

TO:	Bede Morrissey, Policy Planner, City Development
FROM:	Luke McKinlay, Landscape Architect
DATE:	24 March 2022
SUBJECT:	VARIATION 2: LANDSCAPE RESPONSE TO REQUEST FOR COMMENTS ON DCC-PROPOSED GREENFIELD SITES

INTRODUCTION:

1. City Development have sought expert landscape advice in relation to Variation 2 to the 2GP (Additional Housing Capacity). This memo contains the advice requested in relation to landscape matters for several DCC-proposed sites.

COMMENTS – GREENFIELD REZONING (DCC PROPOSED SITES):

GF01: Part 155 Scroggs Hill Road, Brighton – Rezoning from Rural Residential 1 (RR1) to Large Lot Residential 1 (LLR1)

2. Initial comments on GF01 were provided in January 2020 and are appended to the Section 32 report. The primary recommendation was that large lot development should be restricted to lower-lying areas nearest to existing town and settlement development in Brighton. A number of mitigation measures to limit potential adverse effects on surrounding rural-rural/residential character were suggested. The following comments in response to RS160, including mitigation measures, also apply to GF01 given that they relate to the same site and surrounding area.

RS160: Part 155 and part 252 Scroggs Hill Road– Rezoning from RR1 to LLR1, LLR2 & Township and Settlement Zone (as shown in the submission’s proposed structure plan)

3. This submission requests an extension to GF01. It proposes rezoning from Rural Residential 1 to Large Lot Residential 1, Large Lot Residential 2 and Township and Settlement Zones as part of a proposed structure plan.
4. The proposed structure plan includes five blocks of land with the following proposed densities:
 - Block 1, 3.31ha, lot sizes 500-750m², Township and Settlement
 - Block 2, 4.411ha, lot sizes 1000m², Township and Settlement
 - Block 3, 2.3 ha, lot sizes 2000m², Large Lot Residential
 - Block 3.1, 5.48 ha, lot sizes 2000m², Large Lot Residential 1
 - Block 4, Large Lot residential 2, 3500m², Large lot Residential 2
5. Blocks 1 and 2 are largely located within areas proposed for rezoning under GF01 but extend further to the east. Under GF01, these areas would be re-zoned Large Lot Residential 1. Proposed block 3.1 is in a similar area to the part of GF01 on the western side of Scroggs Hill Road but extends further to the north and south.
6. Proposed Blocks 3 and 4 extend beyond the area covered by GF01. Block 3 is located to the north of GF01 on the eastern side of Scroggs Hill Road. Block 4 covers a broad ridge to the west of Scroggs Hill Road. The structure plan also proposes a new recreation zone in the gully between Blocks 3.1 and 4, planted setbacks and enhancement of existing gully vegetation.

7. The structure plan extends over a large expanse of rural land on the hill slopes behind Brighton. This area includes a series of broad ridges and gullies. Generally, the more gently sloping ridges have a pastoral land cover whilst the gullies have a mixed cover of remnant native vegetation, exotic scrub or willow trees. Small blocks of exotic forestry and a short stretch of shelterbelt planting on the eastern side of Scroggs Hill Road, within the southern part of the property, are the most notable clusters of tall vegetation, otherwise the site has a relatively open spatial character. Due to this open character, views are available from parts of the site to nearby key landscape features such as Saddle Hill, the coastal edge and inshore waters. A small cluster of farm buildings on the western side of Scroggs Hill Road, including galvanised sheds and a remnant mud brick shed, form the most notable cluster of buildings on the site.
8. Existing development in the immediate surrounding area includes a strip of residential development along Scroggs Hill Road, where it follows the top of the ridge leading towards a large bluff, locally known as “Big Rock”. To the south, north and east of the site, there are several rural residential dwellings. In general, the extent of development is greater to the east, where there has been recent rural residential development on the hill slopes above Ocean View. The Brighton Water Reservoir, a large concrete tank visible from nearby locations on Scroggs Hill Road, is located immediately to the south of the western side of 155 Scroggs Hill Road.
9. The initial landscape advice for GF01 was that concentrating development on the lowest parts of the site, near the existing urban boundary would limit the extent of adverse effects on existing rural character values. This remains my opinion and informs my response to this structure plan. It is considered that the broader site has moderate to high rural character values related to gently rolling pastoral paddocks, a general visual dominance of natural elements, largely natural landforms expressive of formative processes and some areas of remnant native vegetation within gullies. The visual influence of buildings or other large structures is limited. There are also high quality, broad views to dramatic coastal landscapes and the nearby outstanding natural feature of Saddle Hill from the site and surrounding area.
10. It remains my opinion that the extent of development should generally not exceed that proposed by GF01 to limit adverse effects on existing rural character values. Further, a suite of mitigation measures will be required to limit the extent of adverse effects on these values.
11. With regards to proposed Blocks 1 and 2, it is considered that the proposed higher density, Town and Settlement zoning would create a distinct satellite node of urban development, separate from the urban center of Brighton. Development at this density would form a strong contrast with surrounding rural residential development patterns and detract from existing rural/rural residential character values.
12. It is acknowledged that the proposed structure plan has a range of proposed development conditions attached to it, many of which will provide useful mitigation to lessen potential adverse effects on surrounding rural character values. However, it is considered that these will not be sufficient to mitigate the significant increase in density that rezoning to Town and Settlement would represent. Some proposed recommendations, such as the use of post and wire boundary fencing or planted boundaries would work effectively at a large lot scale, where there is space to avoid potential privacy conflicts between adjacent residential sites but would be less effective at Town and Settlement density.
13. Limiting development densities to large lot standards will also likely make it more feasible to implement on-site, low-impact methods of managing/attenuating stormwater and will more generally limit the extent of impermeable surfaces. The use swales rather than kerb and channel at road edges, the creation of stormwater detention areas, which could be used as

