BEFORE THE COMMISSIONERS
APPOINTED BY THE DUNEDIN CITY COUNCIL

IN THE MATTER	of the Resource Management Act 1991 (the **Act**)
AND	Variation 2 to the Dunedin City Council Second Generation District Plan (**Variation 2**)
BETWEEN	**GTJM PROPERTY LIMITED**
	Submitter (OS263)
AND	**DUNEDIN CITY COUNCIL**
	Territorial Authority

BRIEF OF EVIDENCE OF JOE MORRISON

DATED 5 AUGUST 2022

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BREIF OF EVIDENCE OF JOE MORRISON

INTRODUCTION

1. My name is Joe Morrison. I am a shareholder (and Director) of GTJM Property Limited, along with my partner, Gill.

2. I am the CEO and Founder of The Tarn Group, a Dunedin based software company that specialises in video analysis and online education technology. Gill is the Managing Director and Founder of Education Technology Ltd a Dunedin based company that creates online numeracy and literacy resources for the Ministry of Education and The Tertiary Education Commission.

3. We first saw the site at 336 Portobello Road in 2012 when Graeme (Gill's brother) purchased the property at 340 Portobello Rd. When 336 came up for sale it was on the market for more than a year before we entered into an agreement to purchase the site in October 2019. The agreement included an extended period for due diligence that allowed us to do an initial Geotech assessment and confirm the right to build a new house etc. We finalised the purchase of the site in September 2020.

4. Gill and I currently live on a 15Ha site on Saddle Hill that we built on in 2007. We have planted in excess of 3,000 natives and retired some of the steeper, slip prone gullies. We love the site and the views but there are some drawbacks. The major reasons we want to move to 336 Portobello Road are:

   (a) We can access the Peninsular paths to walk and cycle as part of our daily routines.

   (b) We are on a bus route so we can get to town.

   (c) Gill's three children live in Dunedin as do our 8 granddaughters. It will be easy for our granddaughters to get a bus to come and visit us.

(d) When we are retired we will have a community of people around us that we can interact with.

(e) The opportunity to build another new house.

5. We intend to build a home on the site in the near future. We have engaged an architect and are at the stage of final detailed drawings. We hope to submit the plans to council in August and begin building in November. Over the past year we have re-fenced 3 of the 4 boundaries cleared all the gorse, demolished the old house and installed three 30,000l tanks that will be the basis for the new water scheme. We are in the process of clearing piles of slash left behind from previous tree felling and establishing a suitable one lane access road through our property to our building site.

6. In 2021 we were approached by a representative of the Otago Peninsular Biodiversity Group (OPBG) and asked if they could put a predator free fence along our part of our southern boundary and down our entire eastern boundary. We were enthusiastic to assist with their endeavours to make the Otago Peninsula pest free. Unfortunately, some neighbours objected to the fence on the boundary so we ensured that it could be established by maintaining the existing fence on our eastern boundary and moving the new predator fence 2 metes within our property.

REZONING PROPOSAL

7. As part of the due diligence, we conducted before we finalised the purchase of the land we spoke to Maaike Duncan, a surveyor at Terramark. She submitted the lower portion of the land for consideration for rezoning to Township and Settlement as part of the DCC public consultation process in advance of 2GP variation 2 (urban land supply). This was in November 2019.

8. We are supportive of the proposed rezoning and given it was identified by the Council as part of variation 2 we had the confidence to undertake more detailed investigation work to see what was likely to be possible assuming the rezoning was successful.

EVOLUTION OF THE PROPOSAL

9. When we saw the area of the site that Council indicated for rezoning, we began investigating our options. We engaged Terramark and Chris Adams to assist us. This work involved:

   (a) Initial concept scheme plan (which identified the potential to develop 12 Lots);

   (b) Investigation into the availability of:

      (i) Water supply.

      (ii) Wastewater connections.

      (iii) Stormwater management.

      (iv) Electricity Supply.

   (c) Geotechnical input to determine whether the site had any 'showstoppers' from a construction point of view.

   (d) Transportation given the current state of Weller Street.

   (e) Landscape considerations.

10. Over the last 2 years we have progressively been able to 'tick off' these various matters.

11. Our investigations have also revealed issues associated with boundary misalignments, encroaching buildings and water supply which will need to be addressed. These need to be resolved irrespective of the rezoning, although a future subdivision provides an obvious opportunity to address some of these matters for everyone's benefit.

12. Earlier this year we became aware of the change to the location of SNL boundary on our site and revised the concept scheme plan accordingly. The working concept plan is currently to develop up to 9 Lots with one large balance lot. I note that the alignment of the zone boundary to avoid the SNL as identified in the section 42A report is

accepted by us, we had anticipated a change along these lines and have already adapted out concept plan to accommodate it.

13. The balance lot will be owned by us and we are intending to undertake some biodiversity enhancement works in line with the recommendations we received from Vivian and Espie. It is our intention is to make this area available for use by residents. For the panel's information I have attached at Appendix A a copy of the report we obtained from Vivian and Espie regarding landscape matters. We intend to adopt their recommendations regarding the treatment of the balance lot if the subdivision proceeds.

14. In 2020 some preliminary conversations took place with Council regarding transport matters and lead us to undertake some more detailed assessment and design work to ensure their various questions could be answered. This is covered in more detail in the evidence of Grace Ryan.

15. The current Weller Street formation is obviously sub-optimal from a safety point of view. There are also some clear constraints due to existing buildings within road reserve (333 Portobello Road), large Gum trees on the seaward bank that some existing residents wish to retain. Our instructions to GHD have been to see what is possible within those constraints, knowing that a better outcome may be achievable if they were to be removed.

16. The outcome of that work shows that a really good outcome can be achieved within the various existing constraints.

17. We provided the more detailed work to the Council in June this year but understand that staff did not have the capacity to review it prior to the preparation of the section 42A report for this hearing.

18. I also attach at Appendix B a copy of the Three Waters report that we had prepared by Fluent which addresses the feasibility of providing water supply, wastewater and stormwater infrastructure for the proposed development. This report has not been updated in light of the amended zone boundaries but given that the number of lots has

reduced it was not considered necessary at this stage. We expect that more detailed work will be done in support of a resource consent application in the event the rezoning is successful.

