	64% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value

Feasibility for Medium Density development - market desirability	Very good	
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APPENDIX 6.22 Medium Density Assessment Sheet – Maori Hill (IN09)

OVERALL SITE DETAILS

Change Number	IN09	
General area proposed for rezoning	Change IN09: Rezoning from General Residential 1 to General Residential 2 Maori Hill 	
Site Address	Maori Hill	
Full area assessed for rezoning	As shown in the map above, excluding John McGlashan College and Maori Hill School.	
Site Area	59.1 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The majority of the site slopes gently with areas of moderate slope.
Aspect - Solar access	Very good to poor	The aspect varies across the area, ranging from flat / north facing to steeper east / south facing slopes.

Accessibility – Public Transportation	Very good	There is a high frequency bus route through the area.
Accessibility - Centres	Very good	The Maori Hill Neighbourhood Convenience Centre is within the area.
Accessibility – Schools	Very good	Maori Hill School is the closest primary school, located within the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Significant issues (manageable)	There are a large number of scheduled trees within the area. Existing 2GP rules require resource consent for activities affecting scheduled trees. The scheduled items may affect development to some extent.
Residential character and amenity	Some issues (manageable)	The area is characterised by the presence of often substantial one or two storey dwellings featuring well-planted gardens and frontages, on larger sections typically ranging between 650m²-1,000m² or greater. There is generally one building per site, across both parts of the Maori Hill GR1 area. Although subdivision of the original 1,000m² + sections has taken place, it is noticeable that quite a number of these still remain, particularly in the southern portion of the area along Grendon Street and Drivers Road. These often feature dense planting and a high level of green amenity as they approach the Town Belt. Architecturally, the Maori Hill area is fairly evenly mixed with timber heritage villas and larger cottages through to brick and plaster mid-century houses, with 1970s and '80s split block and brick developments, and a number of recent, contemporary, infill dwellings. The area has a mixed character, with no single dominant built character, but a good representation of established (19th and 20th century) housing stock with a higher level of streetscape amenity and greening/interest. The area is capable of absorbing some intensification without a detrimental effect on the area's character, but streetscape amenity may be threatened, particularly through poorly designed infill, loss of the larger built scale and loss of green amenity. Design guidelines may be required to mitigate the potential effects of intensification. See Appendix 9.7
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Some network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Significant issues	Due to location of the area at the top of the catchment, some wastewater flows to Kaikorai Valley, some to Leith Valley, and some to the CBD. The DCC wastewater model lacks detail in the local area,

	(manageable)	so is unable to confirm the local network capacity. However, it is likely to be acceptable based on a lack of known issues to date. Significant downstream upgrades are required (once the Main Interceptor Sewer (MIS) is reached) over the long-term. Sites on the southern half of Prestwick Street and those in the Highgate/Butler/Monro triangle discharge towards Kaikorai Valley. If this area is rezoned, an infrastructure constraint mapped area overlay should be applied over these sites.
Stormwater management	Significant issues (manageable)	A high-level assessment of the infrastructure capacities of the local network indicate that the stormwater system will be under capacity. Given the high level of development in the area and the unknown capacity of the downstream network, attenuation would be ideal, however this is difficult to require in brownfield developments. Alternatively, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit. The area ultimately discharges to the Leith Stream and Kaikorai Stream.
Transport effects (local)	Significant issues (manageable)	There are a range of existing issues, including safety concerns due to the older layout of intersections with wide radii. There will be the need to look at the area holistically with a view to identifying any necessary improvements to existing infrastructure.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	The site has an approximate feasible capacity of an additional 45 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner)	N/A	

aspirations, appeals)		
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Very good	60% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.23 Medium Density Assessment Sheet - 26-32 Lynn Street, Maori Hill (IN10)		
OVERALL SITE DETAILS		
Change Number	IN10	
General area proposed for rezoning	Change IN10: Rezoning from General Residential 1 to General Residential 2 26-32 Lynn Street, Maori Hill 	
Site Address	26-32 Lynn Street	
Site Area	0.4 hectares	
Current 2GP Zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No Issues	
Aspect - Solar access	Very good	
Accessibility – Public Transportation	Very good	The nearest high frequency bus stop is approximately 230m away

