
TO: Bede Morrissey, Policy Planner, City Development

FROM: Luke McKinlay, Landscape Architect

DATE: 14 April 2022

SUBJECT: **VARIATION 2: LANDSCAPE RESPONSE TO REQUEST FOR COMMENTS ON GREENFIELD REZONING SITES – REJECTED SITES**

BACKGROUND

The following brief assessments of the rejected sites is focused on the effect of rezoning on rural character and visual amenity (Policy 2.6.2.1.d.i and Objective 2.4.6).

Policy 2.6.2.1.d is:

Identify areas for new residential zoning based on the following criteria: ...

d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:

i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);

Objective 2.4.6 is:

The character and visual amenity of Dunedin's rural environment is maintained or enhanced.

It is accepted that rezoning land to residential will always result a loss of rural character and amenity. This may include effects on important vistas or viewshafts, and important green or open spaces. As such these assessments will identify areas where rural character and amenity values are sufficiently high such that their loss is a relevant consideration in the decision to rezone a site. Comments are also provided on potential mitigation measures for loss of rural character and amenity.

COMMENTS ON THE PREVIOUSLY REJECTED SITES

RS170: 103, 105, 107 Hall Road, Sawyers Bay – Rezoning from Rural Residential 1 to some form of Residential zoning

1. These sites are adjacent to the north-eastern extent of Township and Settlement development within Sawyers Bay and comprise part of 103, 105, and 107 Hall Road. The sites have a combined size of 1.35 ha. The original reason for the rezoning rejection in the section 32 report was that development of this site will exacerbate downstream wastewater overflows.
2. The original submitter seeks that this whole area be rezoned from Rural Residential 1 to some form of residential zoning. This could be either Township and Settlement, Large Lot Residential (LLR1 or LLR2), or some other form of residential zoning.

3. An approximate estimate of residential capacity at this site would be as follows. At Township and Settlement (400m²), the site could support approximately 23 dwellings. At Large Lot Residential 1 (2,000m²), the site could support approximately 5 dwellings, and at Large Lot Residential 2 (3,500m²), the site could support approximately 3 dwellings.
4. 103 Hall Road and the part of 105 Hall Road subject to the rezoning submission are residential properties, both with well-established curtilage vegetation. The Sawyers Bay Stream meanders along the western boundary of 103 Hall Road. Except for the stream channel, these sites are flat to gently undulating.
5. 107 Hall Road is located to the northwest of 105 Hall Road, on the opposite side of an accessway, which runs perpendicular to Hall Road. A cluster of trees occupies the northern part of the property, otherwise the part of this property subject to the proposed rezoning consists of a small, flat to gently undulating pastoral paddock.
6. There is a transition in topography to steeper land west and north of 107 Hall Road. There is also a transition in the pattern of development up the valley. On the lower slopes, immediately northwest of the subject sites, there is a small cluster of rural residential lots with dwellings, out-buildings and mature plantings (shelter, amenity and productive). The mid and upper slopes of the valley have higher natural character values associated with bush covered areas that fall within the Flagstaff/Mt Cargill SNL and Mt Cargill/Kapukataumahaka ONL.
7. It is considered that Large Lot residential sites could be accommodated in this location with relatively low adverse effects on existing rural-residential character or visual amenity. The location of Township and Settlement development opposite 103 and 105 Hall Road and the existing residential activities within these sites would mean large lot development would not appear out of context/contrast strongly with existing development patterns. Large lot development would also provide a transition to neighbouring rural residential sites to the northwest. Existing dwellings on the opposite side of Hall Road, are located on hill slopes elevated above the subject sites. Views from these dwellings are “over the top” of these sites. As such, potential adverse visual amenity effects from these closest residential sites are likely to be relatively low.
8. The part of 107 Hall Road subject to the rezoning submission has a more open spatial character than 103 and 105 Hall Road and currently contains no residential development. Nevertheless, it is considered that the part of 107 subject to the submission could accommodate large lot development, without detracting notably from the rural-residential character of the surrounding area or the landscape values of the nearby SNL. Due to its location on low-lying land, near existing Town and Settlement residential development, and separate from the more spacious rural-residential patterns on the hillslopes above the site, adverse effects on existing landscape and visual amenity values could be kept to a low level.

RS193: 177 Tomahawk Road – Rezoning from Rural to General Residential 1

9. This site is located adjacent to Tomahawk Lagoon in Ocean Grove. The original reason for rejection of the proposed re-zoning in the section 32 report was related to potential adverse effects of stormwater discharge on the lagoon.
10. The current zoning for this site (Rural Peninsula Coast) provides for a minimum site size of 20 ha. Rezoning to General Residential 1 would allow a minimum site size of 400m² (assuming that

this change in Variation 2 is implemented). At a 400m² minimum site size, an approximate estimate of residential capacity would be 134 dwellings.