CONSULTATION WITH NEIGHBOURS

19. In light of the submissions received against the proposed rezoning we have undertaken to provide as much information to our neighbours as possible. On the 9 March 2022 we wrote to them all setting out where our investigations had got to and providing them with a copy of all the technical information that we had gathered to date. We invited them to attend an initial meeting on 23 March 2022 (via Zoom due to Covid) to provide an opportunity to discuss the proposal, answer questions and hear what concerns they had.

20. I have also had numerous onsite meetings with various neighbours where I have been able to provide detailed walk throughs of the roading solution, running string lines and marking up the site with dazzle to help translate the information on the plans to the ground.

21. From my perspective these discussions were really useful as I felt we were able to address a number of the concerns people had. I am glad that we have been able to achieve an agreement with Joan Wilson that, amongst other things, has resulted in her boundary issues being resolved and she has been happy to withdraw her objection to the re-zoning. Unfortunately, it has not resulted in all the neighbours withdrawing their opposition, but I understand their reasons for wanting an opportunity to discuss their concerns at this hearing, although I do believe that we have been able to demonstrate how the issues they have raised will be resolved and managed through the subsequent consent processes.

CONCLUSION

22. Given the extensive investigations we have undertaken I am confident that we will enhance the area for new residents and existing neighbours alike. The peninsula is a beautiful place to live and our proposal will provide some sought after building opportunities for others.

23. Finally, I'd like to reiterate that we will be living in the subdivision and as such want it to be the best environment possible. We have done everything within our power, and at considerable personal expense, to listen to and address the concerns of the current residents. We genuinely believe that the rezoning and subsequent subdivision will result in nine new quality building sites and that there will be significant benefits to the current residents as a result of the overall upgrade of the environment and infrastructure.

Dated: 5 August 2022

Joe Morrison

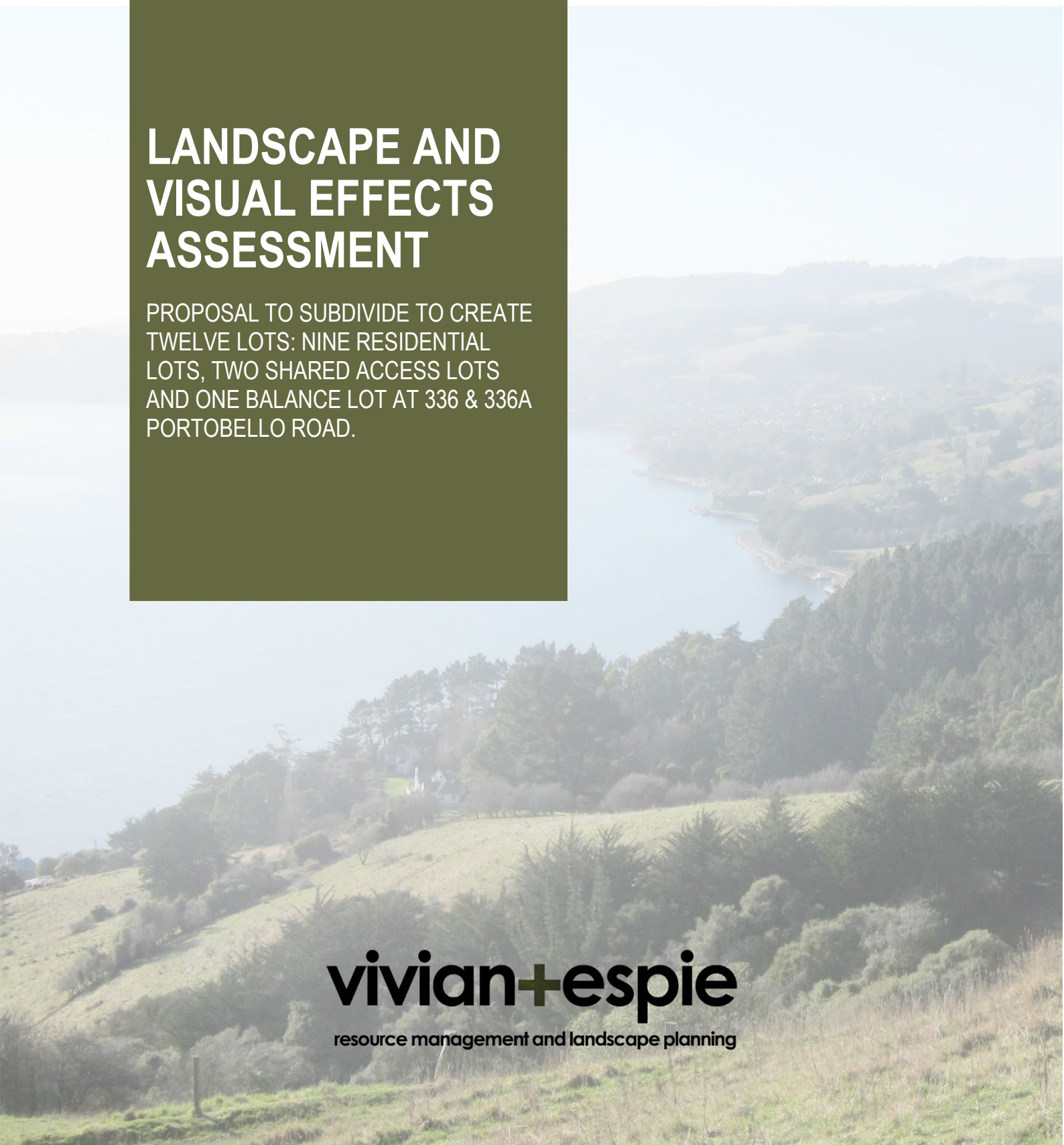
GTJM Property Limited

APPENDIX A
LANDSCAPE ASSESSMENT FROM VIVIAN AND ESPIE

PREPARED FOR GTJM PROPERTY LTD
22 FEBRUARY 2022
J1783

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO SUBDIVIDE TO CREATE TWELVE LOTS: NINE RESIDENTIAL LOTS, TWO SHARED ACCESS LOTS AND ONE BALANCE LOT AT 336 & 336A PORTOBELLO ROAD.



vivian+espie
resource management and landscape planning

INTRODUCTION & DESCRIPTION OF THE PROPOSAL

1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to subdivide the site at 336 and 336a Portobello Road, the Cove (the site). The site is legally described as Lots 22 & 25 DP 5628 & Pt Section 45 - 46 Upper Harbour East Survey District. The site is 7.3Ha in size.