green amenity spaces, tree planting and reduced road widths would all potentially function to create a more rural appearance to residential development in this location.

14. The extension of the large lot residential zoning onto the western ridgeline, identified as Block 4 is not supported. Currently, this ridge displays high rural character values, related to gently sloping pastoral paddocks across the crest of the ridge and patches of remnant native vegetation within the adjoining gullies. Levels of built development are very low, restricted to a small cluster of farm buildings near the road and an antenna at the southern end of the ridge. Parts of the ridge nearest the road are zoned Rural Residential 1. The southern end of the ridge is zoned Coastal Rural.
15. It is considered that this ridge is an important part of the rural hill slopes setting that frames Brighton. If rezoned as proposed, up to 52 dwellings across this ridgeline would detract from the natural, rural character values of this ridge and cause an abrupt transition to the wider surrounding rural zoned hillslopes to the west. Whilst a gully to the west of this ridge would provide some separation to the neighbouring rural hillslopes, it is considered that the transition from large lot development within GF01, to the existing rural residential and rural zones provide a more aesthetically coherent transect across these rural hill slopes.
16. From established parts of residential Brighton, such as the Bedford Parade area, the southern extent of this proposed rezoned area would also potentially intrude on foreground views towards the summit of Scroggs Hill. Currently this ridgeline, provides an important middle-distance rural hillslopes context to this vista, which large lot residential development would intrude upon.
17. The extension of large lot development into Block 3 is not supported. It is considered that the extent of rezoned land under GF01 is already substantial and will have a relatively high impact on existing rural character values. As proposed, GF01 is setback from existing rural residential development at 160, 166 and 170 Scroggs Hill Road to maintain some of the open spatial characteristics surrounding these rural residential sites. It remains my opinion that a buffer of rural residential land between these existing sites and new large lot residential land is appropriate. Avoiding rezoning this area would also preserve a coastal view towards Green Island (an Outstanding Natural Feature in the 2GP) and surrounding inshore waters as viewed on the descent of Scroggs Hill Road. This vista, albeit only a transitory view available to motorists and/or cyclists, would potentially be obstructed or intruded upon by large lot development if this area were to be rezoned.
18. Proposed Block 3.1 corresponds with part of GF01 on the western side of Scroggs Hill Road. The extension of this zone north of the entrance to 166 and 170 Scroggs Hill Road is not supported as it is considered that containing the extent of large lot development as close as possible to the existing urban boundary of Brighton is important to avoid a creep of more urban scale development into these rural foothills. Block 3.1 also extends to the west and south of the water reservoir. This area is steep and will likely require substantial earth works to establish large lot development densities. If potential adverse effects of earthworks can be mitigated (the proposed condition standard of ensuring retaining walls are no higher than 1.5m above ground level can be achieved), this extension to GF01 could be supported.
19. It is agreed that the environmental enhancement 10m setbacks would provide a useful buffer along the Scroggs Hill Road corridor and this mitigation is supported. The connection of these buffers to the gullies that lead to Taylors Creek is also supported. Most of the proposed conditions in the landscape assessment are supported, however, some of the conditions related to external materials may be too restrictive and could be expanded to include a wider variety of materials, if conditions controlling cladding colours and light reflectance values are imposed.