11. The site is located between the western banks of the western lobe of Tomahawk Lagoon and residential development within Ocean Grove and the eastern edge of Anderson's Bay. Topography is flat within southern parts of the site, nearest Tomahawk Road. Moderate to steeply sloping topography, with a south-easterly aspect, characterises most of the northern parts of the site. Landcover is mixed, with pasture on the flatter areas and a combination of taller exotic tree species (Eucalyptus and Macrocarpa), patches of pasture, some remnant native vegetation and widespread exotic weed species on the steeper slopes. A small cluster of farm buildings is located near the north-western edge of the flat, pastoral part of the site. A dwelling is located in the north-western part of the site, assessable from Gloucester Street.
12. Carparking and entrances to Tomahawk Beach and the Ocean Grove sport fields are located on the opposite site of Tomahawk Road.
13. The site borders the western side of the western Tomahawk Lagoon (the lagoon comprises two shallow brackish lobes joined by a narrow channel). This regionally significant lagoon forms an important part of the landscape context of this site. The western lobe of the lagoon is largely encircled by rural land, with a small part of the southern boundary bordering Tomahawk Road and residential properties. This surrounding rural land, including the subject site, contribute to the natural character setting of the lagoon. The subject site displays rural character attributes including a predominance of natural features over human made features, a high ratio of open space relative to the buildings, areas of pasture and some remnant indigenous vegetation.
14. It is considered that there will be high adverse effects on the natural character values of the lagoon and the rural character of the lagoon surrounds if this entire site were to be rezoned General Residential. It is considered that these effects could not be mitigated.
15. It is considered that a limited extent of residential development could potentially be accommodated within a much smaller area adjacent to existing residential development near Gloucester street without adversely affecting existing landscape character values to a high degree. Due to the moderate - steep slopes of this part of the site, it appears likely that some residential development could occur here without intruding on the visual amenity of nearby residents, who would be able to look over this area to the rural and coastal vistas to the east.

RS204: 21, 43, 55, 65, 75, 79, and 111 Chain Hills Road – Rezoning from Rural Residential 1 to a mix of zones (GR1, LLR1) as shown on submitters structure plan

16. These sites are located on Chain Hills Road to the east of Mosgiel. The original reason for rezoning rejection in the section 32 report was that the site is fairly isolated and fails to support the compact form/city policies.
17. It is noted that RS204 adjoins RS153, and that the original submitter for both sites is the same (Gladstone Family Trust). The submitter's proposed structure plan covers both RS204 and RS153.
18. There are two original submission points on RS204:
 - a. S219.008 – If 21, 43, 55, 65, 75, 79, and 111 Chain Hills Road are rezoned, add a structure plan mapped area rather than a new development mapped area, and

- b. S219.003 – Rezone 21, 43, 55, 65, 75, 79 and 111 Chain Hills Road from Rural Residential 1 zone to various zones so that it will be a mixture of zonings as shown in the submitter's proposed structure plan.
19. Of the further submissions for this site, the following are particularly relevant for landscape Matters:
- FS105.1 – oppose S219.003 due to numerous concerns including around landscape effects.
 - FS122.1 – oppose S219.003 due to concerns around landscape and green space.
20. The submitter (S219) has provided a draft structure plan which seeks to provide for a total of 136 lots across both RS204 and RS153.
21. It is noted that 77 Chain Hills Road was the subject of a previous consent decision (SUB-2018-122) that was appealed to the Environment Court. The appeal was withdrawn on the understanding that DCC would accept for processing on a non-notified basis an application for land use consent or a certificate of compliance, whichever is deemed applicable, for residential activity to be established on the rural zoning of the site on one of three alternate building platforms. LUC-2021-265 granted consent for a residential activity with conditions relating to dwelling, height, appearance and overall footprint.
22. The surrounding area consists of a series of broad ridges and gullies with a generally north-westerly aspect. Land cover is predominantly pastoral, with some areas of scrub and indigenous vegetation in the gullies and small blocks of Pine, Oregon and Eucalyptus trees.
23. There is a pattern of rural residential development on the plateau ridge of Chain Hills. Higher density residential development is predominantly concentrated on the foothills. However, as addressed in the landscape and visual assessment (LVA) that accompanies the structure plan, a spur above Irwin Logan Drive has been zoned Low Density Residential to approximately the 115m contour, and the slopes above this are also to be zoned Low Density Residential to approximately the 145m contour. As such, where previously there was a contiguous band of rural land separating higher density residential development from the rural residential areas at uppermost slopes of Chain Hills, this will now be interrupted by a band of residential development. It is acknowledged that this will diminish the consistency of the current rural / urban interface and pattern on the hill slopes in this area. Either side of this narrow band of low density residential development, however, the mid-upper slopes of these hills retain a predominance of natural over human made features, which forms the backdrop to Mosgiel and the nearby section of the State Highway Corridor.
24. It is also noted that whilst rural residential development has occurred along the ridge of Chain Hills, because this is a broad, plateau-like ridge, this development is relatively unobtrusive from surrounding locations and does not notably diminish the natural character of the upper slopes as viewed from nearby urban areas such as Mosgiel.
25. The LVA questions the appropriateness of a node of relatively intense residential development on the hilltop, separated from Mosgiel (and other existing urban areas) by steeper hill slope. The LVA concludes that landscape and visual effects will be adverse / moderate – high and that the Rural Residential zoning should be retained in this area. I agree with this assessment.
26. With regards to RS153, it is considered that the pastoral slopes and remnant gully vegetation within these sites contribute positively to existing rural character values and form a green break

between south-eastern parts of Mosgiel and rural residential development on the broad ridge of the Chain Hills. It is noted that from various locations within Mosgiel and on the approach to Mosgiel from Outram, residential development on the lower slopes is hidden by intervening residential development within Mosgiel and/or amenity and shade trees within and surrounding Mosgiel. As such, the mid and upper pastoral slopes of the site are not intruded on by this nearby residential development and they maintain a predominantly rural appearance, characterised by a high ratio of open space, low density of buildings and structures and low levels of artificial light at night.

