

Statement by Rennie Logan for Gladstone Family Trust

2GP Variation Greenfields – Introductory speech Logan Land.

Good Afternoon, my name is Rennie Logan and I am here representing Gladstone Family Trust, the submitter and owners of the subject land.

I would like to give a brief history and vision for the land.

History

The land has been in the family for about 60 years – for context, from about the time Momona Airport was built and about 10 years before the Allanton Flood Free was built. The land has been improved from Gorse to fenced pasture supporting about 250 stock units. Much of the land is too steep for cultivation, however there are flat areas and spurs of mild slope suitable for housing. Most gullies have been cleared of gorse and left predominantly in native Kanuka to keep a bush feel.

I have seen a 1952 photo of a string of houses at the start of Chain Hills Rd that remain today at the south end of the property. Newer homes have been added to the string and also to the north end of the property. Since we have owned the property the highway has been built with the overpass serving Chain Hills Rd. To give further context to the ownership, it was under the jurisdiction of Taieri County Council then Silverpeaks and now Dunedin City. The zoning changed from as low as 2 acre blocks to 10 acres then out to 15 ha, although given the various administration changes, the document trail as to why block sizes were changed is hard to identify.

During his time in Mosgiel my father was deputy Mayor for 15 yrs and it was a long held view that Mosgiel's residential growth would extend from the flat up the hills and towards Dunedin. This has come to reality with development of Mosgiel Junction in the 60's, Kinmont 70's and 80's, plus the adjacent Braeside; and more lately Gladstone Oaks, Heathfield, and Gladstone Heights on the lower slopes of Chain Hills. The recent rezoning for low density residential above Gladstone Heights extending up to neighbouring lifestyle properties that front Chain Hills Rd, reinforces the fact that

housing has and is becoming a more visible feature on the mid-slopes facing Mosgiel, much like Kinmont and Braeside.

The subject land is now not only a backdrop to Mosgiel but is increasingly becoming part of Mosgiel's residential space.

Development of the Structure Plan

Given this change and the marginal nature of farming the land, we wanted a comprehensive plan for the overall property into the future and have taken the 'structure plan' approach to guide best land use. Grazing of the marginal soils is not sustainable, nor is conversion to forestry given the fire risk, proximity to houses, and harvest slash mess visible for years.

Our vision here is for diverse mixed residential and rural use as determined by the best use of land.

There is demand for housing of various densities and budgets.

Two Distinct Areas

I will present the site as two distinct areas – southern first: i.e., motorway across to Chain Hills Rd; then northern, adjacent to Gladstone Heights.

Southern Land

Flat to gently sloping land is appropriate for higher density housing with convenient access and services– for example along Chain Hills Rd on the spurs and mild slopes where access and building platforms are feasible. Below that lower density large lot residential akin to lifestyle is appropriate, with space for self-sufficient services. The steeper slopes will be retired by being made 'no build' pasture and bush areas, with the gullies also retired, but put into native planting coordinated with the existing stands of Kanuka.

With the extensive planting and no build areas proposed, the end result would be a bush and pasture belt, sweeping across the mid-slopes from the highway boundary to the northern boundary

at 121 Chain Hills Rd. We are therefore NOT proposing a swathe of houses on the hill mid-slopes as could be interpreted from the zoning. Houses on the mid slopes would be in a cluster set against bush and pasture on the central spur and in a cluster below the motorway. They would all be on large blocks suitable for residential lifestyle type activity.

Houses along Chain Hills Rd would be above the bush and pasture belt, similar to the bush belt break in parts of Dunedin. A variety of home styles is envisaged as appropriate for the smaller and larger Lots and different stages of life. Services to these lots can be extended from Gladstone Heights and there is an option for a link road.

I accept that this is a significant change for the residents along Chain Hills Rd, but more to do with activity, coming and going, than loss of views. The higher density is partly opposite vacant road frontage. The housing is on land below the road so overlooking rather than blocking of views is the direct effect on a few. In the mid distance on the mid slopes, the presence of two clusters of houses within bush and pasture, will change the view, but views will not be obstructed.

Regarding the density, there is a demand for smaller block sizes from young people with limited budgets. Why shouldn't those folk have access to affordable sections with views?

The visible change from a Mosgiel perspective is an infill of houses along the ridge, a cluster of homes on the central spur surrounded by bush and pasture, and a cluster by the highway. Another significant change will be to the biodiversity of the hill side from expansion of native bush through the mid slope area, and connectivity to Chain Hills Rd by a walking track and possibly a road.

Northern Land

For the northern end of the land we propose development similar in density and services to Gladstone Heights, in two of the three areas proposed- limited to an adjacent spur flanked by a reserve and farm land, plus a knob above Gladstone View. In addition there is a third area of higher density on the flat for a cluster of smaller homes.

I do not consider the changes in these areas to be unexpected or unreasonable for affected persons given the extensive development in the general area over recent times, of which some now have the benefit. The spur development will be visible from Mosgiel but in keeping with the adjacent Gladstone Heights. The knob is set back from direct view of most of Mosgiel and the small cluster on the flat is barely visible only from the frontage to Pinfold Place. The balance land of this area will remain Hill Slopes-Rural.

In closing, a comprehensive structure plan for the best use of the land has been presented. Residential schemes for each proposed zone are mapped out with indicative lots, roads and services, so that an early and reasonable understanding of intent can be seen for affected parties. There is an option for a link road between Gladstone Rd North and Chain Hills Rd; there is new biodiversity, use of no-build areas, a reserve, and connectivity through walking tracks.

This is a large tract of land in one ownership presenting an opportunity through rezoning for the land to change in part to a residential asset for the City but also to remain in bulk as an amenity backdrop to Mosgiel.