

**Before a Panel Appointed by the
Dunedin City Council**

Under the Resource Management Act 1991 (**RMA**)

In the Matter of Hearing 4 of the Proposed Variation 2 (Additional
Housing Capacity) of the Second Generation Dunedin
District Plan – Appeals Version (**2GP**)

By **Ross McLeary**

And

By **COF Limited**

And

By **Scroggs Hill Farm Limited**

Response to Further Information Request from Panel
on behalf of:

Ross McLeary, COF Limited, Scroggs Hill Farm Limited
(Submission 249 – GF01, Requested Site 160)

Dated 13th September 2022

Further Information Request:

1. During the hearing on these matters the Panel requested a brief statement from the submitters regarding: (a) the differences in notified zoning and what is sought; (b) how urban design controls can be utilised; and (c) application of an RTZ.
2. GF01 was notified as *Large Lot Residential 1*. In their submission 249, the submitters sought *Township & Settlement* zoning for GF01. In the submission the submitters also sought in relation to RS 160 a mixture of *Township & Settlement*, *Large Lot Residential 1* and *Large Lot Residential 2* with an area to be zoned *Reserve*, all as per the structure plan attached to submission 249¹.
3. As discussed at the hearing, the evidence focused on retaining GFO1 as notified (*Large Lot Residential 1*). This is because there is little in the way of impediments to rezoning GF01 *Large Lot Residential 1* as resulting allotments can be self-serviced with respect to both potable water and wastewater. There will be requirements for a pedestrian footpath between GF01 and the existing urban boundary of Brighton and the inclusion of urban design controls as structure plan performance standards. The transportation network can absorb the traffic movements associated with rezoning GF01 *Large Lot Residential 1*.
4. The urban design controls (included within the submission and listed at page 51 of the s42a report under the heading 'Effects on Rural Amenity') would be included by way of performance standards attaching to the structure plan mapped area with compliance achieved via activity status. There would also be performance standards attaching to the structure plan which require:
 - provision of geotechnical report at the time of application for subdivision consent resulting in residential development;
 - provision of stormwater management plan at the time of application for subdivision consent resulting in residential development;
 - provision of integrated traffic assessment at the time of application for subdivision consent resulting in residential development;
 - the identification of building platforms within each lot at the time of application for subdivision consent resulting in residential development which will allow for future intensification of the rezoned site;

¹ Structure plan included with submission 249 appended at Appendix 1 for ease of convenience.