27. The LVA that accompanies the structure plan identifies that the spread of residential land use into the mid-slope spur areas will be a significant departure for the Chain Hills landscape. It notes that the existing sense of the urban area of Mosgiel being enclosed within a rural context will be substantially weakened, giving rise to an adverse effect. The assessment concludes that these adverse effects will remain at a moderate level in the long term. I agree with this assessment.
28. The VLA concludes that the extension of the current urban edge of Mosgiel up the lower slope areas of Chain Hills will integrate with landscape character and quality well and that adverse effects associated with this will be low (minor). I generally concur with this finding but consider that the extent and location of the extension needs to be very carefully considered. As proposed, the structure plan does not demonstrate small extensions to the urban edge, rather it includes some long strips of proposed rezoned land that extend from the lower slopes to the boundary with existing rural residential zoned land (Area B). It is also important to note that whilst this extension of the urban edge may have the least effects on existing rural character values, there will still be considerable adverse visual amenity effects for residents adjoining potential expansion areas, such as submitter FS122.1, for whom the current open spatial qualities of the hillslopes will be replaced by enclosed urban residential development.

RS161: 210 Signal Hill Road – Rezoning from Rural to Large Lot Residential or Rural Residential

29. RS161 was originally rejected as it was subject to SNL overlays, and was considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework.
30. The submitter seeks to develop approximately 6.73 ha of the site. This would see an additional 7 dwellings in addition to the existing one (a total of 8 dwellings). The submitter seeks rezoning to either a Large Lot Residential zone format (either Large Lot Residential 1 or Large Lot Residential 2) or a Rural Residential 1 zoning. The current zoning of Rural (Hill Slopes) allows a minimum site size of 25 ha. Rezoning to Large Lot Residential 1 would allow a minimum site size of 2,000m², while Large Lot Residential 2 would allow a minimum site size of 3,500m². Rural Residential 1 zoning allows a minimum site size of 2 ha.
31. Located above the uppermost parts of residential Opoho, the site broadly comprises two spurs. The centrally located spur slopes on its south-eastern side towards Opoho Creek. A smaller gully aligns near the north-eastern boundary. Landcover consists of a mix of pastoral areas, remnant native bush interspersed with some wilding pine, gorse, and exotic shelter vegetation. Topography is varied and steep in places with a generally south-west aspect. The highest point of the site reaches the 260m contour. The site contains a dwelling and several farm sheds.

32. The site forms part of a contiguous area of rural zoned land that surrounds Signal Hill, part of an area sometimes referred to as Dunedin's outer green belt. The southern corner of the site meets a corner of the nearby Signal Hill Reserve.
33. It is considered that the site retains values that are consistent with those of the wider Flagstaff-Mt Cargill SNL. It forms an important component of the rural backdrop to surrounding urban parts of Dunedin. There is a visual dominance of natural landscape elements within the site and landform is largely unmodified, with the exception of farm tracks and building platforms.
34. Assessment of this area for residential development has previously been undertaken by Mike Moore in March 2017. His findings at the time included the following:
 - *Further urban development in this area would reduce the rural hill setting to Opoho as viewed from distant viewpoints.*
 - *Urban development in this area would also be seen from higher parts of Signal Hill Road.*
 - *At present, the suburban housing at the upper edge of Opoho is largely screened by landform from this area.*
 - *Development of this site would reduce the present rural amenity significantly.*
 - *The site contains a gully landform with native trees present and at least moderate natural landscape character values.*
 - *The area does not appear particularly suitable for residential development given its steeper topography and south-westerly aspect.*
35. I generally concur with the above findings. It is considered that this block is one of several contiguous blocks of rural land, which surround the Signal Hill Recreation Reserve and contribute to the amenity values of the wider Flagstaff-Mt Cargill SNL.
36. It is considered that the proposed development controls and the house site locations around the periphery of the adjoining bush areas will likely help to reduce the visual prominence of dwellings from some surrounding locations. However, on balance, it is considered that this proposed rezoning to residential land-use would likely have at least moderate adverse effects on existing landscape values of this SNL related to the currently low impact of built elements and relative dominance of natural landscape elements.

RS110: 23 Sretlaw Place / 118 Brockville Road – Rezoning from Rural to General Residential 1

37. This 1.85 ha site is located at the end of Sretlaw Place, Brockville. The original request to rezone the site was received from a potential (unsuccessful) purchaser, so was not progressed. 23 Sretlaw Place was subject to a second rezoning request from the new purchaser, but the request was received too late in the Variation 2 process to assess, hence its rejection.
38. The original submitter for this site seeks the rezoning of the entire site to residential zoning, and application of a structure plan mapped area rather than a New Development Mapped Area (NDMA). The submitter has prepared two structure plans, one comprising 17 residential lots and one comprising 12 residential lots.
39. The current zoning of the site is Rural (Hill Slopes), which provides for a minimum site size of 25 ha. Rezoning to General Residential 1 would see a new minimum site size of 400m² (assuming that this Variation 2 change is implemented) which would allow approximately 32 lots on the site if it were to be developed to its maximum potential.
40. The site comprises a relatively small, broadly rectangular block of land that borders Frasers Gully Reserve and the nearby Kaikorai Stream. As identified in the supporting brief landscape and

visual assessment, the pastoral site contains a small structure, an oak tree and two gum trees. The moderately steep site slopes to the north. Existing general residential development borders the site to the south. Reserve land, with considerable recent native replanting, borders the site to the west and a small rural block is located to the east.