2 The details of the proposed activities are set out in the resource consent application and its various appendices. I will not repeat that detail here, other than to make the following summary points that are relevant to an assessment of landscape issues.

- The proposal is for a 12 Lot subdivision that will comprise nine residential allotments ranging in size from 545m^2 to 935m^2, two shared access lots and one balance lot.
- The proposed balance lot (Lot 10) is 6.3ha and entirely within the Inner Peninsula Bays, Significant Natural Landscape (SNL), pursuant to the Dunedin City Second Generation District Plan (**2GP**)
- A small part of the residential Lots 4, 5, 6, 7, & 8 is within the SNL. Building platforms have been identified on each lot, outside the SNL. No buildings are enabled within the SNL.
- With regard to landscape treatment within the SNL, it is recommended that a condition of consent would require a landscape management plan to be submitted and approved in order to achieve the following:
    - The gullies are revegetated in appropriate species native to the Otago Peninsula.
    - The remainder of the SNL within the site is retained as open pastoral land.
    - Invasive exotic species on the site are effectively managed so as to be eradicated in the long term.
    - Native vegetation shall be established to provide effective screening of any future water tanks within the SNL from outside the site.

METHODOLOGY

3 The methodology for this assessment has been guided by:

- The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines[1]
- The New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note[2]
- The landscape assessment guidance of the Quality Planning Resource[3].
- The landscape-related provisions of the 2GP.

4 When describing effects, I will use the hierarchy of adjectives given in the top row of the table below. The bottom row shows how the adjectives that I use can be related to specific wording within the RMA[4].

very low	low	low-mod	moderate	mod-high	high	very high
less than minor	minor		more than minor		significant	

5 The site is located on the hillside of the Otago Peninsula overlooking the Otago Harbour. The upper section of the site is located within the Inner Peninsula Bay SNL. The values of this SNL that are to be protected have been identified in Appendix A3.3.5 of the 2GP. I have listed the identified values in the relevant sections below.

Physical Attributes[5]

6 The site is on the Otago Peninsula, a relatively steep, rugged landform, shaped by historic volcanic activity. The peninsula flanks the southern edge of the Otago Harbour to the north and the Pacific Ocean to the south. The peninsula is a relatively natural in terms of landscape character, comprising primarily pastoral land cover with pockets of remnant native vegetation. Several small nodes of residential development are evident, generally concentrated nearer the city and on the northern side of the peninsula. Numerous roads and trails run across the peninsula providing public access and recreational opportunities to much of the headland.

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[1] Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture
[2] New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.
[3] http://www.qualityplanning.org.nz/node/805
[4] Ibid, paragraphs 6.21 and 6.36 to 6.40.
[5] The NZILA Guidelines define physical attributes as "both the natural and human-derived features, and the interaction of natural and human processes over time", at paragraph 4.23.

7 As discussed above, much of the site is within the Inner Peninsula Bay SNL. Biophysical values of the Inner Peninsula Bay SNL identified in Appendix A3.3.5 of the 2GP are listed below:

- *Defining elements include steep spur and gully hillsides descending from prominent volcanic ridgelines.*
- *Eroded volcanic landform remains legible and largely intact.*
- *The area surrounding the iconic Harbour Cone (an ONF) provides a significant backdrop to the harbourside settlements of Broad Bay and Portobello.*
- *Small areas of regenerating indigenous forest.*
- *Interconnections with the marine environment.*
- *Indigenous biodiversity and habitat for indigenous wildlife.*

8 The site itself is a large sloping lot that rises from a belt of residential development adjacent to Portobello Road (to the north) up to open rural land adjacent to Highcliff Road (to the south). For the most part, the site appears rural, comprising a mix of open pastoral landscape, large established macrocarpa, scraggly exotic scrub (concentrated in the gullies) and a small number of native trees and shrubs. The site contains one dilapidated dwelling in the lower part of the site (nearest Portobello Road). Much of the exotic vegetation around the dwelling has been cleared.

Associative Attributes[6]

9 As discussed above, much of the site is within the Inner Peninsula Bay SNL. Associative values of the Inner Peninsula Bay SNL identified in Appendix A3.3.5 of the 2GP are listed below:

- *The upper slopes and peaks of the Peninsula are highly valued including by Manawhenua and have wāhi taoka values.*
- *High tourism and recreational values.*
- *European cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites.*

[6] The NZILA Guidelines define associative attributes at paragraph 4.23 as "*the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape*".

- *Rural character contributes to the shared and recognised natural and amenity values of the harbour landscape.*

- *Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin*.

Sensory Attributes[7]

10 Sensory values of the Inner Peninsula Bay SNL identified in Appendix A3.3.5 of the 2GP are listed below:

- *Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the underlying topography.*

- *Naturalness of landforms, including lowlands, slopes, summits and ridgelines.*

- *Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.*

- *The extent, integrity, coherence and naturalness of the major natural elements such as landform, streams and areas of indigenous vegetation. A key feature here is the extent and quality of areas of regenerating indigenous bush.*

- *Outstanding panoramic views which are available both of the area and from the area.*

- *Expressive of the landscape's eroded volcanic formative processes.*

- *High rural amenity with low impact of built elements, earthworks, exotic tree plantings, and the significant relative dominance of natural landscape elements.*

- *Open views across the landscape from roads and tracks.*

11 The wider peninsula is recognised for views of dramatic coastal landforms and open rural landscapes. The site itself contributes to the open rural views, with much of the site being pastoral and tying in with the pleasant, bucolic landscape surrounding the upper slopes of the

[7] The NZILA Guidelines define perceptual attributes at paragraph 24.3 as being "*both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory*".

site. The lower part of the site comprises a dilapidated house, cleared vegetation and earth worked areas and is perceived as a less visually appealing part of the site.

