



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity Part 3 – Sites Proposed for Rezoning

Appendix D Supporting Information

July 2022

TABLE OF CONTENTS

1. Appendix D.1 – Evidence on Biodiversity
2. Appendix D.2 – Evidence on Hazards
3. Appendix D.3 – Evidence on Landscape
4. Appendix D.4 – Evidence on Transport
5. Appendix D.5 – Evidence on 3 Waters
6. Appendix D.6 – Evidence on Parks and Recreation
7. Appendix D.7 – Evidence on Research and Monitoring



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Part 3 – Sites Proposed for Rezoning

Appendix D.3

Evidence on Landscape

July 2022

BEFORE THE VARIATION 2 HEARING PANEL

IN THE MATTER

of the Resource Management
Act 1991

AND

Variation 2 to the proposed
Second Generation Dunedin City
District Plan (2GP)

STATEMENT OF EVIDENCE OF LUKE MCKINLAY FOR DUNEDIN CITY COUNCIL

Dated 06 July 2022

QUALIFICATIONS AND EXPERIENCE

1. My name is Luke McKinlay.
2. I am employed by the Dunedin City Council ("the Council") as an Urban Designer within the City Development team. In this role I am responsible for providing advice on landscape related Council policy and resource consents, and design input on Council owned property and assets. I have been employed by Dunedin City Council for over 5 years and have had over 15 years professional experience.
3. I hold a Bachelor of Science degree majoring in Ecology from Otago University and a Masters of Landscape Architecture degree from Lincoln University. I am a member of the New Zealand Institute of Landscape Architects (NZILA).
4. I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note. This evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE AND OVERVIEW

5. My evidence responds to submissions that relate to landscape, visual amenity, and rural character. My evidence also relates to assessing sites in relation to these matters.
6. My evidence is contained in two memos, one dated 24 March 2022, the other dated 14 April 2022.

CONCLUSION

7. It is my opinion that the information within these memos is correct.

DATED this 6th day of July 2022

Luke McKinlay
Urban Designer
City Development
Dunedin City Council

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.

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.

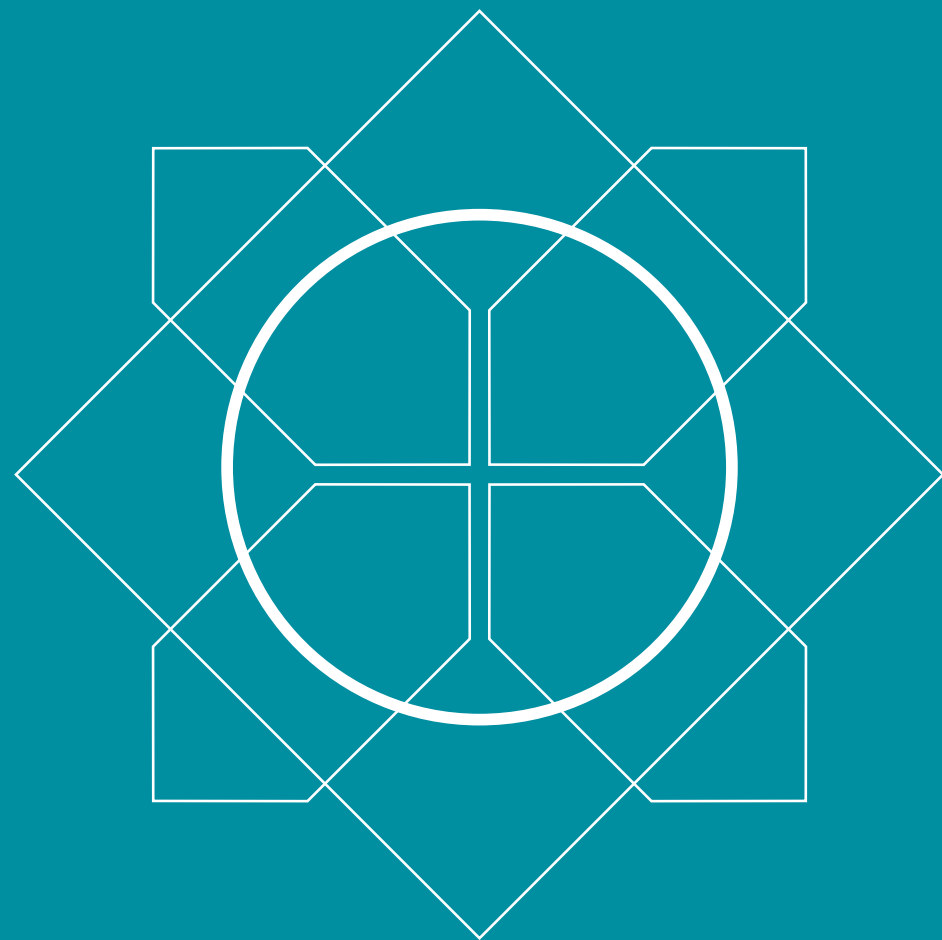
100. Existing rural character values associated with 42 Lambert Street (S281.001) are not as high as the other sites within RS14, which are part of a large contiguous area of the surrounding rural hillslopes. This site occupies largely flat to gently sloping land between existing residential development 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.



