



4 August 2022

The Variation 2 Officer
Dunedin City Council
PO Box 5045
Dunedin

**RESPONSE TO VARIATION 2 s42A REPORT
GF 03 (HARE ROAD)
SUBMITTER: STEWART MERVYN CAMPBELL**

Attached:

- Evidence on flooding potential (Flood Sense Ltd)

Please find below, the submitter's response to the s42A recommendations that relate to this greenfields site.

Background

The subject site, being GF 03 at 16 Hare Road, is a 3.38ha property that is currently zoned Rural Residential 1. The land contains two dwellings, a large pasture area and infrastructure associated with largely disestablished equine activities. Residential Development has been previously envisaged under the Silverpeaks District Scheme, and it appears that 3-Waters infrastructure for servicing this land, when residential, was constructed in the Hare Road carriageway by the Borough Council. This historical residential development potential was later extinguished by the 'Operative' District Plan, which changed the zoning of the property to Rural Residential 1. A current proposal to separate the two dwellings on the site from the balance of the land, and to create an additional rural-residential building platform, remains frustrated at the Resource Consent stage.

Transportation Matters

While no expert evidence is being supplied by the submitter in respect to transportation matters, the submitter considers the information below to be relevant.

We have, in conjunction with the submitter, reviewed the evidence by Council's Transportation department contained in the s42a report. We concur with the findings of this report, in terms of the conclusions reached and the proposed upgrades in terms of safety improvements. We note that 'no discussions have been carried out with the adjoining owner, and as such the potential for a road connection as discussed in paragraph 62 of the s42a report, is largely unknown. Overall, it appears that relatively straightforward traffic engineering solutions exist for resolving both the present and future traffic issues for the roading network in this location.

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Landscape Matters

While no expert evidence is being supplied by the submitter in respect to landscape matters, the submitter considers the information below to be relevant.

We have reviewed the landscape evidence that it discussed in the s42a report (which draws heavily on the s32 report). The description of the property and the assessment of effects which could be reasonably anticipated under a Township and Settlement Zoning are, in our view, accurate and reasonable. We agree that the development will appear to be a logical extension to the township, and that urban development at this location 'will have low effects on the character of the wider surrounding area'.

3-Waters Matters

While no expert evidence is being supplied by the submitter in respect to 3-waters matters, the submitter considers the information below to be relevant.

The 3-Waters evidence in the s42a report reiterates the findings in the earlier s32 report. This notes that a minor network extension would be required (at the developer's expense) to connect the existing 3-waters infrastructure to the new residential sites. It also records that utility upgrades in the wider network are budgeted for in the 10 year plan. Council has proposed that a New Development Mapped Area overlay will be applied to the site, which will provide a framework of rules to appropriately manage the design and implementation of new infrastructure.

Water Supply

The property is located within the existing water supply boundary. A 100mm dia watermain extends to the end of the existing Hare Road formation, near the boundary of the subject property. It appears that the intent at the time of construction, was for this watermain to extend into the subject site to service additional housing resource (given that it appears the final section of the existing pipe is underutilised).

Wastewater Disposal

The site is serviced by an existing 150mm dia DCC foul sewer. This appears to have the same construction date as the watermain. This foul sewer extends to the property boundary and once again its alignment suggests that an extension into the site was anticipated at some point in time.

Stormwater Management

Like much of Ocean View, it is envisaged that Taylors Creek would be used for stormwater disposal. This appears to be perfectly feasible. Council has proposed that a New Development Mapped Area overlay will be applied to the site, which will require the appropriate assessment and design of new stormwater infrastructure.

Hazards Matters

Flooding

Please find the attached expert evidence report from Flood Sense Ltd, which responds to the potential for flood issues on this site, as noted in the s42A report.

In terms of Hazards, the property was originally considered to exhibit a low hazard profile. However, following the receipt of a further submission that provided specific concerns relating to flooding, a 'medium' natural hazard risk was seen as appropriate. This information does sit comfortably with either the owner's lengthy knowledge of the property or the 3-Waters reporting. To further investigate this, the original submitter has commissioned Neil Johnstone of Flood Sense Ltd to assess the functioning of the watercourse and the degree of flood risk and the effects of climate change.

Mr Johnstone's report is attached. This investigation concludes that there is no significant flood risk on the site, and that relatively straightforward engineering solutions exist to both improve the performance of the existing watercourse and to decrease the risk of stormwater related hazards. Consequently, the submitter disagrees with Council's statement in the s42a report that 'it is likely that hazard mitigation will require extensive earthworks to develop the lower lying land within this site, in order to appropriately mitigate the risk from the stormwater and flooding hazards present'. Mr Johnstone has not identified a need for extensive earthworks to mitigate the low risk associated with stormwater in this locality.

Geotechnical

While no expert evidence is being supplied by the submitter in respect to geotechnical matters, the submitter considers the information below to be relevant.

The s42a report notes that the soils on the site are relatively young, and that specific foundation design may be required. However, it is further noted that this situation is no different than that of many other locations along Hare Rd, and that these areas are generally able to be managed using suitable engineering design processes. We agree that it is inappropriate to develop the steeper portions of the site without further geotechnical investigation, however, only a relatively small part of the site is on or immediately adjacent to steep terrain. Overall, it is our view that the bulk of the land will be able to be developed for new housing, with suitable consideration of geotechnical matters at the time of resource consent.

Structure Plan

None provided.

Planning Matters

Council's policy planner has considered that overall, a rezoning of the site into the Township and Settlement Zone is consistent with Policy 2.6.2.1.

Having carefully considered Policy 2.6.2.1, the Council's s42a evidence, and the information provided in this document assessment document, we continue to believe that rezoning the property into the Township and Settlement Zone is appropriate.

With the exception of the flood hazard reporting, we agree with Council's conclusions.

Yours faithfully

PATERSON PITTS GROUP



Kurt Bowen

Registered Professional Surveyor