Landscape Values[8]

12 Landscape values of the site include amenity values associated with the legible landforms (spur and gully hillside) and the openness and naturalness attributes of the rural landscape. The threats to these values are identified in Appendix A3.3.5.3 of the 2GP and the treats relevant to this application are listed below:

- *Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints*
- *Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.*
- *Continuing encroachment into pastoral areas is a threat to this area.*

RELEVANT STATUTORY CONTEXT

13 I understand the site is located within the Rural Residential 2 Zone of the 2GP. The lower part of the site in which the proposed residential lots are located is proposed to be rezoned as Township and Settlement Zone by variation 2. I understand the variation 2 zoning is yet to be heard by the Council and therefore little weight can be placed on the zoning provisions.

14 The majority of the site is within the Peninsula Bays SNL. I understand that the decisions have been issued regarding this SNL and therefore weight can be placed on its extent and the relevant objectives, policies and rules in the 2GP.

15 The most relevant provisions from 2GP are:

> ***Objective 2.4.4 Natural Landscapes and Natural Features***
> *Dunedin's outstanding and significant natural landscapes and natural features are protected.*
>
> ***Policy 2.4.4.3***

[8] The NZILA Guidelines define landscape values at paragraph 5.6 and the glossary as "*the reasons a landscape is valued – the aspects that are important or special or meaningful"* and note that *"values are embodied in certain attributes*". Also, at paragraph 5.55, it is helpfully notes that "*hybrid terms such as 'visual amenity', 'rural amenity' and natural amenity'* are shorthand for *'landscape values that contribute to amenity values'"*.

Protect the values in identified Outstanding Natural Feature (ONF), Outstanding Natural Landscape *(ONL) and Significant Natural Landscape (SNL) overlay zones by listing these values in Appendix A3 and using rules that:*

b. require resource consent for activities in ONFs, ONLs and SNLs, where they may be incompatible with the values of the area; and

c. restrict the scale of development in ONFs, ONLs and SNLs and ensure the design of development is appropriate.

Objective 2.4.6 Character of Rural Environment

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

Policy 2.4.6.1

Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following:

a. landform and naturalness;

b. open space characteristics;

c. nature, scale and design of buildings;

d. density of development;

e. nature, scale and types of productive uses; and

f. presence of indigenous vegetation and habitats for indigenous fauna.

Objective 10.2.1

Biodiversity values are maintained or enhanced, including by protecting areas of significant indigenous vegetation and the significant habitats of indigenous fauna.

Policy 10.2.1.11

Only allow subdivision activities where the subdivision is designed to ensure any future land use or development will:

- maintain or enhance, on an on-going basis, biodiversity values;

- *protect areas of significant indigenous vegetation and the significant habitats of indigenous fauna; and*
- *be in accordance with policies 10.2.1.2, 10.2.1.3, 10.2.1.4 and 10.2.1.8.*

Policy 10.2.5.10

Only allow subdivision activities in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), and Significant Natural Landscape (SNL) overlay zones where the subdivision is designed to ensure that any future land use or development will maintain or enhance the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1, 10.2.5.2, 10.2.5.3, 10.2.5.4, 10.2.5.6, 10.2.5.7, 10.2.5.8 and 10.2.5.9.

16 Principle threats to values of the Inner Peninsula Bays SNL are identified in table A3.3.5.3 of Appendix A3.3.5 of the 2GP and key design elements to be required or encouraged are identified in table A3.3.5.4.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

17 In light of the above description of the existing landscape and the uncertainty of the zoning of the site, the assessment of visual effects will relate to the context and views of the site, the higher-level objectives and policies and the objectives and policies relating to the SNL.

VISUAL CATCHMENT AND VIEWING AUDIENCES

18 The subject site is part of the northern face of the Otago Peninsula, overlooking the Otago Harbour. The location of the proposed subdivision is on the lower part of the site, that is outside the SNL and is adjacent to existing residential development on neighbouring properties. There is some degree of potential visibility of the proposed subdivision from:

- Neighbouring properties
- Portobello Road
- Highcliff Road
- Ravensbourne
- The Otago Harbour

19 When considering the visual effects of the proposed activities, it is relevant that residential activity enabled by the proposed subdivision will be concentrated in the lower part of the site and no buildings are proposed within the more visible section of the site or the SNL. The proposed residential lots can be expected to develop over time to become established properties,

supporting dwellings and residential activity, akin to neighbouring development along Portobello Road.

EFFECTS ON VIEWS AND VISUAL AMENITY

20 Visual effects are:

> *"effects on landscape values as experienced in views. … A proposal that is in keeping with the landscape values, for example, may have no adverse visual effects even if the proposal is a notable change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a portion of the view"*[9].

Neighbouring Properties

21 Residential properties wrap around the site to the north and the east. The topography and north-facing aspect of this part of the peninsula is such that the dwellings are generally situated downhill from the site and orientated to the north, overlooking the harbour and facing away from the site. As such, while neighbours will obviously be aware of residential activity on the site, the degree of adverse effects on views and visual amenity of neighbouring properties will be very low at most.

Portobello Road

22 The site sits above Portobello Road and is entirely screened by topography, vegetation and existing development. As such, the degree of adverse effects on views and visual amenity of Portobello Road will be nil.

Highcliff Road

23 Appendix 1 shows the stretch of road from which some visibility of the proposed activities can be gained. Appendix 2 contains photographs illustrating the views towards the site. Highcliff Road traverses the peninsula's northern face above the site. The topography of the peninsula is such that Highcliff Road meanders around the hillside and for the most part the landform screens the site.

[9] Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.25 and 6.27.

24 Fleeting views towards the site can be gained along a short stretch of road above the site as set out in Appendix 1. The site is in the peripheral view of road users and the wider view is a stunning panorama comprising the Otago harbour, the Otago Peninsula, and headlands. The site will form a very small part of the wider views, with the majority of the site retaining its pastoral character and appearance, as can be seen in Appendix 2. This more visible part of the site will be managed in a long term way (as per my recommendation in paragraph 2) so as to maintain and enhance the values of the SNL.

25 The proposed residential lots will be set back considerably from Highcliff Road, adjacent to the existing residential development that is visible but not prominent in existing views. Future building and domestication within the proposed residential lots will be located at the far end of the site, away from Highcliff road and will tie in with existing residential development. The siting, scale and density of buildings is such that they will not be visually predominant from Highcliff Road, and the proposal will be unimposing and will not detract from the impressive wider views from the relevant stretch road. As such, the adverse effects on views and visual amenity from Highcliff Road are considered to be of a very low degree at most.