VARIATION 2 GREENFIELD REZONING / SITE PHOTOGRAPHS & MAPS

CONTENTS



GREENFIELD REZONING (DCC PROPOSED SITES) PHOTOS AND MAPS

- 1. GF01 & RS160: Part 155 and part 252 Scroggs Hill Road.
- 4. GF02 and GF02a: 201, 207, 211 Gladstone Road South
- 6. GF03: 16 Hare Road and 7 Kayforce Road
- 8. GF05 and GF05a: Parts 353 Main South Road, Fairfield
- 11. GF08: Part 19 Main South Road, Concord
- 13. GF10: 32 & 45 Honeystone Street and GF11 and GF11a: Wakari Road Area
- 16. GF12: 233 Signal Hill Road
- 18. GF14: 336 and 336A Portobello Road, The Cove



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



VL 7



VL 8



VL 9 - View from Bedford Parade



VL 10 - View from Brighton Road



Key

 View location point of photograph



VL 1 - Nearby Large Lot Residential 1 development on Gladstone Road South



VL 2 - Nearby Large Lot Residential 1 development on Gladstone Road South



VL 3 - View from west of the site on Gladstone Road South



VL 4 - View of 207 Gladstone Road South



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



Key

 View location point of photograph



VL 1 - XXX



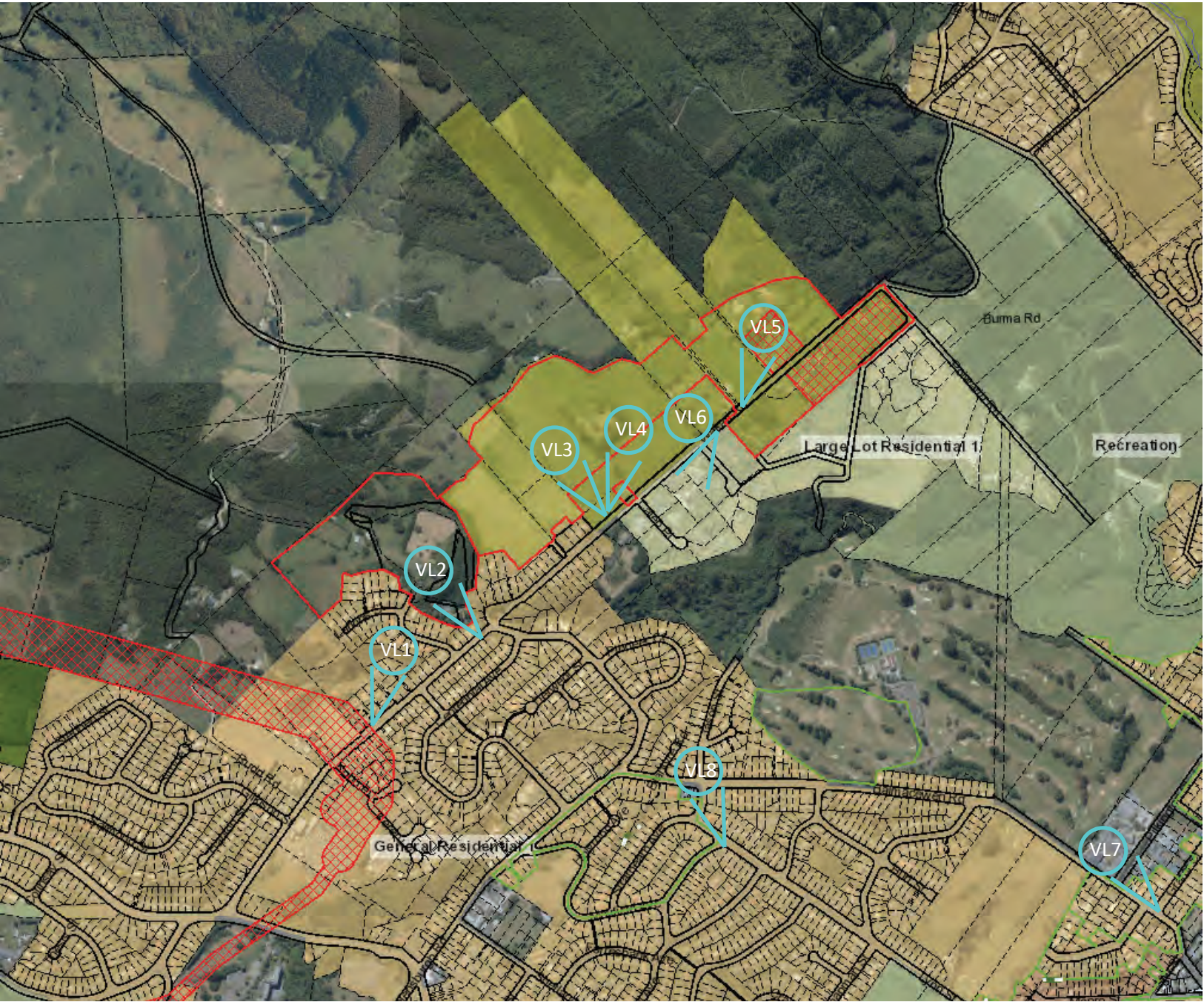
VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



VL 7 - View from Balmacewan Road



VL 8 - View from corner of Lynn Street and Mayfield Road



Key

View location point of photograph



VL 1



VL 2



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4 - View towards the site from Ravensbourne Road