20. In conclusion, it is recommended that development should be generally restricted to GF01 and capped at large lot residential density. If potential adverse effects of earthworks can be managed, an extension of GF01 to the west and south of the water reservoir could be supported. It is considered that various mitigation measures including a planted buffer zones along the Scroggs Hill Road boundary, enhancement of gullies with locally appropriate native revegetation and implementation of low impact methods of managing stormwater, if appropriate, would help to limit potential adverse effects on existing rural character values.

RS220: 53, 64, 73, 74, 80, 85, 86, 92, 100, 103, 103A, 123, 127 Scroggs Hill Road – Rezoning from RR1 to LLR1 or Township and Settlement Zone

21. The submitter proposes that Lots 53-100 Scroggs Hill Road separates GF01 from Ocean View and Brighton and that these sections should be included in any change of zoning in this area. They note that a large proportion of 53-100 is flat land of a suitable gradient for building. They consider that because this area is closer to “built up” areas of Ocean View and Brighton, it is a more logical area to change to higher density.
22. This stretch of Scroggs Hill Road is characterized by long, narrow, rural residential sections on the eastern side of the road, which are oriented southwest to northeast, so that their narrow boundaries face Scroggs Hill Road. More irregularly shaped sections on the western side of the road are arranged around a deeply incised gully.
23. Property boundaries on both sides of the road are characterized by rural post and batten or post and wire fencing and/or shelter and amenity planting. Dwellings appear to be largely single story, with cladding materials and colours that are generally in keeping with the surrounding rural environment.
24. Existing tall vegetation screens most views to the coast from nearby public locations, however glimpsed views to inshore waters south of the site are available through gaps in this vegetation.
25. As viewed from nearby locations, narrow sections on the eastern side of the road and the location of dwellings at 86, 92 and 52 near the road front, gives the impression of a higher density built environment than is actually the case. These existing dwellings and boundary planting partially screen the long, predominantly pastoral sections that extend to the northeast.
26. It is considered that if this area were to be rezoned Large Lot Residential there would likely be significant visual amenity effects associated with this increase in density for existing residents, particularly on the eastern side of the road. These approximately 2-hectare sites could each accommodate 10 lots at Large Lot Residential 1 densities, which would dramatically reduce the open spatial character of these sections and enclose views to the wider landscape.
27. At a broader landscape scale, rezoning from Rural Residential 1 to Large Lot Residential 1 would not represent as great a change in existing landscape character as will occur within GF01, based on current development patterns. It will result in a more fine-grained, enclosed pattern of development, but given the proximity to the adjacent Town and Settlement zoned land on Scroggs Hill Road, this density of development would not appear out of place or affect wider landscape character to a high degree. It is noted that the flatter sections on the eastern side of the road appear more suited to residential development, whereas parts of the properties on the western side of the road are steep and include a deeply incised gully.
28. Potential mitigation measures to enhance landscape amenity values could include the enhancement of existing gullies with native revegetation and the extension of the proposed

10m enhancement planting strip proposed as part of RS160. Some of the proposed conditions regarding materials, size and maximum height of dwellings, boundary planting and lighting, as proposed in RS160 would also likely help to limit potential adverse effects on surrounding rural character values

29. It is considered that Town and Settlement density in this location would create too strong a contrast with nearby or adjoining rural and rural residential areas. As viewed from existing rural residential areas on the hillslopes above Ocean view, this area would be viewed as a broad swath of urban scale development, inconsistent with the low-key character of this small coastal settlement.

GF02 and GF02a: 201, 207, 211 Gladstone Road South, East Taieri – Rezoning from Rural (Taieri Plain) to General Residential 1 (GR1)