Ravensbourne

26 Appendix 1 shows two indicative viewpoints from which some visibility of the proposed activities can be gained. Appendix 2 contains corresponding photographs. The wider views from Ravensbourne Road are complex, comprising industrial and port activity in the foreground with the more natural views of the Otago Harbour in the midground and Otago Peninsula in the distance.

27 The site will be visible across the harbour at a distance of over 1.6 kilometres. The site, particularly the sliver of proposed residential development comprising a formed accessway and nine residential allotments, will form a very small part of the wider views as can be seen on the Appendix 2 photographs. Several instances of domestication are evident along the toe of the peninsula, the proposed residential development will create a subtle increase in visible domestication that will appear as a natural extension of the surrounding residential activity.

28 Two proposed shared access lots are proposed. A cul-de-sac will lead from the existing access off Portobello and traverse around the lower slope between the existing residential development and the proposed residential allotments, providing access to the majority of the residential allotments. A smaller accessway will branch off to travel up the slope between Lots 1 & 2 and

Lots 3 & 4, providing access to two residential lots (Lots 2 & 3) and the balance lot (Lot 10). Where possible the location and scale of the proposed access will be located on the lower slopes of the site and follow existing track alignments. Also, the natural topography, and existing structures and amenity planting on adjacent properties will provide significant screening. The proposed roading infrastructure will not be visually dominant when viewed from Ravensbourne. Despite this, some considerable earthworks are proposed. I recommend that conditions of consent require effective reinstatement and suitable re-grassing or revegetation of all disturbed ground.

29 The rural upper reaches of the site will remain open and pastoral and will continue to appear visually cohesive with the more natural elevated slopes of the peninsula. Over the medium to long term, gully vegetation and maintenance of invasive species over the proposed lot 10 will mean that the gullies become more legible as native filled natural landforms with the open pasture of the rolling spurs between them. I consider that this we be an ongoing enhancement to the visual qualities of the SNL. The proposal will result in a subtle modification to the landscape and the wider views from Ravensbourne will be maintained. Overall, the adverse effects on views and visual amenity from Ravensbourne are considered to be of a very low degree at most.

Otago Harbour

30 The site will be visible from on the water in parts of the Otago Harbour. As with the Ravensbourne views discussed above, the site will form a very small part of the wider views. In views from nearer the peninsula, the site will be somewhat screened by topography, existing dwellings and amenity planning. In more distant views, nodes of residential development are evident along the toe of the peninsula. The proposed residential development will be seen as a modest increase in the number of dwellings and roading infrastructure within an existing cluster of residential land uses, in keeping with the level of residential development in the vicinity. The rural upper reaches of the site will remain open and pastoral and will continue to appear visually cohesive with the more natural elevated slopes of the peninsula. Again, there will be enhancement overtime. Overall, the adverse effects on views and visual amenity from the Otago Harbour are considered to be of a very low degree at most.

LANDSCAPE EFFECTS

31 *"A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is*

relevant. To assess effects, it is therefore necessary to first identify the landscape's 'values' – and the attributes on which such values depend"[10]*.*

32 The site is a large sloping site that is relatively open rural land that is void of structures aside from one dilapidated dwelling on the lower part of the site. I understand the dwelling is to be removed. The proposal will introduce nine new residential lots to the lower part of the site, which is bordered by established residential development. The proposed lots follow a similar contour to residential development in the vicinity of the site and will not extend up the slope above existing residential activities along the peninsula. The residential nature and the lot sizes of the proposed residential lots are akin to the surrounding residential development. The scale, density and location of the proposed subdivision and building platforms are consistent with the overall settlement pattern of the Otago Peninsula.

33 As discussed above no buildings are proposed with the SNL. Conditions relating to the landscape treatment of the SNL have been recommended to ensure the values of the Inner Peninsula Bay SNL identified in Appendix A3.3.5 of the 2GP are maintained and incrementally enhanced. The existing open pastoral landscape will be retained over much of the site, and the gully features will be visually and ecologically enhanced through native revegetation. A small sliver of the upper sections of Lots 4, 5, 6, 7 and 8 will be within the SNL. The location of the building platforms in these Lots has been informed by the boundary of the SNL to ensure no buildings are located with the identified area and the open character is somewhat maintained in this area. I note that there is no clear delineation between the SNL and the non-SNL parts of the site, and the boundary runs through the existing dwelling on the site. This SNL edge part of the site will be screened by dwellings in front of it in any event.

34 Overall, the proposal will lead to a small increase in residential development on the lower part of the site that is akin to the existing development in the vicinity and the Otago Peninsula and will protect and enhance the SNL in the upper part of the site. The degree of adverse effects on landscape character resulting from this proposal will be of a low degree at most. I consider that the patterns that will result from the proposal will be logical and will tie in with the surrounding situation quite seamlessly.

[10] Ibid, paragraphs 6.1 and 6.2.

CONCLUSIONS

35 The proposal will lead to a small increase in residential development on the northern slope of the Otago Peninsula. All future residential buildings are to be located outside the identified SNL and will be regulated by the zoning that is ultimately applied to the land by the district plan review process. The values of the SNL are to be enhanced and protected through restrictions on building, revegetation, and long-term management of the open pastoral land as per my recommendations.

36 I consider that the proposal is consistent with the relevant objectives and policies of the 2GP that relate to SNLs and district wide matter. The character, visual amenity and values of the SNL and the rural environment will be protected and maintained through retention of open paddock land and revegetation of gullies to tie in with the wider landscape and create continued visual cohesion with the wider peninsula.

Jess McKenzie

Landscape Architect

vivian+espie
22nd February 2022

Ravensbourne Road

1

2

Otago Harbour

Portobello Road

Site

3

4

Highcliff Road

Stretch of road from which the site is visible

Otago Peninsula

GTJM PROPERTY LTD - LANDSCAPE REPORT MCKENZIE APPENDIX 1 : CONTEXT AND VIEWPOINT MAP

N

REF: 1758.01
DATE: 22.02.2022
SCALE: 1: 15,000 @ A3

Context and Viewpoint Plan

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Viewpoint 1 - Looking towards the site from Ravenbourne Road.