41. Due to the sloping topography of the site, the site is not highly prominent from surrounding publicly accessible locations, except from the reserve track that links Turnbull Street in Brockville with The Frasers Gully Track. As identified in the visual and landscape assessment that supports the submission, only glimpsed views through forest are available from most nearby sections of the main Frasers Gully Track. However, an off shoot of this track, which links to the recently planted neighbouring reserve west of the site, passes directly along the northern boundary of the site. From this adjacent section of the track, the site is highly prominent.
42. The site is overlooked by some nearby residents on Sretlaw Street and there will likely be adverse visual amenity effects on nearby residents associated with a loss of this open space adjacent to the Frasers Gully reserve if residential rezoning proceeds. It is noted that for nearby residents, views over the subject site to the northern side of Frasers Gully, which comprises the most prominent natural area to the north, will not be intruded upon by residential development on this site due to its sloping topography which falls towards the Kaikorai Stream.
43. For uses of the reserve track that passes along the northern boundary of the site and across the hillside to the west of the site, there will be adverse visual amenity effects associated with residential development occurring in this location. From this track, bush within Frasers Gully, the recently replanted council reserve and the undeveloped character of the subject site and neighbouring small rural block are the primary components of surrounding views, which contribute to the natural character of this area. Whilst views to nearby residential areas are available, they are not a primary focus from this track. At present, this pathway is a mown 4WD track. Consultation with PARS staff is recommended to understand future plans for this reserve and track, particularly given that the structure plan allows for a potential track connection.
44. In general, effects on wider rural character will be relatively low, given that this is a small remnant rural block adjacent to residential development, however, as addressed above there will be adverse effects on the natural character of this area, particularly for users of the nearby reserves track.
45. If rezoned, it is recommended that the proposed planting around the existing pond at the bottom of the site is adopted, subject to support from PARs. The retention of the existing oak tree is also supported. It is recommended that consideration is given to conditions controlling the boundary treatment of future residential properties that share a border with reserve land at the northern and western edges of the site. It is recommended that a buffer of native planting is provided along the northern boundary, which links with the proposed pond planting. A combination of rural type fencing and native planting is also recommended for the western boundary of site, which adjoins the council reserve. Use of locally appropriate native vegetation to define these boundaries will help to avoid an abrupt residential edge adjoining these reserves.
46. It is considered that the 12-lot structure plan will visually integrate more successfully than the 17-lot plan. The 12-lot layout displays a transition to larger lots nearer the natural, forested edge of the Frasers Gully reserve. This will create a less abrupt edge between these residential and reserve land uses and provide space for a planted buffer zone along the northern boundary. The submission mentions that the structure plan will have associated performance standards

controlling built elements. These have not yet been provided but will be reviewed when they are.

RS176: 234/290 Malvern Street, Leith Valley – Rezoning from Rural Residential 2 to either Large Lot Residential (LLR1 or LLR2) or Rural Residential 1

47. This 16.48 ha site is in the Leith Valley, approximately 5.6 km from the intersection of Malvern Street with George Street. The site was initially rejected for rezoning due to access into the site being constrained by the Urban Biodiversity Mapped Area. Downstream wastewater issues were also identified.
48. The original submitter on this site seeks that the whole site is rezoned from Rural Residential 2 to either Large Lot Residential (either LLR1 or LLR2) or to Rural Residential 1.
49. An approximate estimate of residential capacity at this site would be as follows. At Large Lot Residential 1 (2,000m²), the site could support approximately 58 dwellings. At Large Lot Residential 2 (3,500m²), the site could support approximately 33 dwellings. And at Rural Residential 1 (2 ha), the site could support approximately 8 dwellings.
50. These sites are located on the southwestern foot slopes of Mount Cargill/Kapukataumahaka. The western tip of the site is located close to the Flagstaff-Mt Cargill SNL. The sites are part of a broad area of Rural Residential 2 zoned land on the northern side of Leith Valley, which borders the Northern Motorway.
51. The site comprises steep bush-clad slopes at the southern end of the property. Topography over the balance of the site is gently to moderately sloping. Landcover comprises areas of remnant native vegetation, which are included within a UBMA. Pastoral paddocks comprise most of the remainder of the site. A single storey dwelling is located near the western boundary of the site and is largely surrounded in bush. The site displays high rural amenity values, characterised by a predominance of natural features over human made features, visually recessive built features, unmodified topography and areas of native vegetation.
52. It is considered that the current zoning is the most appropriate in terms of maintaining and enhancing the character and visual amenity of the surrounding area. This site makes a notable contribution to the rural outlook of surrounding residential areas and forms part of a large contiguous area of rural-residential or rural land.
53. This site and surrounding area form a prominent middle-distance component of rural views towards Mount Cargill from parts of Glenleith, particularly from elevated locations on the southwestern side of the valley. Whilst large parts of the site are hidden from view from nearby Leith Valley locations due to intervening landform, some view shafts are available towards the bush clad and pastoral parts of the site, which provide a natural, rural counterpoint and backdrop to residential development in Leith Valley. The proposed rezoning to Large Lot or Rural-Residential 1 zoning is not supported from a landscape and visual amenity perspective.