30. The proposed rezoning is from Rural Taieri Plain to General Residential 1. This reduces the required minimum site size from 40ha to 500m² (or 400m² if Variation 2 takes legal effect as notified). The proposed area subject to rezoning has an overall area of 3.2 ha. Estimated feasible capacity is an additional 36 dwellings under General Residential 1 zoning.
31. The S32 report assessments found that rural amenity and character values are low, consisting of grazed paddocks and adjoining residential development. It was concluded that rezoning would accordingly result in a loss of rural outlook for neighbouring properties but will have minimal effects on a broader scale.
32. Several submitters have raised concerns regarding the loss of rural amenity values and the loss of valued views to the Maungatua Ranges. Other submitters have requested an extension of the re-zoning to 195 and 197 Gladstone Road. Submissions have also been received in opposition to this extension to the rezoning.
33. These three sites are located adjacent to Large Lot and General Residential 1 development in East Taieri. To the west there is a broad expanse of rural pastoral land, zoned Rural Taieri plain. The large lot properties are framed by well-established boundary and amenity planting and/or typical rural fencing. Dwellings are predominantly single story.
34. Both 207 and 211 Gladstone Road have clusters of farm buildings. A large single-story dwelling is centrally located near the southern boundary of 207 Gladstone Road. Some of these farm dwellings are visible as one approaches the site from the south on Gladstone Road East. A hedgerow blocks views to the wider sites from close proximity locations in front of 207 Gladstone Road East.
35. It is considered that General Residential development within GF02 and GF02a could integrate relatively well in this location without notable adverse effects on existing rural character values. The sites are relatively small and are adjacent to residential parts of East Taieri. There are existing clusters of buildings on these properties, both numerous farm sheds and dwellings, which will mean that the transition from rural to residential land-use would be less pronounced than if the sites had a more open, pastoral character. It is acknowledged, however, that for immediately adjoining residents, rezoning will result in the loss of a rural outlook and its replacement with a more enclosed, residential one. This will result in localized adverse visual amenity effects for some of these neighbouring residents. Controls to limit dwellings to single story may help to address the concerns of submitters that development within this area would block views to the Maungatua Range.
36. The rezoning proposed in s240.001, which includes parts of 225 Gladstone Road South and 100 Main South Road is not supported. These sites are considerably larger than those included in GF02 and GF02a and display moderate rural character values, characterized by gently

sloping topography, few built structures and clusters of shade and shelter trees. Whilst bordering residential land to the east, they are also form part of a broader Taieri Plains pastoral landscape to the west. This block of land is visible to motorists on SH1 and is the principal foreground view of residents on Main South Road, opposite the site. Rezoning to a residential zone would notably detract from existing rural character values and the visual amenity of nearby residents on Main South Road who overlook the site.

GF03: 16 Hare Road and 7 Kayforce Road – Rezoning from Rural Residential 1 (RR1) to Township and Settlement (T&S)

37. These sites are zoned Rural Residential under the 2GP and it is proposed that they are rezoned to Township and Settlement. The subject site has an overall area of 3.5 ha. Estimated feasible capacity is an additional 38 dwellings.
38. The S32 report assessment recognized the current character of the site as pastoral with forestry/scrub on an elevated slope adjoining the site with a small water course running through the site. The proposed rezoning was predicted to cause a loss of rural outlook for neighbouring properties but with minor effects on the rural character and visual amenity at a broader scale.
39. One submission was received in opposition to the rezoning. The submitter (\$42.001 Mike Ind) raises concerns over higher density housing development on the site, which will detract from the current rural character of the area. Consequently, rural views will be replaced by an urban outlook.
40. It is considered that the initial s32 assessment is largely accurate. This generally flat pastoral site, which is separated into small paddocks, is enclosed by low, scrub covered hills to the north. It is adjacent to residential development within the existing Town and Settlement zoned land to the southeast on Hare Road and Kayforce Road. Some rural residential development is located atop the hillslopes to the north, but from the site and immediate surrounding locations, this existing development is largely screened from view by intervening topography. Whilst the site is close to the coast, there are no views to the beach or inshore waters and therefore the influence of the coastal environment on the character of the site is limited.
41. As identified in the s32 assessment, there will be some localized adverse effects on existing views from some neighbouring properties. These views towards this small pastoral piece of land will be replaced with a more urban outlook. It is agreed that there will be some localized adverse visual amenity effects for some neighbouring residents related to the loss of a rural outlook, however, it also agreed with that effects on the rural/rural-residential character of the wider area will be low.
42. Any adverse visual amenity effects will be restricted to neighbouring properties due to the flat topography of this relatively small site and its location behind existing residential development on Hare and Kayforce Roads. It is considered that additional residential development within the subject site will appear as a logical extension to the neighbouring residential area. Residential development on the subject site will not notably intrude on views to prominent and highly valued landscape features in the surrounding area such as the coastal edge and inshore waters or views towards Saddle Hill.
43. In terms of broader landscape character effects, it is considered that additional residential development on this small parcel of land, in a relatively unobtrusive location, adjacent to existing Town and Settlement development will have low effects on the character of the wider surrounding area.