Viewpoint 2 - Looking towards the site from Ravenbourne Road.

GTJM PROPERTY LTD - LANDSCAPE REPORT – MCKENZIE – APPENDIX 2 : PHOTOGRAPHS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.

Viewpoint 3 - Looking towards the site from Highcliff Road.

Viewpoint 4 - Looking towards the site from Highcliff Road.

APPENDIX B
3 WATERS REPORT FROM FLUENT

GTJM Property Ltd

336 Portobello Road

Water, Wastewater, and Stormwater Infrastructure Assessment

October 2021

GTJM Property Ltd

336 Portobello Road
Water, Wastewater, Stormwater Infrastructure and Flood Assessment

Task	Responsibility	Signature
Project Manager:	A Steel	
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Approved For Issue By:	Anthony Steel	

Issue Date	Revision No.	Author	Checked	Approved
26 October 2021	0	L Clarke	A Steel	A Steel
03 November 2021	1	L Clarke	A Steel	A Steele

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Job No.: 000720
Date: 8 October 2021
Reference: RP 21-10-01 LC Q000720

GTJM Property Ltd

336 Portobello Road
Water, Wastewater, and Stormwater Infrastructure Assessment

APPENDIX A
3 waters services for 336 Portobello Road

1.0 Introduction

1.1 General

Fluent Infrastructure Solutions Limited (FS) has been engaged by GJTM Property Ltd to undertake a water, wastewater and stormwater infrastructure assessment for the proposed subdivision at 336 Portobello Road, Dunedin.

This report has been prepared to support an application for resource consent for the development.

1.2 Site Locality and Features

The development area is located on the north side of Otago Peninsula. The access to the site is through Weller Street, which is approximately 4km along Portobello Road east of Anderson Bay Inlet, as shown in Figure 1.1 below.

The site consists of gently sloping land.

Figure 1.1: Site Location and Features

2.0 The Proposed Development Plan

Figure 2.1 below shows the general layout of the proposed development.

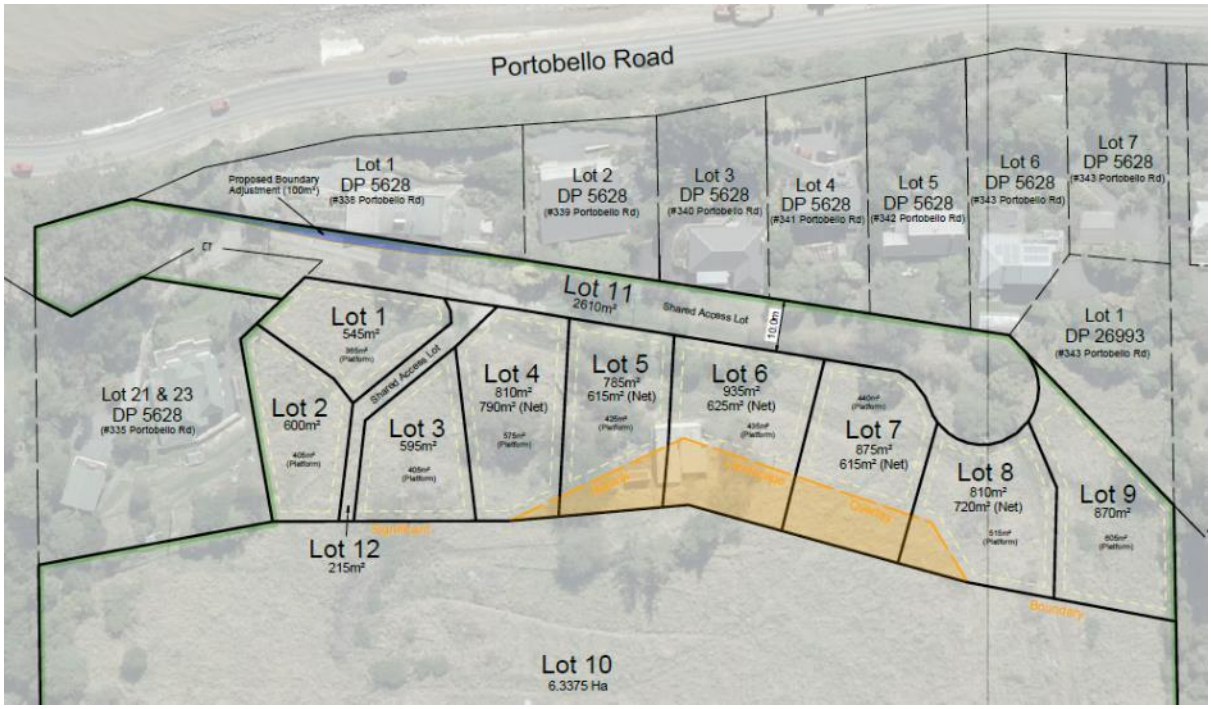

Figure 2.1: Schematic overview of proposed development

The proposed development on which this infrastructure assessment has been undertaken comprises 10 new residential lots.

The infrastructure assessment has also considered the infrastructure requirements of the 9 existing lots adjacent to the proposed development.

3.0 Wastewater

3.1 Wastewater Collection and Conveyance System Design

The design, sizing, and layout of the wastewater collection and conveyance network to service the proposed development have been assessed with regard to the following requirements:

- Population (i.e.: the number of dwellings / lots);
- Wastewater production – both peak wet weather and peak dry weather flows; and
- Accessibility of the existing DCC infrastructure to convey the wastewater loads.

3.2 Wastewater Flows

The design criteria used for estimating wastewater flows have been determined in accordance with the Dunedin City Council Engineering Code of Practice (2010).

The following estimated wastewater design flows for the proposed development are presented in Table 3.1 below.