RS206, RS206a, RS77: Part 35 and 43 Watts Road, Part 109 North Road – Rezoning from Rural/Rural Residential 2 to General Residential 2/General Residential 1

54. As identified at an initial assessment stage, a large part of 43 Watts is within a Significant Natural Landscape and it is considered inappropriate for residential development due to the significance of the landscape values and their protection under the 2GP policy framework.

55. There were four original submission points on this site, all from the same submitter (S123.001 - S123.004). The submitter is seeking RS206 be rezoned to Large Lot Residential 1 while the other areas (RS77, RS206a) be rezoned to General Residential 2.
56. Across all areas proposed for rezoning, the total estimated capacity is approximately 173 dwellings
57. These sites surround a rehabilitated quarry. In general, they are characterised by dense tree cover. Whilst parts of the site subject to RS206a are moderately sloping, RS77 is predominantly very steep. The site is seen in the context of the surrounding rural hill slopes on the north-western side of North East Valley. These slopes form a largely natural counterpoint to nearby residential areas. The subject site and surrounding rural hill slopes are highly prominent to residents on the south-eastern side of North East Valley. It is considered that the site is an important component of this wider rural setting and contributes significantly to the visual amenity of the surrounding area.
58. The topography within RS77 and parts of RS206a is very steep and both areas have large areas with a southerly/south-easterly aspect. Neither of these factors lend themselves to residential development.
59. For the above reasons rezoning is not supported within RS77 or RS206a from a rural character or visual amenity perspective.

RS171: 3 Brick Hill Road and 18 Noyna Road, Sawyers Bay – Rural to Township and Settlement

60. 3 Brick Hill Road and 18 Noyna Road are located adjacent to Sir John Thorn Drive (State Highway 88) on the south-eastern side of Sawyers Bay. The site was originally rejected as its development would exacerbate downstream wastewater overflows.
61. The original submitter for this site (S202.001) seeks to rezone 3 Brick Hill Road and 18 Noyna Road, Sawyers Bay from the current Rural (Hill Slopes) to Township and Settlement. An approximate estimate of residential capacity at this site would be as follows. 3 Brick Hill Road and 18 Noyna Road have a combined site size of 3.392 ha. Using a minimum site size of 400m², the site could support approximately 59 dwellings.
62. These sites are currently characterised by a long, relatively narrow block of rolling pastoral land. A poplar shelterbelt lines the southwestern boundary of 3 Brick Hill Road and a cluster of very tall Eucalyptus trees are located near the western corner. Two sheds are located near the Brick Hill boundary. 3 Brick Hill Road is bounded to the east by Township and Settlement development. 18 Noyna Road borders industrial land to the east, which most notably comprises two large warehouse-type buildings. Pastoral, Rural Residential 1 zoned land borders the sites to the west and encompasses a broad area of the hill slopes on the opposite side of Brick Hill Road and to the west. At present, these sites and 5 Brick Hill Road provide a green break between the western edge of Sawyers Bay and a small cluster of hillside residential development on the centred on the intersection of Bells Road and Brick Hill Road.
63. It is considered that the proposed rezoning will have moderate - high adverse visual amenity effects on existing residents within the rural residential area surrounding the site to the north and west and from nearby sections of Brick Hill Road. From these locations, the rolling paddocks of 3 and 5 Brick Hill Road form a band of rural, pastoral land at the edge of Sawyers Bay, with

open spatial qualities that are consistent with nearby rural residential properties. General residential development will significantly reduce the current rural, open character of these sites. However, because surrounding rural residential dwellings are located at a higher elevation than the subject site, it appears unlikely that residential development on these sites would obstruct existing views from these dwellings to the harbour, which would result in more significant adverse visual amenity effects. If rezoning proceeds it is recommended that consideration is given to retaining the poplar shelterbelt along the southern boundary of the site as a form of visual mitigation for nearby residents to the north and west.

64. It is noted that the site has quite a restricted visual catchment. It is not highly prominent to motorists on nearby sections of Sir John Thorn Drive nor from wider residential parts of Sawyers Bay or Roseneath.
65. At a broader scale, this site represents a relatively small, remnant block of rural land surrounded by industrial, residential, and rural residential land. As such, it does not contribute significantly to the wider rural character of Sawyers Bay.
66. It is noted that any residential development within 18 Noyna Road will have reserve sensitivity effects associated with the adjacent industrial land use. Residential development here will also be subject to adverse visual amenity effects associated with views of large industrial buildings unless screening mitigation is provided.
67. It is considered that adverse visual amenity effects of the proposed rezoning will be most pronounced on nearby residents of rural residential properties to the west and north of the site. Effects on wider rural character values will be limited.

RS200: 489 East Taieri-Allanton Road – Rezoning from Rural to Township and Settlement/Large Lot Residential 1

68. This site occupies gently to moderately sloping pastoral land to the east of Allanton. The slopes above the site are contained within the Saddle Hill SNL.
69. These slopes have a predominant pastoral landcover. Two small clusters of tall Eucalyptus trees are prominent features in this pastoral context. A small existing dwelling is located at 643 East Taieri-Allanton Road, approximately mid-way along the road front of the proposed rezoned area. The site is highly prominent on the left-hand side of SH1 to motorists as they approach from the east.
70. The site displays some of the key attributes of the coastal rural zone. The predominant pastoral landcover means that there is a general visual dominance of natural elements over human landscape elements and there is limited visual influence of any large-scale structures to diminish the impact of the natural landscape forms and features. The site is part of a wider rural landscape to the west of Allanton, characterised on the southern side of SH1 by pastoral land-use on the more gently sloping paddocks near the state highway boundary and remnant native vegetation and exotic weed species (predominantly gorse) within gullies and on higher slopes. A consistent patchwork of pastoral land with shelter belts defining some paddock and property boundaries characterises the rural land on the northern side of SH1, opposite the site.
71. The existing eastern edge of Allanton is currently well defined, with the Town and Settlement zone terminating on both sides of SH1 at the start of a gentle curve in the road as approached

from the east. Well established boundary vegetation and shelterbelts further reinforce the edge of this small township.