GF05 and GF05a: Parts 353 Main South Road, Fairfield (part of) – Rezoning from Rural Residential 2 (RR2) to General Residential 1 (GR1)

44. The site is zoned currently zoned Rural Residential 2 under the 2GP and it is proposed to be rezoned to General Residential 1. The subject site is 11.0 ha and has an approximate feasible capacity of 49 dwellings under General Residential 1 zoning. Regarding GF05a, the owner requests for the establishment of only one dwelling
45. The s32 comments relating to landscape state that the rural character in this location consists of grazed farmland, trees and scrub. The conclusion was reached that 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.
46. Submissions received in response to this proposed rezoning raised concerns regarding the removal of the rural area behind the existing sections to the north of the site and its adverse effects on the general rural landscape of the surrounding area. Concern was also expressed regarding adverse effects of small sections and potentially 2-story housing being built, which would impact neighbouring homes in terms of privacy, sun and outlook.
47. This block of land is characterized by moderately steep to undulating topography. The uppermost slopes and a large proportion of the eastern parts of the site have a cover of pasture. A wide band of Eucalytus trees borders industrial land to the southwest. A pine shelter belt traverses the middle of the site in a northeast to southwest orientation. Some other small patches of pines trees are located in the southern parts of the site. Gorse covers some of the slopes adjacent to these trees. A small pond and Willow trees occupy a gully, south of the central pine shelterbelt.
48. Whilst the existing landcover is rural in character, the surrounding Industrial and residential landuses and the adjacent quarry to the northwest diminish a wider sense of ruralness. As such, effects on wider surrounding landscape character are considered to be relatively low in this surrounding context.
49. It is acknowledged that for adjoining residents within the low-density residential land to north of the site the loss of a broad rural outlook will have adverse visual amenity effects associated with a more enclosed, residential outlook. It is also noted that there are existing views from some existing residential properties near northern boundary of the site towards Saddle Hill, which is likely to be regarded as a valued vista to an important natural feature.
50. It is considered that potential options to mitigate adverse visual amenity effects on these neighbouring residents should be investigated. It is recommended that the potential of linking the existing small playground on Severn Street with a new, enlarged greenspace, which extends along part of the northern boundary of this site could be considered to address concerns from nearby residents regarding the loss of their current outlook. This option would need to consider broader site layout issues and the location of new roads to ensure any new greenspace addressed potential crime prevention through environmental design (CPTED) issues. Alternatively, consideration could be given to limiting dwelling heights within new sections adjacent to the existing low density residential area to the north.
51. Consideration is also required regarding a suitable planted buffer zone with adjacent industrial land and the nearby quarry to avoid reverse sensitivity effects and ensure a good level of amenity for future residents.
52. Regarding GF05a, it is considered that one additional dwelling in this area will have low effects on visual amenity and wider landscape character values in the context of the wider rezoning proposed under GF05 and the nearby residential areas.

GF08: Part 19 Main South Road, Concord– Rezoning from Rural (hill slopes) to General Residential 1/General Residential 2 (GR1/GR2)

53. This site is zoned Rural (hill slopes) under the 2GP and it is proposed to rezone parts of it to General Residential 1 and General Residential 2.
54. Regarding landscape character and visual amenity, the initial s32 assessment identified that the site is a small area of rural land surrounded by residentially zoned land and adjacent to the southern motorway. It has a large church building and car park within the site. It concluded that rural amenity and character values are low.
55. The site is a small, irregular block of pastoral land set amongst a complex peri-urban environment with residential and industrial land uses in close-proximity and a major transport route neighbouring it. In this context, the site has limited rural character values.
56. The presence of a centrally located large church building and an expansive carpark further detracts from any sense of ruralness. The nearby context of GR1 zoned land will help to ensure the proposed rezoning is seen as a logical extension of this neighbouring residential area. In conclusion, residential rezoning will have relatively low effects on existing landscape character values. It is noted, however, that the northern part of the site appears less suitable for residential development than the lower slopes, due to steep topography and the narrow form of this area between Main South Road and SH1.
57. It is noted that native riparian revegetation planting along the creek, which follows the western boundary of the site makes a positive contribution to the visual amenity of the area. Protection of this area through a structure plan rule is supported.
58. It is also considered that a planted buffer strip adjacent to SH1 should be created to maintain good levels of amenity for future residents within this site, by at least partially screening this major transport route. This strip would also maintain the amenity of the SH1 corridor, which has extensive planted areas to the east and west of the site. A planted buffer will potentially avoid adverse visual amenity effects associated with close boarded fences lining the SH1 boundary.