Accessibility - Centres	Good	The Maori Hill Neighbourhood Convenience Centre is approximately 500m away.
Accessibility – Schools	Very good	Maori Hill School is the closest primary school, at approximately 800m from the site.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Residential character and amenity	No issues	The area is very small and has an estimated feasible development potential for two houses. This limited development is unlikely to impact on streetscape character.
Natural Hazards	No issues	
Potable water supply	Some issues (manageable)	Minor network upgrades required.
Wastewater supply	Significant issues (manageable)	The sites are at the top of the Kaikorai catchment. The downstream network has insufficient capacity and wastewater overflows occur in Kaikorai Valley Commons, Kaikorai Valley School and South Dunedin. Significant downstream upgrades are required over the long-term to address this. Consequently, an infrastructure constraint mapped area overlay should be applied over these sites.
Stormwater management	Some issues (manageable)	The sites are at the top of the Kaikorai catchment and ultimately discharge into the Kaikorai Stream. Given the high level of development in the area and unknown capacity of the downstream network, attenuation of stormwater would be ideal.
Transport effects (local)	No issues	
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Ok	The site has an approximate feasible capacity of an additional 3 dwellings under General Residential 2 zoning.
Effects on	No issues	

Manawhenua values		
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	Some issues (manageable)	The property owner of 32 Lynn Street does not support development of his property.
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Very good	75% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.24 Medium Density Assessment Sheet – Wakari (IN11)		
OVERALL SITE DETAILS		
Change Number	IN11	
General area proposed for rezoning	Change IN11: Rezoning from General Residential 1 to General Residential 2 Wakari	

Accessibility – Public Transportation	Very good	There is a bus stop adjacent to the area. The nearest high frequency bus stop is approximately 320m away.
Accessibility - Centres	Very good	The area adjoins the Helensburgh neighbourhood centre.
Accessibility – Schools	Very good	Wakari school is the closest primary school located 90m away from the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Some issues (manageable)	There is one scheduled tree within the area. Existing 2GP rules require resource consent for activities affecting scheduled trees. This would have a no more than minor impact on development potential.
Residential character and amenity	Significant issues (manageable)	The character of the area is consistent and is representative of the late 1930s state housing development building pattern and style. It has mainly one-storey (some with semi-basements on slopes), either brick (and roughcast plaster) or timber weatherboard houses (typically 2-3 bedrooms). Section sizes are typically in the 650-750m² range, with the house often located fairly centrally on the site. The area has a strong character, with one (or more) dominant built character. It has limited capability to absorb intensification without a detrimental effect on this dominant character, due to the likely need to demolish existing housing in order to add additional units. Design guidelines are recommended to mitigate the potential effects of intensification. See Appendix 9.8
Natural Hazards	No Issues	
Potable water supply	Some issues (manageable)	Local network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	Minor downstream network upgrades required.
Stormwater management	Significant issues (manageable)	The site discharges to private and DCC piped and open channel network, and the capacity of all of these is unknown. All discharges eventually enter the Leith Stream. Attenuation is required to prevent negative impacts on downstream properties and ensure no increase in flood hazard in Leith Stream. However, attenuation may be difficult to achieve in brownfield developments. If rezoning is to proceed, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit to avoid exacerbating existing issues.

Transport effects (local)	Significant issues (manageable)	Small upgrades are already underway and/or planned to improve traffic safety in this area. Additional growth would be unlikely to require significant extra work above the status quo. Any work would be very minor.
Transport effects (wider network)	Significant issues (manageable)	The Helensburgh Road/Taieri Road intersection and the Wakari Road/Taieri Road intersection may need to be improved for safety and efficiency.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Ok	The site has an approximate feasible capacity of an additional 14 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Very good	94% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