72. This site displays attributes consistent with key values of this rural zone, it is part a broader, consistent rural, pastoral landscape to the east of Allanton and there is a currently well-defined eastern edge to residential development within this small township. The proposed rezoning is not supported from a rural character and visual amenity perspective.

RS205: 761 Aramoana Road – Rezoning from Rural to Township and Settlement

73. This 7.36 ha site was originally rejected for re-zoning as most of it is subject to a Significant Natural Landscape overlay. Most of the site is also very steep, un-serviced for 3 Waters, and relatively distance from services.
74. The submitter (S36.001) now seeks to rezone part of 761 Aramoana Road from Rural Coastal to Township and Settlement. Lots 1, 2, and 3 are proposed to be rezoned Township and Settlement. Lot 4 would be retained as Rural zoned land, with no right to build a dwelling on this part of the property. Overall, this rezoning would provide for an additional 3 lots.
75. Proposed lots 1, 2 and 3 would be located amongst existing residential development on this stretch of Aramoana Road. The part of the site subject to the rezoning proposal is boarded to the southeast and northwest by existing Town and Settlement zoned residential development. There is a clear distinction between the part of the site subject to the rezoning, which occupies largely flat land adjacent to the road front and the very steep part of the site, contained within proposed lot 4.
76. It is considered that the proposed rezoning will be consistent with the existing pattern of development within this small harbour edge settlement. This relatively small addition to the extent of residential development will not detract from the more natural characteristics of the bush clad slopes within Proposed Lot 4 or the landscape values of the wider surrounding area subject to the Significant Natural Landscape overlay.

RS153: 77 and 121 Chain Hills Road and 100 Irwin Logan Drive, Mosgiel – Rezoning from Rural to a range of Residential and Rural Residential zones. Note – requested additional sites are included: 2-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, and 25-27 Pinfold Place.

77. Refer to RS204.

RS169: 41 Emerson Street – Rezoning from Rural to General Residential 1

78. This 5.82 ha site is located in Concord. The site was originally rejected for re-zoning because it is steep and not developable in parts, so would have a low yield.
79. The submitter (S279.003), seeks to rezone the entire site from Rural (Coastal) to General Residential 1. An approximate estimate of residential capacity, assuming a 400m² minimum site size, would be 102 dwellings.
80. The site forms part of the eastern edge of a broader band of rural land, which provides a backdrop to nearby parts of Concord and Green Island. The site is located on the western side of Emerson Street, with contiguous rural properties to the north, south and west. However, it is noted that 33 Emerson Street, which borders the site to the north has been proposed by DCC

for rezoning to General Residential 1. Land on the opposite side of Emerson Street is also zoned General Residential 1 but is yet to be developed and currently consists of a gorse covered pastoral block.

81. The site occupies the ridge and eastern slopes of a broad spur that is oriented to the north. Rank grass and scrub cover the steeper slopes immediately adjacent to Emerson Street. Most of the site has a pastoral landcover. The site is visible from residential parts of Concord and Corstorphine to the east and from some nearby sections of SH1.
82. It is considered that rezoning of this site needs to be considered in the context of the proposed rezoning of the adjacent site at 33 Emerson Street. If rezoning of 33 Emerson Street proceeds then rezoning of 41 Emerson Street would likely be seen as a logical extension of this western part of Concord, particularly given that 33 and 41 Emerson Street are located on the same central and eastern parts of the underlying spur landform. Alternatively, if rezoning of 33 Emerson Street did not proceed, General Residential 1 development within 41 Emerson Street, could be seen as a satellite node of residential development separated from nearby residential development by rural land.
83. It is considered that general residential zoning in this location would have low-moderate adverse visual amenity effects on nearby areas in the context of the adjacent rezoning of 33 Emerson Street and the close proximity to existing residential development within the suburb of Concord. Rezoning would likely be seen as a logical extension of neighbouring residential areas. There will, nevertheless, be some adverse effects on existing rural character attributes of this site which are currently influenced by a general visual dominance of natural elements over human landscape elements and limited visual influence of large-scale structures.