GF10: 32 & 45 Honeystone Street – Rezoning from Rural (hill slope) to Large Lot Residential 1 (LLR1)

59. This proposed area includes 45 Honeystone Street (in part), 32 Honeystone Street, and 157 Wakari Road (in part). The area proposed does not include the part of 45 Honeystone Street that is subject to a significant natural landscape overlay zone. The total site size is 8.9 ha.
60. The rezoning proposed for GF10 is from Rural to Large Lot Residential 1. The s32 assessment identified that the site is not easily viewed from nearby streets due to the nature of the topography, existing vegetation and existing residential properties. This assessment concluded that there will be a loss of rural outlook for neighbouring properties, but minor effects on a broader scale.
61. One submission was received in response to this proposed rezoning. S145.002 (Brewster) – It requests that GF10 is amended to include controls on ensuring external cladding and colour blends into the hillside to maintain the rural outlook.
62. It is agreed that there will likely be some visual amenity effects of this proposed rezoning on nearby properties associated with the loss of a rural outlook. In response, it is considered reasonable, given the context of the adjacent SNL, that some controls are placed on external

materials of buildings within this area to prevent the use of highly reflective materials or colours that contrast strongly with those of the surrounding rural environment.

GF11 and GF11a: Wakari Road area – Rezoning from Rural Residential 2 (RR2) to General Residential 1 (GR1)

63. These sites are currently zoned Rural Residential 2 under the 2GP and are proposed to be rezoned to General Residential 1. The subject area is 23.3 Ha. Estimated feasible capacity is an additional 240 dwellings.
64. The S32 assessment identified that the sites have relatively high rural character and amenity values. It also identified that parts of the area are visible from Wakari Road and in long views from the Roslyn area. Part of the area adjoining the Wakari Road has already been identified for future residential development (RTZ).
65. Submissions received on this proposed rezoned area, which address matter regarding landscape character and amenity values are as follows:
- S94.001 (Nigel and Pamela Blair): The submitters seek to remove the change due to concerns over the loss of the semi-rural character of the surrounding area, its effects on the reserve features and the minimum lot size for the subdivision leading to a [more] compact and intensive development type.
 - S196.001 (James and Mary Murphy): Due to adverse effects of high-density residential development on the semi-urban character of the setting area, the submitters seek to amend the change so the minimum site size could increase to 600m².
 - S272.002 (Murray and Gloria Harris): Particularly in relation to 195 Wakari Road, the minimum lot size to 400m² is of concern as it is inconsistent with the surrounding landscape.
 - S272.004 (Murray and Gloria Harris): To amend Change GF11 to retain the encumbrance of the 20m wide buffer strip for the Bain Reserve and not let it be altered and used as an access road.
 - S243.001 (Bruce & Denise Todd): Requested to remove the Change. The submitters state any development would need to be sensitive to the greater surrounding natural landscape, i.e Flagstaff and the neighbouring upland hills. The creation of grass areas (or berms) between houses and the access road would help maintain the current rural ambience. The projected development would simply be a "blight upon the natural landscape".
 - S145.001 (Merrin Brewster): Request to amend change to include required controls to ensure external cladding and colour blends into the hillside maintaining the rural outlook and nature of the area.
 - S225.001 (Neil and Linda Brown): Changing the zoning of this land would radically change the nature of this area in a manner that is considered inappropriate for its location adjacent to the Flagstaff-Mt Cargill significant natural landscape zone and the Ross Creek water catchment and recreational areas. This area currently acts as a part of a second 'green belt' for the City and intense residential development of it would result in the loss of green space.

The submitters thereby seek to remove the change. If Change GF11 is not removed, it is to be amended to include a structure plan mapped area rule to manage the uses of the encumbrance area. It is also requested to limit the density of zoning to reduce environmental impacts, providing for green space around dwellings and minimising hard surface areas, by rezoning as Large Lot Residential 1. Any future subdivision is requested to protect natural environmental values.

- S200.001 (Jim and Patsy Laughton): The 400m² minimum sized will adversely alter the character of the semi rural landscapes of the surrounding area.
- S65.001 (Garry Wadsworth): The submitter seeks to amend the change to require a minimum site size of 800m² to remedy the adverse effects of the proposed change on the semi rural character & landscapes of the surrounding area.
- S154.002 (Gillian Thomas & Richard Greer): The submitters seek to extend the change into their lot. They accordingly request to adjust the boundary of the Flagstaff-Mt Cargill SNL as shown in figure 4 incorporated to the submission here. This will mirror the actual location of the treeline and the creek as well as the proposed General Residential 1 Zone boundary.