For advice or information

Dunedin City Council

50 The Octagon

PO Box 5045, Dunedin 9054

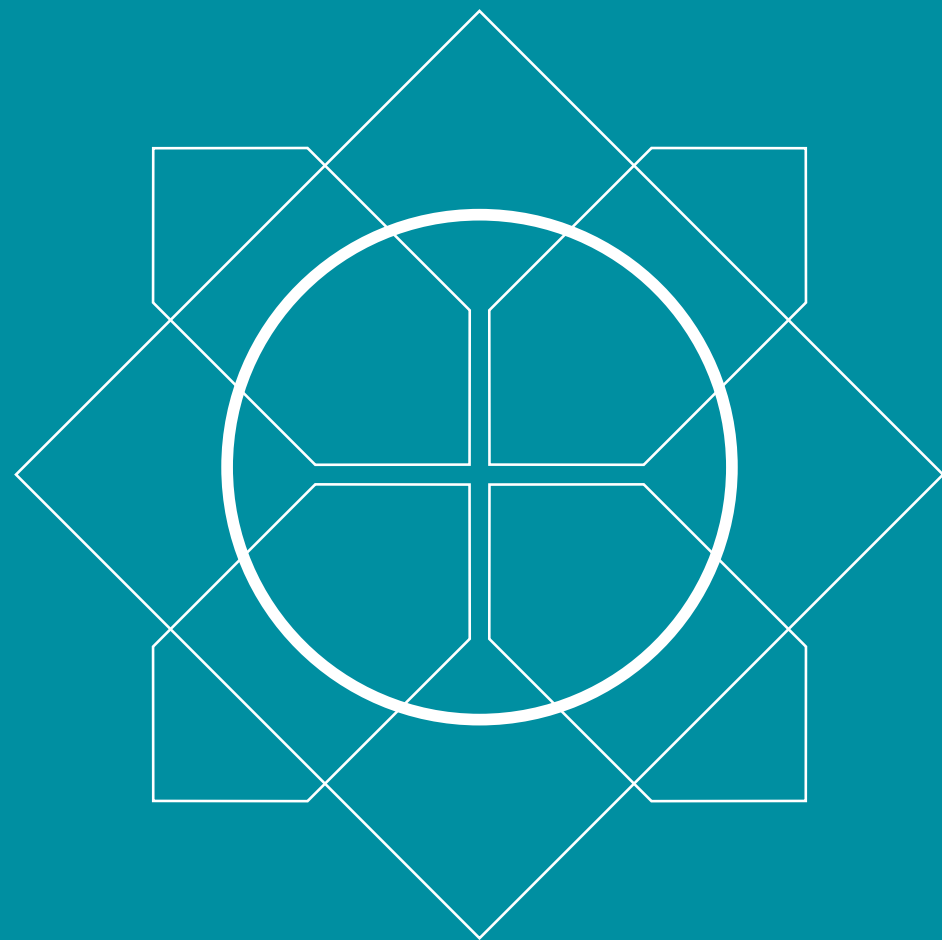
P 03 477 4000

E dcc@dcc.govt.nz

www.dunedin.govt.nz

 [DunedinCityCouncil](#)

 [DnCityCouncil](#)