RS14: Freeman Cl and Lambert St, Abbotsford – Rezoning from Rural to General Residential 1

84. This 70.28 ha site is located in Abbotsford. Rezoning was originally rejected as significant natural hazard risks were identified.
85. The following four submissions were received:
 - a. S298.001 – rezone part of RS14 (specifically, 25 McMeakin Road) from Rural (Hill Slopes) to General Residential 1. This would see the minimum site size go from 25 ha to 400m² (assuming that this Variation 2 change is implemented).
 - b. S281.001 – rezone part of RS14 (specifically, 42 Lambert Street) from Rural (Hill Slopes) to General Residential 1. This would see the minimum site size go from 25 ha to 400m² (assuming that this Variation 2 change is implemented).
 - c. S228.003 – rezone part of RS14 (specifically, 45 McMeakin Road and part of 188 North Taieri Road) to a mixture of zones in accordance with the submitter's proposed structure plan, including General Residential 1 zone, Low Density Residential zone, and Recreation zone, and do not apply a New Development Mapped Area (NDMA).
 - d. S302.001 – rezone part of RS14 (specifically, 55 McMeakin Road) from Rural (Hill Slopes) to General Residential 1. This would see the minimum site size go from 25 ha to 400m² (assuming that this Variation 2 change is implemented).
86. Regarding estimated capacity:
 - a. 25 McMeakin Road (S298.001) is 2.7 ha in size and has an estimated capacity of 47 lots at a 400m² minimum site size.

- b. The area in question of 42 Lambert St (S281.001) is approximately 6.6 ha size and has an estimated capacity of 116 lots at a 400m² minimum site size.
 - c. 45 McMeakin Road and part 188 North Taieri Rd (S228.003) is approximately 30.83 ha in size total. At a 400m² minimum site size (GR1) the site could support up to approximately 540 lots. At a 750m² minimum site size (LDR) the site could support up to approximately 288 lots.
 - d. 55 McMeakin Road (S302.002) is approximately 15.1 ha in size and has an estimated capacity of 264 lots at a 400m² minimum site size.
87. With regards to S228.003, it is noted that large parts of the area originally proposed for rezoning have been deemed out of scope. Only the parts that fell within the original shape of RS14 have been deemed as being in scope.
88. The land covered by RS14 comprises a large rural block of pastoral farmland north of Abbotsford. Topography is gently rolling to moderately steep in places. Predominantly the hillslopes are oriented to the southwest. The Abbotsford creek meanders in a south-westerly direction, along the western boundary of 55 McMeakin Road, then veers further to the west along the northern boundary of 45 McMeakin Road.
89. Landcover is pastoral with mature Pine and Eucalyptus trees lining various internal paddock boundaries. Paddocks also include sporadic large shade trees. These hillslopes display some of the values attributed to the wider Hillslopes Rural Zone. They provide a rural backdrop to nearby residential Abbotsford, particularly the area at the end of North Taieri Road and its surrounding streets. There is a predominance of natural features over human made features. Whilst some of the mature shelterbelts contain some views across the site, in general, these distinctly rural slopes are seen in the context of the wider, surrounding rural hillslope, which rise to the north.
90. The sites contain several farm buildings, includes dwellings and sheds. Nearby residential development consists of the General Residential 1 area at the end of North Taieri Road and its surrounding streets, which is largely contained to the flat to gently sloping areas southwest of RS14. More spacious rural residential development is located on the lower hillslopes on the eastern side of McMeakin Road, beneath Mount Grand.
91. The landscape proposal, which supports S228.003, includes a range of proposed land uses for various parts of the site, which fall within RS14. An area of Low Density Residential is proposed for the low hillslopes to the northwest of 25 McMeakin Road. A mixture of General Residential 1 and Low Density Residential development is proposed for higher parts of the hillslopes, approximately between 70m and 115 amsl. The proposal also includes extensive areas of proposed native revegetation planting with walkways and recreation and open parkland areas.
92. In general, it is considered that there will likely be at least moderate adverse effects on existing rural amenity values associated with the proposed low density residential and general residential areas proposed. These hillslopes are part of a wider contiguous area of rural zoned land which backdrops nearby residential parts of the Abbotsford Valley.
93. The visual amenity of nearby residents on Freeman Close will be adversely affected by low density residential development on the hillslopes directly to the north of their properties. At present these slopes, particularly those steeper slopes at the western end of the proposed Low Density residential area (Area 11 of the structure plan), form an enclosing pastoral backdrop and visual skyline as viewed from these residential properties, which typically have private outdoor areas oriented towards these slopes and the northerly aspect.

94. Whilst parts of the proposed low density residential area higher on the site (Area 3 on the structure plan) may not be highly prominent from surrounding publicly accessible locations, due to intervening topography or vegetation, they appear to be somewhat dislocated from nearby residential areas, which are almost exclusively contained to the low-lying, flat parts of the valley floor. If this structure plan is considered in isolation from (S302.002 and S298.001), which proposes General Residential 1 development across the neighbouring sites (55 and 25 McMeakin Road), residential development in this area would result in a satellite node of residential development in a large area of contiguous rural pastoral land. If considered alongside S302.002 and S298.001, the cumulative effect on rural character values of this large conversion of rural pastoral land to residential use would be considerable. Effects on existing rural character values are likely to be at least moderate when considered in isolation to S302.002 and S298.001 and high, if considered cumulatively alongside the conversion of over 17ha of rural land to residential use.
95. Whilst the proposed areas of revegetation and open parkland would enhance the existing natural character values of this area and provide a community asset, they are unlikely to offset the potential adverse effects on rural character of residential development across these rural hillslopes.
96. Areas more favourable for residential development, with less potential effects on rural and visual amenity values are likely to be the flatter parts of proposed Area 11 in the structure plan that supports S228.003, nearest 25 McMeaken Road, which will not be as prominent from exiting parts of Abbotsford Valley and will conform to the existing pattern of residential development on the flatter parts of the valley floor.
97. Submission 302.002 seeks the rezoning of over 15 ha of the rural hillslopes west of McMeakin Road. This property is currently surrounded by rural pastoral land to the west, north and east. Rural residential land is located opposite the site near the southern boundary along McMeakin Road. As discussed above, this site displays some of the values attributed to the wider Hillslopes Rural Zone. It is largely pastoral. A prominent shelterbelt is centrally located within this property and aligns southwest to northeast. The site also contains a scattered of mature shelter trees amongst the pastoral paddocks. A dwelling and various farm sheds are located in the southern parts of the site.
98. Conversion of such as large area of distinctly rural land, which is part of a largely contiguous area of rural or rural residential land, will have high adverse effects on existing rural character values. There will also be adverse visual amenity effects on nearby rural residential and residential properties associated with the loss of the open spatial characteristics and natural character of this area, which would result from General Residential development that could potentially involve the construction of 264 new dwellings across these hillslopes.
99. Adverse effects on visual amenity and rural character values are likely to be somewhat lower for both 25 McMeakin Road (S298.001) and 42 Lambert Street (S281.001). 25 McMeakin Road is a relatively small block of flat rural pastoral land immediately to the northeast of existing residential development. Residential development here would conform to the existing pattern of nearby residential development, which is restricted the flatter parts of the valley floor. It is not a highly prominent location as viewed from most nearby residential areas, including rural residential properties to the east. From the nearest rural residential properties to the east, it appears that primary views to the west, where not screened by intervening trees, would be over the top of this site.