66. The proposed site and surrounding area occupies the foot-slopes of Flagstaff/Te Whanaupaki. The site includes broad, gently sloping pastures, typically divided into smaller paddocks by post and wire fences. Tall macrocarpa shelter belts line some internal paddock boundaries. There is a high ratio of natural to built features. Buildings are limited to several dwelling and farm sheds. Large Lot development set within established gardens border the site to the south on the opposite side of Wakari Road. General residential development borders parts of the site to the east. The Flagstaff-Mount Cargill SNL borders the site to the north and the Ross Creek reservoir is a prominent, forested recreation area to the west.
67. As viewed from hill suburbs to the southeast, such as Maori Hill and Roslyn, the subject area is not highly prominent, but visible from some locations as a narrow strip of rural residential/pastoral land. It lies at the foot of the Flagstaff/Te Whanaupaki and above existing residential development in the Wakari area. There is a noticeable transition in topography from these gently sloping paddocks to more steeply sloping hillslopes, which broadly coincides with the north-western boundary of the site/the low boundary of the adjacent SNL.
68. Whilst the subject site is not highly prominent from hill suburbs to the west, under current land use, it forms an important transition between neighbouring residential areas and the adjacent SNL hillslopes. As such, it is considered that adverse effects of the proposed rezoning on existing rural residential character values are likely to be moderate-high at a local level, adversely affecting the amenity of residents in the adjacent suburbs of Wakari and recreation users of the nearby walking and mountain biking tracks.
69. It is agreed with submitters that given the adjacent SNL and semi-rural character of much of the subject site there is a risk that General Residential 1 development in this area will contrast strongly with existing surrounding natural landscape attributes.
70. It is considered that large lot residential development may be more appropriate in at least parts of this site and in particular those areas that are adjacent to the neighbouring SNL and Ross Creek Reservoir. Consideration should also be given to implementing low impact urban design and development principles (LIUDD) to mitigate some of the potential adverse amenity effects of integrating more dense patterns of residential development in this area. For example, requiring the use swales rather than kerb and channels for stormwater management, creating stormwater detention areas, which could also function as green amenity spaces, tree planting and reducing road widths would help to create a more rural appearance to residential development.
71. Consideration could also be given to establishing a planted buffer zone along the Wakari Road frontage of these sites to integrate with the existing pattern of planted boundaries along nearby large lot properties, road reserve planting and nearby forested parts of the Ross Creek Reservoir. The extent and design of such a buffer would be dependent on the proposed number and location of future road connections to Wakari Road and would need to take into consideration sight distances/wider transport safety matters. This buffer could potentially include pedestrian/cycle ways if there was potential to link to the wider network.

72. Consideration should also be given to potentially linking this planted buffer with the encumbrance to the rear of existing residential properties at 165-205 Wakari Road. An opportunity also exists here to link with and/or expand the Bain Reserve.
73. It appears that the relatively steep topography within 205, 280, 296 and 312 Wakari Road would mean large lot densities are likely to be more suited to this area than development at general residential densities. Large Lot development would also integrate more readily with the large lot properties which currently border these sites.
74. In conclusion, it is considered that consideration should be given to including at least some large lot development within these sites to enable a more aesthetically coherent transition from nearby residential areas to the adjacent SNL. Consideration should also be given to the various mitigation measures outlined above. With regards to S145.001 (Merrin Brewster), it is considered that controls on cladding colours/materials is reasonable given the proximity to the SNL and could potentially apply to areas at large lot density, adjacent to the SNL and Ross Creek Reservoir.

GF12: 233 Signal Hill Road (in part) – Rezoning from Rural (hill slopes) to Large Lot Residential 1 (LLR1)

75. 233 Signal Hill Rd is 8.4553 ha in size, however, only the smaller part of the site (1.7ha) that lies outside of the Flagstaff-Mt Cargill SNL is being considered for rezoning. This smaller area has an approximate feasible capacity of 6 dwellings under LLR1 zoning
76. The existing s32 landscape comments identify that the proposed rezoned area is not easily viewed from Signal Hill Road, due to the nature of the topography and existing vegetation within the site. It is identified as potentially visible from some locations on the west side of north-east valley. It was concluded that 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.
77. One submission was received in opposition to the rezoning, which raised concerns that development would impact the hill slopes above the North East Valley (FS49.1 (Gale)).
78. This area appears to exclude the adjacent native kanuka-broadleaved forest area and is entirely outside the Flagstaff-Mt Cargill SNL. It is considered that the initial assessment is accurate. Due to the relatively small area proposed for rezoning and its relatively unobtrusive location, effects on existing visual amenity and landscape character will be low. It is agreed that, where visible, large lot development in this location will be seen as an extension of the neighbouring residential area and will not notably intrude on views to the hill slopes within the SNL above the site from surrounding public locations.