VARIATION 2 GREENFIELD REZONING: REJECTED SITES/ SITE PHOTOGRAPHS & MAPS

CONTENTS



GREENFIELD REZONING (REJECTED SITES) PHOTOS AND MAPS

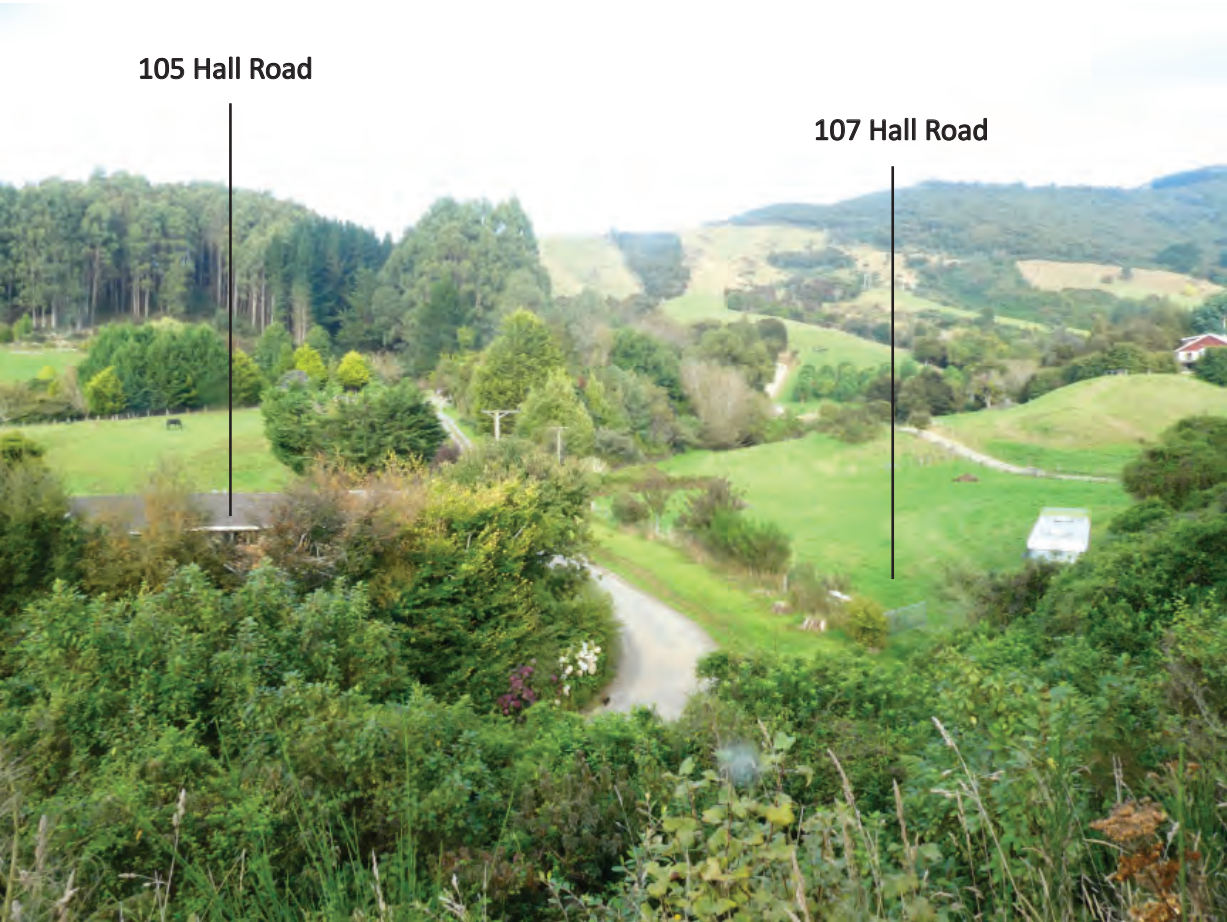
- 1. RS170: 103, 105, 107 Hall Road, Sawyers Bay
- 3. RS193: 177 Tomahawk Road
- 5. RS204: 21, 43, 55, 65, 75, 79, and 111 Chain Hills Road
- 8. RS161: 210 Signal Hill Road
- 11. RS110: 23 Sretlaw Place / 118 Brockville Road
- 13. RS176: 234/290 Malvern Street, Leith Valley
- 15. RS206, RS206a, RS77: Part 35 and 43 Watts Road, Part 109 North Road
- 17. RS171: 3 Brick Hill Road and 18 Noyna Road, Sawyers Bay
- 20. RS200: 489 East Taieri-Allanton Road
- 22. RS205: 761 Aramoana Road
- 24. RS169: 41 Emerson Street
- 26. RS14: Freeman Cl and Lambert St, Abbotsford
- 29. RS154: 91 and 103 Formby Street





Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key



View location point of photograph



VL 1



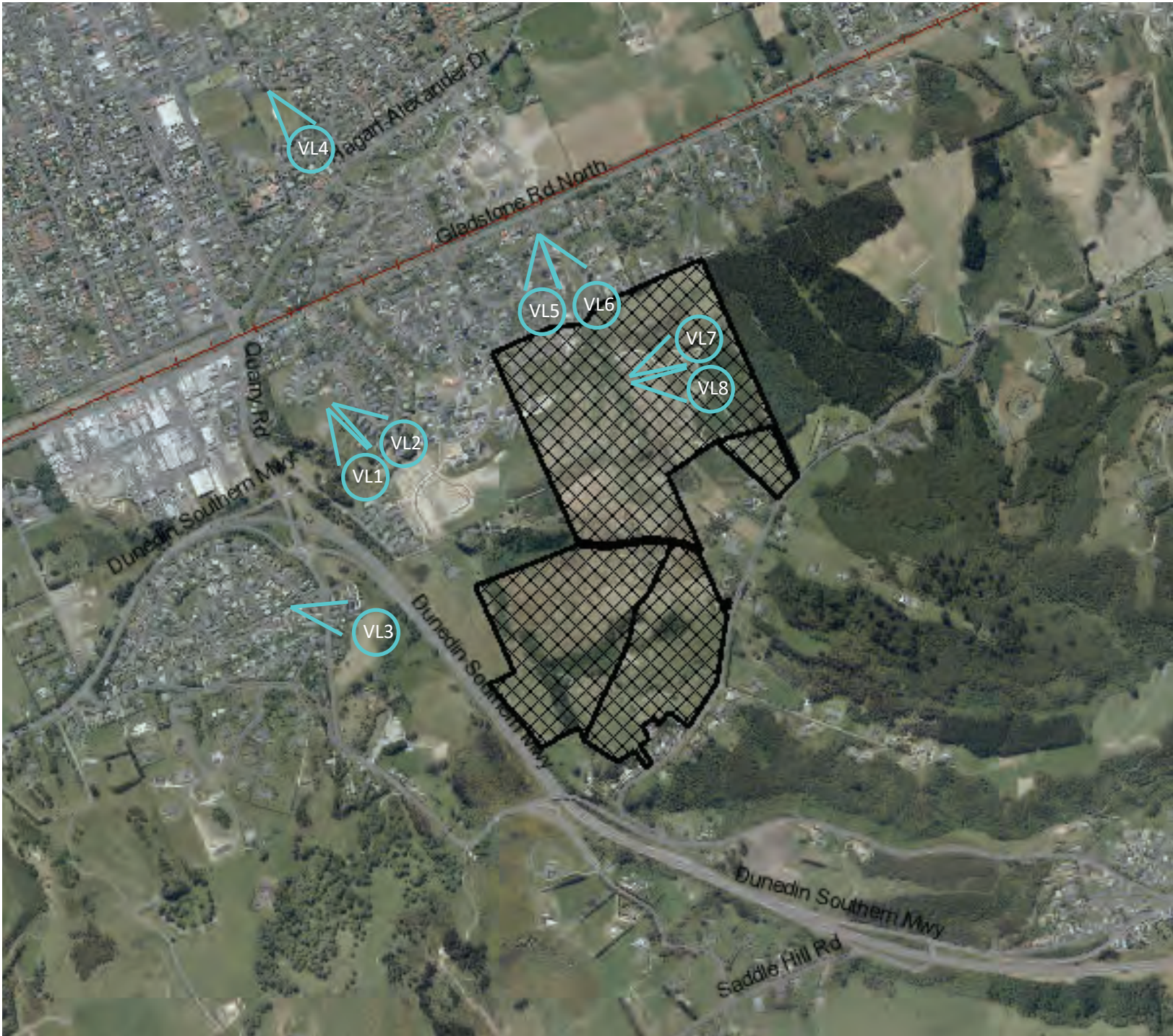
VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



VL 7



VL 8



Key

 View location point of photograph



VL 1: View towards site from Barclay St. Pine Hill.



VL 2: View towards site from Gardens Sports Ground.



VL 3: View towards site from Prospect Park.



VL 4: View towards site from Park Street.



VL 5



VL 6



VL 7



VL 8



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key



View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



VL 7



VL 8 : View towards site from Shandon Street, Roseneath.



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key



View location point of photograph



VL 1



VL 2



VL 3



VL 4

RS169: 41 EMERSON STREET



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5



VL 6



VL 7



VL 8



Key

 View location point of photograph



VL 1



VL 2



VL 3



VL 4



VL 5 - Dwelling opposite the site



VL 6: View south-west along Huntly Road, adjacent to site.

For advice or information

Dunedin City Council
50 The Octagon
PO Box 5045, Dunedin 9054
P 03 477 4000
E dcc@dcc.govt.nz
www.dunedin.govt.nz
 [DunedinCityCouncil](#)
 [DnCityCouncil](#)