100. Existing rural character values associated with 42 Lambert Street (S281.001) are not as high as the other sites within RS14, which are part of a large contiguous area of the surrounding rural hillslopes. This site occupies largely flat to gently sloping land between existing residential development within Abbotsford Valley and the Main South Railway Line. Existing landcover appears to comprise rough pasture, scattered exotic shade trees and some patches of gorse.
101. As a relatively long, irregular block of land, residential development on this site would be largely surrounded by other rural properties, so will not be particularly well integrated with the nearby residential area. Effects on wider surrounding rural character will be low-moderate, however, due to the relatively low visual quality of the site, which does not appear to be used for primary production, and the close proximity of the site to the railway corridor, sand mine and adjacent residential development. There will likely be some adverse visual amenity effects on a small number of nearby residents on Hyslop and Lambert Streets associated with residential development replacing the current open spatial character of this rural block of land.

RS154: 91 and 103 Formby Street – Rezoning from Rural to Township and Settlement

102. These sites are located on the southern side of Outram and have a combined area of 4.39 ha. The original reason for the rezoning rejection in the section 32 report was that the sites have high class soils and Hazard 2 (flood) overlays.
103. The submitter is proposing to rezone these sites to Township and Settlement. An approximate estimate of residential capacity for these sites, at Township and Settlement (1,000m²) density, would support approximately 31 dwellings.
104. Whilst at the edge of Outram, it is considered that the subject sites display attributes that are consistent with rural character values of the surrounding plains landscape. These sites are part of a broader patchwork of flat, pastoral land west of Outram. As described in Appendix 7.3 of the 2GP (Rural Character), this landscape conforms to a grid-like layout, where fence lines, shelterbelts and consequent land use activity have a distinguishing rectangular regularity. The subject sites are consistent with this pattern.
105. 103 Formby Street is framed by hedgerows along the Huntly Road boundary and the internal, western boundary. A tree-lined watercourse frames the northern boundary of 91 Formby Street. A strip residential development on Formby Street frames both properties to the east.
106. The eastern edge of Outram is currently well defined. A single row of residential development lines the entire western side of Formby Street. The small Formby Structure Plan mapped area is enclosed by the watercourse that also frames the northern boundary of 91 Formby Street. It is considered that this is a coherent and legible urban edge. The proposed rezoning would result in a substantial expansion of urban development for this small rural settlement into these distinctly rural sites, which are part of a broader, coherent pastoral landscape. It is considered that the proposed rezoning would have at least moderate adverse effects on existing rural character values, which are strongly linked to the consistent, grid-like pastoral character of the surrounding area.

RS175: 85 Formby Street – Rezoning from Rural to Township and Settlement

107. This site is located on the south side of Outram and is 6.13 ha in area. It is located immediately to the west of 91 and 103 Formby Street. The original reason for rejection in the section 32 report was that the site has high class soils and Hazard 2 (flood) overlays.
108. An approximate estimate of residential capacity for this site, at Township and Settlement (1,000m²) density would be approximately 43 dwellings. The submitter has also provided a higher density structure plan design for 85, 91 and 103 Formby Road, which comprises 133 sections at an average size of 509m²
109. This site shares similar characteristics to 91 and 103 Formby Street. It is a broadly rectangular pastoral block. A hedgerow lines the road boundary and boundary that this site shares with 91 and 103 Formby Street. A deer fence frames the western boundary. A tree lined watercourse forms the northern boundary. A dwelling and associated sheds are located at the northern end of the property.
110. Effects on existing rural pastoral character are very similar to those associated with RS154. However, in combination with the proposed rezoning of 91 and 103 Formby Streets, there would be cumulative effects associated with this broader conversion of rural pastoral land, which would result in either approximately 74 (at Town and Settlement density) or, as proposed in the submitters higher density structure plan, 133 residential sections spread across these sites. This rezoning would have at least moderate adverse effects on existing rural character values, which are strongly linked to the consistent, grid-like pastoral character of the surrounding area.