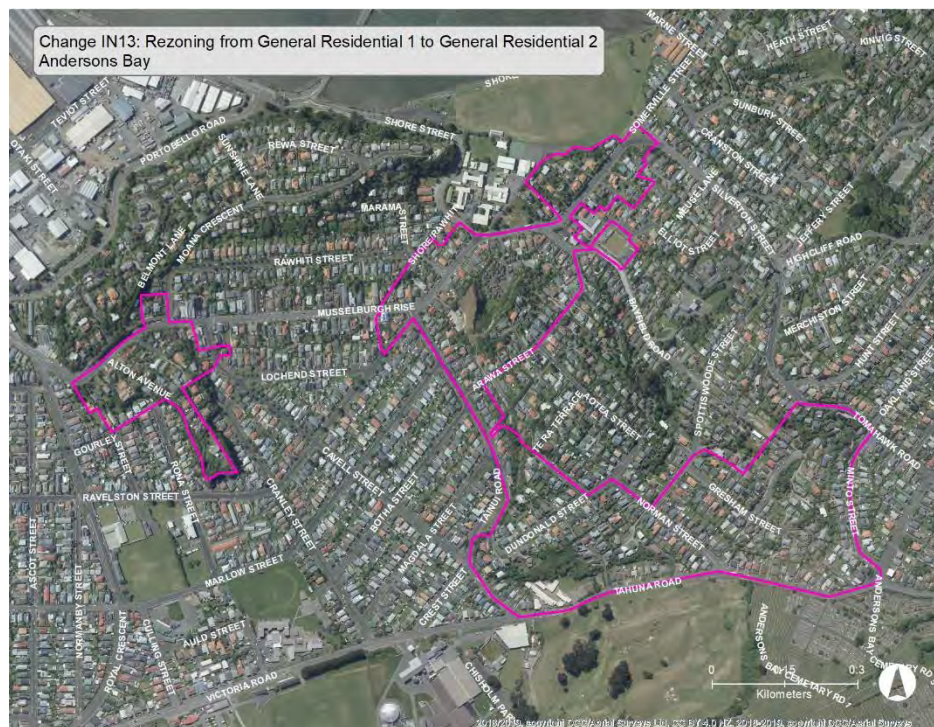
APPENDIX 6.25 Medium Density Assessment Sheet - Andersons Bay (IN13)

OVERALL SITE DETAILS

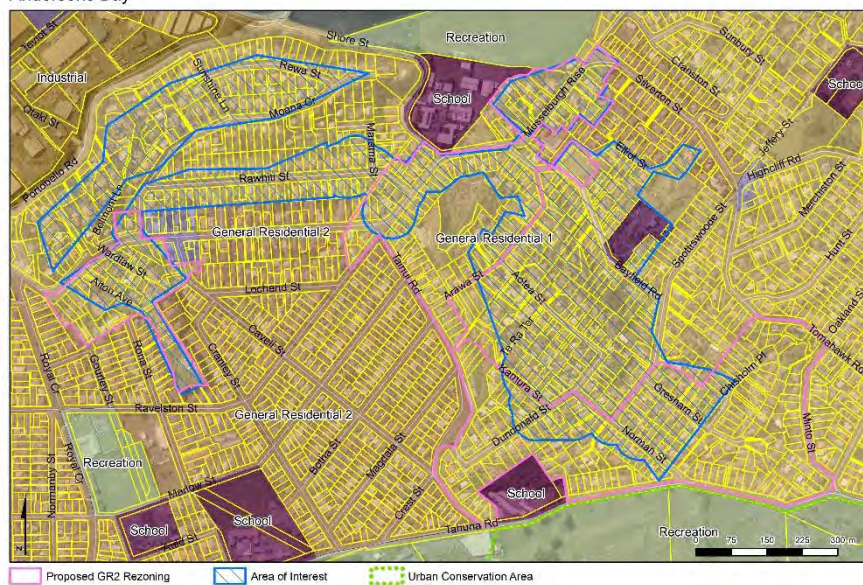
Change Number

IN13

General area proposed for rezoning



Andersons Bay



Site Address

Andersons Bay

Full area assessed for

The area included within the pink line in the two maps above, and the area outside

rezoning	the pink line but within the blue line in the second map above, excluding St Brigids School.	
Site Area	37.9 hectares	
Current 2GP zone	General Residential 1	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The site generally slopes gently with some areas of moderate slope
Aspect - Solar access	Ok to good	The aspect varies across the area, with some south facing slopes
Accessibility – Public Transportation	Very good	There is a high frequency bus route through the area, along Musselburgh Rise.
Accessibility - Centres	Very good	The Musselburgh neighbourhood centre is adjacent to the area.
Accessibility – Schools	Very good	Tainui school (primary) and Bayfield High School are adjacent to the area.
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	Some issues (manageable)	There is one scheduled heritage buildings within the area. Existing 2GP rules require resource consent for activities affecting heritage buildings. Intensification has the potential to compromise the historic setting of the scheduled buildings; however, the 2GP does not currently manage this potential effect. There is unlikely to be any effect on development capacity within the area.
Residential character and amenity	Significant issues (manageable)	Andersons Bay/Musselburgh’s dominant built character is based on early/mid-century bungalows. Older timber villas and cottages provide positive highlights throughout the suburb. A moderate amount of modern housing is also found throughout the suburb and some in fill development is also evident (but not dominant). Housing is predominantly single storeyed, and scale is mostly consistent. Regular front-yard setbacks, low fencing or hedges and front gardens are prevalent however, street trees are not a constant feature and garaging and off-street parking are not overly dominant. The character is mixed. Opportunities for intensification are possible in some streets without unduly impacting on amenity and existing streetscape/landscape values. As a result of the assessment, some areas are not proposed for rezoning.