Table 3.1: Wastewater Design Flows

Unit Type	No. of Dwellings	Max No. of People / dwelling / Day	Daily Water Demand (L/p/d)	Average Daily Water Demand (m^3/d)	Day Weather Diurnal Peaking Factor	Peak Dry Weather Flow (Pdwf - l/s)	Wet Weather Peaking Factor	Peak Wet Weather Flow (Pwwf - l/s)
New dwellings	10	3.5	270	9.45	2	0.22	3	0.7
Existing dwelling	9	3.5	270	8.51	2	0.20	3	0.6
Total Assessed Domestic Waste Water				**18.0**		**0.4**		**1.2**

3.3 Existing DCC Infrastructure

Wastewater from the existing properties on the site are serviced by a private 110mm uPVC main, which exits into a DCC foul sewer node near the junction of Weller Street and Portobello Road.

From there, wastewater is directed to an adjacent waste water pumping station approximately 100m from the intersection. According to the DCC water service map, this appears to be a 100mm dia. trunk main operating under gravity flow.

The wastewater pumping station is connected to a 300mm rising main, which conveys wastewater west, towards the Tahuna Wastewater Treatment Plant. This pump station is one of a series that pumps wastewater from properties and communities located on the Otago Peninsula.

Figure 3.1 presents an overview of the main existing sewer infrastructure in the vicinity of the development area.

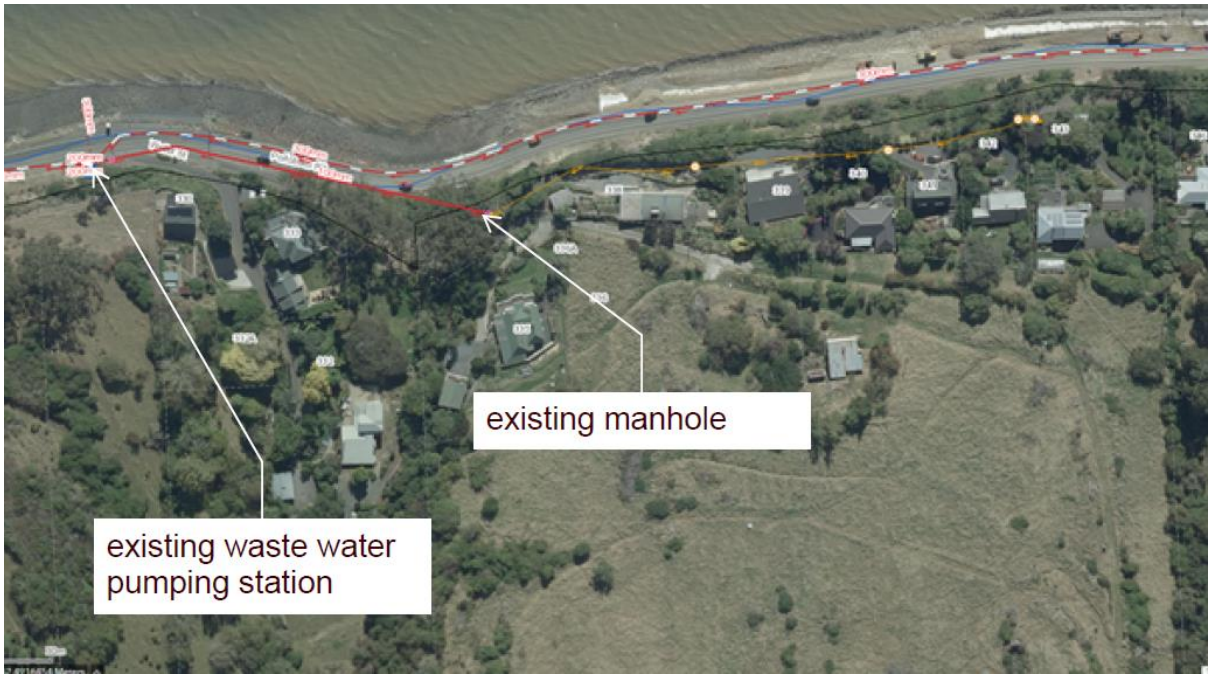

Figure 3.1: Overview of existing wastewater services in the vicinity of the development with the location of a sewer pump station indicated

3.4 Proposed Wastewater System Design

The new lots are proposed to be serviced by a new DN 150 foul sewer gravity mains, sited in the road reserve accessing the lots as shown on the drawing presented in the Appendices. There will also be an additional D150 foul sewer gravity main to service the lots on the smaller ROW, which will empty into the main line at a 1050mm diameter manhole.

The combined flow will then discharge into the existing foul sewer manhole at the junction of Weller Street and Portobello Road, as show in the drawing in Appendix A.

Investigation of the existing gravity sewer and manhole will be required to identify their diameter and characteristics. If required, up-sizing the existing receiving pipeline and manhole will be undertaken to match proposed falling main to ensure that pipe size reduction does not occur on any section.

4.0 Water Supply

4.1 Water Supply System Design

The design, sizing, and layout of the water supply network to service the proposed development has been assessed with regard to the following requirements:

- Population (i.e.: the number of dwellings / lots);
- Water demands – both peak and fire fighting requirements;
- Water supply availability;
- Water pressure requirements;
- Water storage requirements;
- Accessibility of the existing DCC infrastructure.

4.2 Water Demand Assessment

4.2.1 Domestic and Irrigation Water Demands

Based on the Dunedin City Council (DCC) Land Development and Subdivision Code of Practice 2010 the peak day water demand is estimated to be 250 L/person/day with 3.5 persons/dwelling, or 8,750 L/day for the 10 new properties in the subdivision.

It is understood that the current water supply connection to the existing dwellings does not meet council standards. The options presented below have taken this into consideration to provide a new water supply scheme to both the 10 new lots and the 9 existing houses.

The water supply required for the 10 new lots and 9 existing dwellings is 16,600L/day as shown in Table 4.1 below.

Table 4.1: Assessed Water Supply Design Volumes and Flows

Unit Type	No. of Dwellings	Max No. of People / dwelling / Day	Daily Water Demand (L/p/d)	Average Daily Water Demand (m^3/d)	Peak Day Peaking Factor	Peak Daily Water Demand (m^3/d)	Peak Hour Peaking Factor	Peak Hour Demand (L/s)
New dwellings	10	3.5	250	8.75	2	17.5	5	1.0
Existing Dweling	9	3.5	250	7.88	2	15.75	5	0.9
Sub Total Assessed Demand				**16.6**		**33.3**		**1.9**

By applying a peak day factor of 2, the peak daily demand is 33,300 L/day. By applying an additional peak hour factor of 5 results in a peak instantaneous flow of 1.9l/s.