GF14: 336 and 336A Portobello Road, The Cove – Rezoning from Rural Residential 2 (RR2) to Township and Settlement (T&S)

79. This small site is located on Portobello Road, approximately 600m east of The Cove. The rezoning proposed for GF14 is from Rural Residential 2 to Township and Settlement.
80. An appeal to the Environment Court (Environment Court Ref: ENV-2018-CHC-285 (93)), regarding the location of the SNL overlay across this site has been resolved since submissions were received on the proposed rezoning. Part of the area subject to the proposed re-zoning is now within an SNL.

81. Submissions on the proposed rezoning sought to reject the appeal until the SNL issue was resolved and noted that extending the SNL is preferable to extending the T&S zone for existing residents (Watts, Davies, Brady & Walker). Chan and Harraway opposed rezoning due to general concerns regarding the impact on the SNL. Walker requested that rezoning is only permitted if there is no encroachment on the SNL.
82. As noted in the s32 assessment, these sites are not easily seen from Portobello Road due to intervening topography and roadside vegetation. It was also found that, where visible, this small additional area of residential development would be viewed alongside the existing township and settlement zoned area. I concur with this assessment.
83. It is considered that, if GF14 is amended so that it only includes areas outside the new SNL overlay area, effects of this rezoning on landscape character can be kept to low levels. The amended SNL line has been brought lower down on these foot slopes, so that it meets the southeastern corner of 335 Portobello Road and extends no higher than 48m above sea level.
84. The initially proposed area for rezoning has been reduced and is now less than 1 hectare. This relatively small increase in the extent of residential development in this existing residential cluster will not lead to a notable change in the character of the wider surrounding area, which has several small clusters of residential development at the harbour edge, such as at St Ronans Road, Rose Hill Road and The Cove.
85. It is noted that dwellings below the site are oriented towards the north and harbour views. As such, it is considered that residential development within the subject site, to the south of these dwellings, will not become a focal feature.
86. As viewed from West Harbour locations, it is considered that this additional Town and settlement area will visually integrate with the wider residential pattern of small, clustered development at the harbour edge. The diminishing effect of distance will also ensure that from West Harbour locations the proposed extent of additional residential development will not detract from perceptions of the SNL above the site.

RTZ2: 87 Selwyn Street – Rezoning from Rural Residential 2 – Residential Transitional Zone (RR2 (RTZ)) to General Residential 2 (GR2)

87. This 4.9ha site is in Liberton. The rezoning proposed for RTZ2 is from Rural Residential 2 (with a Residential Transition Zone Overlay) to General Residential 2. This would see the minimum site size reduced from a maximum of one residential activity per site of at least 1 ha, to 300m². The rezoning would provide for 50 dwellings.
88. The site is located on the north-eastern side of North East Valley. Topography is moderate - steep with an eastern aspect. Landcover includes some small woodlots, pasture and patches of remnant native vegetation.
89. The site borders residential development to the east and southwest in Pine Hill and North East Valley respectively. The southwestern corner of the site borders Lindsey Creek. The northeastern corner of the site borders the Flagstaff-Mt Cargill SNL.
90. One submission (S171.001 (Heal and Van Hale)) has been received related to landscape amenity matters, which requests that the rezoning is rejected due to the green corridor in this location being an outstanding natural landscape and an amenity for the whole city.
91. It is noted that an ecological assessment of this area has been undertaken by council's biodiversity officer. Based on this assessment, three patches of native bush have been recommended for protection. These include two areas of regenerating kanuka forest (0.14ha

and 0.2ha) within the northern part of the property and an area of broadleaf-kanuka forest (0.22ha) on the southern corner boundary.

92. It is also noted that a submission (S82.014 Yolanda van Heezik) has been received, which recommends that the re-zoning of this area should be subject to the restoration of native biodiversity in a strip of at least 20m width along the western edge of Lindsay Creek.

93. It is considered that from both an urban ecology and amenity perspective, the protection of the bush remnants and the creation of a biodiversity strip along the western edge of the Lindsay Creek would have positive effects that address some of the concerns of the submitter (Heal and Van Hale). It is recommended that consideration is given to linking the two remnant clusters of kanuka forest within the northern part of the site with additional native planting to create one larger area. This will both enhance existing biodiversity values and create a more prominent green space that will provide a less abrupt transition from this proposed rezoned site to the adjoining SNL overlay area.