		See Appendix 9.9
Natural Hazards	No issues	There is a Hazard three (coastal) overlay zone over a very small part of the area. Existing 2GP rules impose additional restrictions / consent requirements in relation to earthworks.
Potable water supply	Significant issues (manageable)	Significant local network upgrades required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.
Wastewater supply	Some issues (manageable)	Minor downstream network upgrades required.
Stormwater management	Significant issues (manageable)	The proposed area covers multiple catchments and drainage routes, however, primarily discharges to the coast via two outlets. The site itself is relatively elevated, however there is a significant flooding risk identified in the surrounding areas. As a result, some attenuation is required. Drainage should be optimised by allowing the areas closest to the discharge points to flow freely and increasing attenuation in the upper catchments. Alternatively, it is recommended that the maximum impermeable surface limits are kept at the General Residential 1 limit.
Transport effects (local)	Some issues (manageable)	The need for intersection improvements would need to be assessed at the time of subdivision.
Transport effects (wider network)	No issues	
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Good	The site has an approximate feasible capacity of an additional 35 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	Some issues (manageable)	Part of the area is within wāhi tupuna mapped area 44 (Puketahi). Existing 2GP rules require that consents for earthworks must assess effects on values of significance to Manawhenua.
Issues for: • network utility operators • Southern District Health Board • Ministry for Education	No issues	

• FENZ		
Other constraints on development (encumbrances, owner aspirations, appeals)	N/A	
Feasibility for Medium Density development - lower quality housing stock more likely to be developed	Good	55% of area has housing that is pre-1950, or worth less than Dunedin's lower quartile house value
Feasibility for Medium Density development - market desirability	Very good	

APPENDIX 6.26 Rezoning Assessment Sheet – 30 Mercer Street (RTZ1)		
SITE DETAILS		
Change Number	RTZ1	
Site Outline Image	Change RTZ2: Rezoning from Rural/General Residential 1 to General Residential 2 30 Mercer Street 	
Site Address	30 Mercer Street	
Full area assessed	As shown in the map above	
Site Area	9.1 hectares	
Current zoning	Rural (RTZ)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	No / Some issues	The site slopes gently to moderately
Aspect - Solar access	Good	Generally sloping west

Accessibility – Public Transportation	Very good	The nearest high frequency bus stop is approximately 55m away.
Accessibility - Centres	Poor	The Mornington suburban centre is approximately 1,800m away.
Accessibility – Schools	Very good	The site adjoins Balaclava primary school, although access may be necessary by road (approximately 450m).
Rural character/visual amenity	N/A	
Impacts on productive rural land	N/A	
Reverse sensitivity	N/A	
Significant indigenous biodiversity	No issues	
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	Some issues (manageable)	The site is assessed as having a medium level hazard associated with slope instability. Geotechnical investigation will be required prior to development.
Potable water supply	No issues	A network extension is required to connect to the site.
Wastewater supply	Significant issues (manageable)	If the site is connected directly to the reticulated wastewater network, the additional flows would exacerbate downstream wastewater overflows. This is not supported. Development could be acceptable if an on-site wastewater detention system prevented discharge into the public network during peak flows. This solution would only be supported if over 50 dwellings were being developed, due to the ongoing maintenance required.

Stormwater management	Significant issues (manageable)	The site discharges to private and DCC piped and open channel network, the capacity of all of these is unknown. All discharges eventually enter the Kaikorai Stream. An attenuation assessment will need to be undertaken and attenuation is likely to be required to prevent negative impacts on downstream properties and ensure no increase in flood hazard in Kaikorai Stream.
Transport effects (local)	Significant issues (manageable)	Access could be problematic for this site, as it is steep. The Code of Subdivision limits the number of sites to be accessed off a cul-de-sac to 20, so two accesses are likely to be required. Whilst the site potentially has frontage to both Mercer Street and Barr Street, Mercer Street is very narrow and additional traffic may not be appropriate. Upgrades to Wattie Fox Lane are likely to be required.
Transport effects (wider network)	Some issues (manageable)	There are plans to introduce a roundabout at the Barr St / Kaikorai Valley Road intersection. There are also proposals to introduce a central median along this section of Kaikorai Valley Road; however, this work is not currently funded. Work is also planned at the Kenmure Road / Barr Street intersection.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	The site has an estimated feasible capacity of 79 dwellings under General Residential 2 zoning; an increase of 40 dwellings above what is estimated to be feasible under General Residential 1 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on development (encumbrances, owner aspirations, appeals)	No issues	
Feasibility for medium density development - market desirability	Very good	