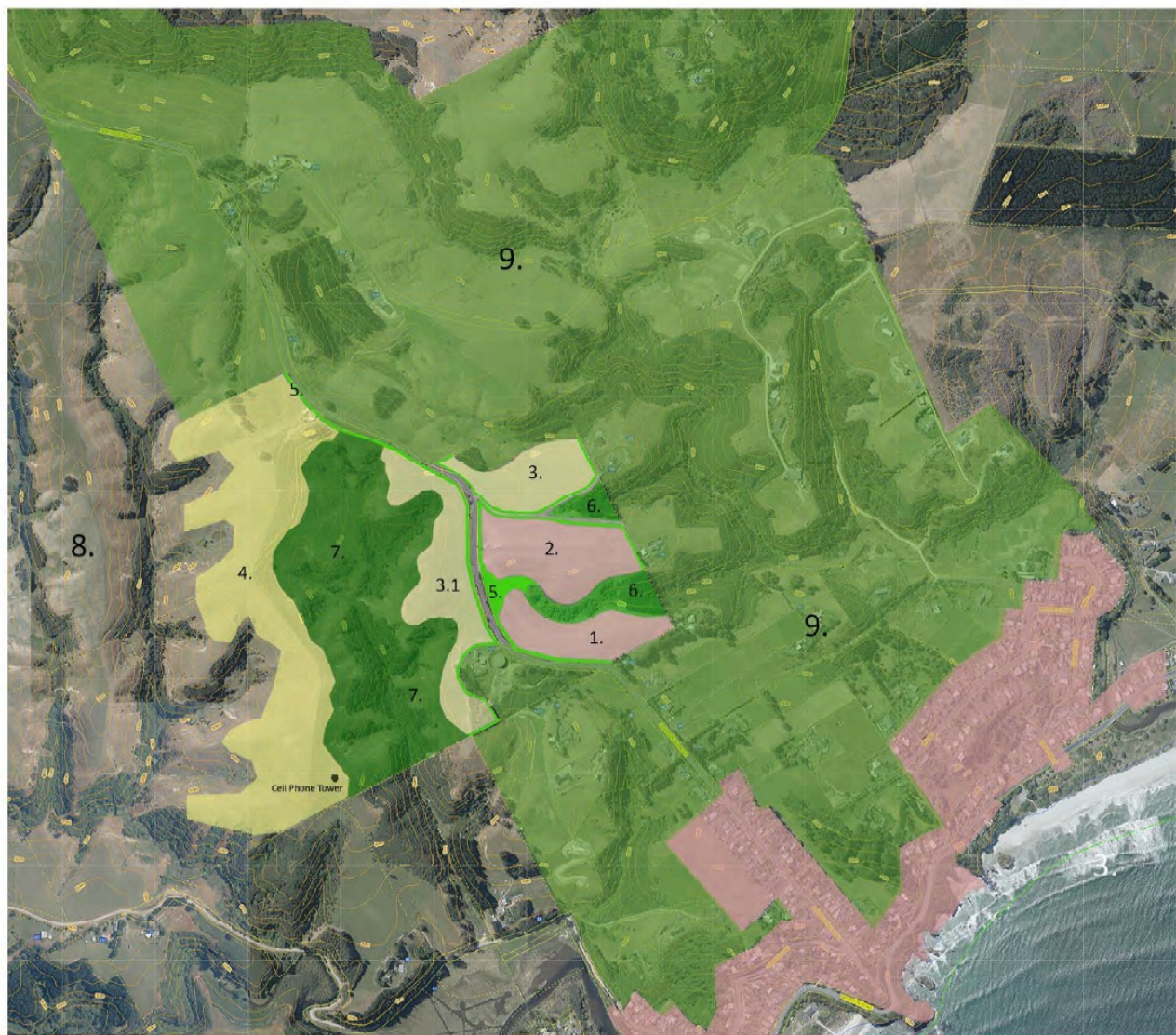
- landscape treatment with respect to the road boundaries, site access and gullies; and
 - formation of the pedestrian access along Scroggs Hill Road.
5. The Chair directed attention to the reporting planner's statement at page 51 of the s42a report wherein he states: *"I note that the submitter has provided a landscape assessment as part of their submission. This assessment identifies a number of proposed development conditions that would apply to the various sub-areas of the site (noting that the landscape assessment covers both GF01 and RS 160). These conditions cover all of the mitigation measures outlined above.*
- I note that if the Panel decides to rezone the site and considers that these mitigation measures are critical for rezoning to occur, they should be included within a structure plan for the site. I note that both landscape architects support them.*
- However, as discussed in section 4.4, this is not straightforward, as there is currently no policy support in the plan for urban design controls to manage the effects of residential development on rural landscape values. A new policy would have to be drafted, against which an assessment of any contravention of these standards could be assessed. If the Panel wishes to do this, further advice on appropriate wording could be provided."*
6. The urban design control performance standards will have an activity status. Assessment guidance can be included with the performance standard attaching to the structure plan in relation to that activity status. Like other structure plan mapped areas, no new policies need to be included, or if found to be absolutely necessary these would be included with the structure plan performance standards rather than the general policy framework. This is because these policies would be specific to this rezone site.
7. As discussed at the hearing, a *Residential Transition Overlay Zone* could be applied to RS 160, either in full or in part, with the trigger for release being the infrastructure upgrades required for the wider transportation network being safety upgrades to Scroggs Hill Road (including intersection with Brighton Road), and Seaview Road (including the intersection with McIntosh Road) as detailed in the s42a report at page 51.

Dated this 13th day of September 2022.

A handwritten signature in blue ink, appearing to read 'ERT', with a long horizontal flourish extending to the right.

Emma Rayner Peters (BA (First Class Honours), MA (Distinction), LLB)

Appendix 1: Landscape Structure Plan Included with Submission 249.



legend

1. Township & Settlement - 500 - 750m²
2. Township & Settlement - 1000m²
3. Large Lot Residential 1 - 2000m²
- 3.1 Large Lot Residential 1 - 2000m²
4. Large Lot Residential 2 - 3500m²
5. Environmental enhancement 10m setback:
 - external road boundaries
 - Area 2 and Area 3 access road
 - native tree and shrub planting (Scroggs Hill Rd)
 - grass verge, tracks and tree planting (Area 2/3)
 - cycling track (Scroggs Hill Rd - east side)
6. Conservation and biodiversity:
 - preservation and enhancement of existing native vegetation resources - to be vested in Council or placed in QE II trust covenant, or Area of Significant Biodiversity Value.
7. Recreation zone:
 - land to be vested in Council
 - provision for parking
 - walking track link to Otokai Creek (future)
8. Rural Zone
9. Rural Residential 1 (2GP)

0 500m approx.