APPENDIX 6.27 Rezoning Assessment Sheet – 87 Selwyn Street (RTZ2)		
SITE DETAILS		
Change Number	RTZ2	
Site Outline Image	Change RTZ1: Rezoning from Rural Residential 2 to General Residential 2 Selwyn Street RTZ 	
Site Address	87 Selwyn Street	
Full area assessed	As shown in the map above	
Site Area	4.9 hectares	
Current zoning	Rural Residential 2 (RTZ)	
PROPOSAL DETAILS		
2GP Zone assessed	General Residential 2	
ASSESSMENT CRITERIA		
Slope	Significant issues	Site slopes moderately to steeply
Aspect - Solar access	Good	Generally sloping east
Accessibility – Public	Very good	There is a high frequency bus route along North East Valley,

Transportation		approximately 280m from the site.
Accessibility - Centres	Poor	The Gardens suburban centre is approximately 1,400m away.
Accessibility – Schools	Very good	North East Valley Normal School is the closest primary school, at approximately 500m from the site.
Rural character/visual amenity	N/A	Not applicable
Impacts on productive rural land	N/A	Not applicable
Reverse sensitivity	N/A	Not applicable
Significant indigenous biodiversity	Some issues (manageable)	Two areas of low diversity young regenerating kanuka (0.14ha and 0.2ha) are present on the northern part of the property, with an area of older more diverse broadleaved-kanuka forest (0.22ha) present on the southern corner boundary. All the patches are on steep slopes, and two are located in small gully systems with waterways present. The more diverse broadleaved-kanuka forest also supports tree fuchsia, mahoe, lemonwood and round-leaved coprosma. A structure plan mapped area is proposed to protect these areas of vegetation. (see Appendix 8)
Natural landscapes and natural coastal character	No issues	
Access to the coast and water bodies	No issues	
Significant Trees, heritage items, important vistas or viewshafts, important green or open spaces	No issues	
Natural Hazards	No issues	There are no hazard overlays. No site-specific assessment was undertaken as the site is already identified in the plan as suitable for residential use. Geotechnical assessment will be required prior to development.
Potable water supply	Some issues (manageable)	A minor network extension and significant downstream upgrades would be required. Funding is being sought through the 2021-31 10 Year Plan, however this is yet to be presented to Council and the public.

Wastewater supply	Significant issues (manageable)	If the site is connected to the reticulated wastewater network, the additional flows would exacerbate downstream wastewater overflows. This is not supported. Development could be acceptable if an on-site wastewater detention system prevented discharge into the public network during peak flows. This solution would only be supported if over 50 dwellings were being developed, due to the ongoing maintenance required.
Stormwater management	Significant issues (manageable)	Lindsay Creek is immediately downstream from the site. This has a massive upstream and downstream catchment. The capacity of the creek is unknown, and attenuation is therefore required to avoid adversely affecting downstream properties, as there is existing flood risk associated with the Lindsay Creek.
Transport effects (local)	Significant issues (manageable)	The inclusion of this site in Variation 2 is predicated on the developer being responsible for the upgrade of the Selwyn Street bridge and the road between the bridge and the site. The intersection between Selwyn Street and North Road may need to be upgraded.
Transport effects (wider network)	Significant issues (manageable)	There are existing congestion issues at North Road / Great King Street / Bank Street / Opoho Road intersection (near the Botanic Gardens). Additional development would add to the congestion. An efficiency assessment is currently being undertaken to determine potential solutions for this intersection.
Compact city – proximity to existing residential areas	No issues	
Compact city - ability to develop land efficiently	Very good	The site has an approximate feasible capacity of 50 dwellings under General Residential 2 zoning.
Effects on Manawhenua values	No issues	
Issues for: • network utility operators • Southern District Health Board • Ministry for Education • FENZ	No issues	
Other constraints on	No issues	The site is subject to a 2GP appeal by The Coalition Preservation

development (encumbrances, owner aspirations, appeals)		Trust to rezone the land from Rural Residential 2 to Rural.
Feasibility for medium density development - market desirability	Very good	