4.2.2 Fire Fighting Demands

The design of the water supply system is also required to meet the fire fighting flow and pressure requirements of *SNZ PAS 4509 – NZ Fire Service Firefighting Water Supplies*

Code of Practice 2013. Based on the water supply classification of FW2, for housing such as single family dwellings, the required flow is a combined 25l/s from no. 2 nearby hydrants.

4.3 Existing Water Supply System

Properties along Portobello Road in this area are currently serviced by a trunk water supply main that runs along the northern side of Otago Peninsula at the approximate elevation of 120m above sea level. A portion of this trunk water supply main traverses the property, as shown in Figure 4.1.

The existing properties adjacent to the development are also serviced by this trunk main via a private connection. These connections however do not meet the current requirements of DCC Code of Subdivision and Development 2010.

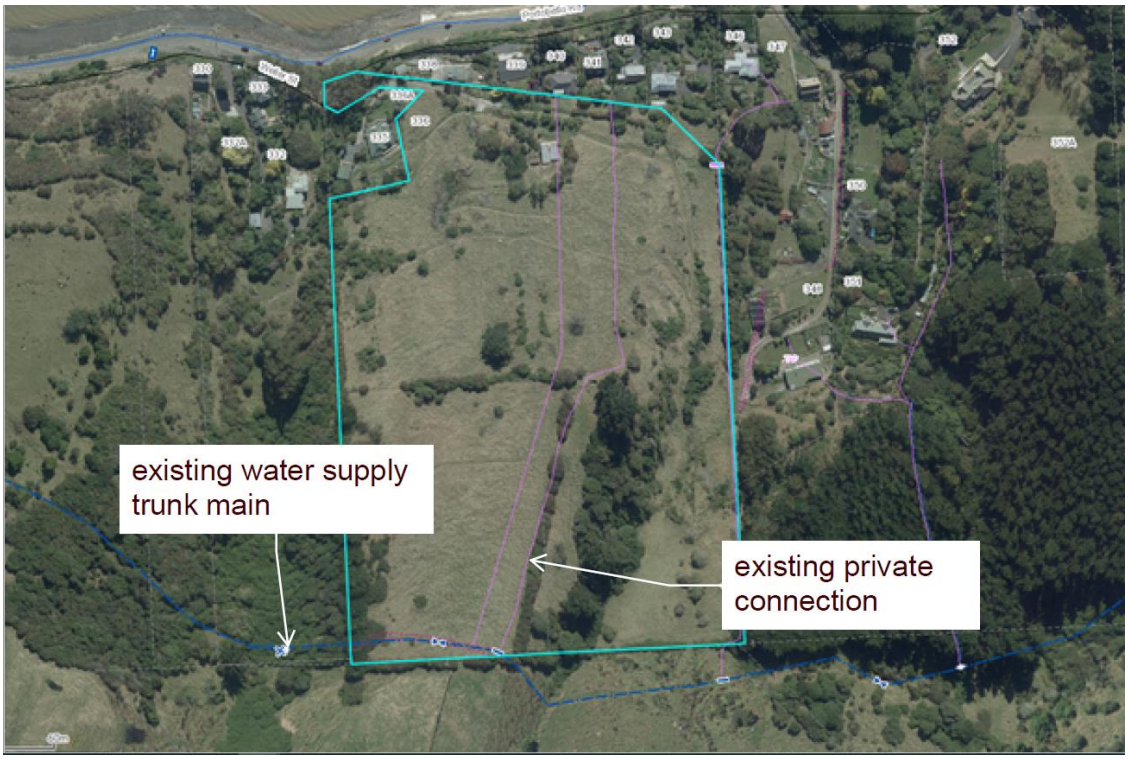

Figure 4.1: Schematic overview of existing water services in the vicinity of the property

4.4 Water Servicing for the Proposed Development

Based on conversations with Jared Oliver of the Dunedin City Council Engineering Planning team, there is capacity in this main to service the average daily demand for the development by supplying water to storage tanks that would service the proposed development and the 9 adjacent houses. Peak instantaneous demands and fire-fighting flows would be supplied directly from the tanks with a larger outlet pipeline.

The layout of proposed development water supply services is shown in Appendix A.

4.4.1 Water Storage Requirements

To manage peak hour demand on the water supply network, it is recommended that water storage be provided to meet the requirements of the development.

The volume of water storage is recommended to cater for fire fighting requirements as well as operational demands.

The fire fighting requirements, assessed in Section 4.2.2 identify the development as FW2, therefore requiring 45m^3 of available water. The number of properties does not affect the volume required for fire-fighting. It is also recommended that water storage also allow for an additional 6 hours of average daily flows to account for peak instantaneous demands higher than the average daily flows being delivered to the tanks. Table 4.2 below presents the tank storage sizing calculations for both the proposed development and the 9 additional existing houses.

Table 4.2: Assessed Water Storage Volumes

	New Lots only	New lots + existing dwellings
6 Average Daily Flow + Fire Fighting Capacity		
hours	6	6
average daily flow / day	8.75	16.63
calculation (6 ADF)	8.75m^3/day x 6hrs / 24	16.6m^3/day x 6hrs / 24
Fire Fighting Volume (m3)	45	45
calculated volume (m3)	**47.2**	**49.2**

As seen in Table 4.2, the required minimum storage is approximately 50m^3 for both cases. To meet the required storage volume and for ease of sourcing, it is proposed that 2no. 30,000 L tanks are installed providing total storage of 60m^3.

4.4.2 Water Supply Servicing Layout

The layout of proposed development water supply services is shown in Appendix A. Sizing of the pipelines will allow to deliver peak flows required to 2 hydrants during a fire.

5.0 Stormwater Management

5.1 Local Topography and Stormwater

The topography of the site is gently sloping land. The site consists of mostly open pasture, with small, wooded areas. A shallow gully runs across the upper reach of the site; however, no water course is noted in the area.

It is understood that current stormwater runs naturally over land, discharging to the Otago Harbour area. There is no stormwater network near the site.

5.2 Proposed Stormwater Management Servicing

The proposed works will only impact a small proportion of the property and there will not be any properties affected downstream of the development. It is therefore proposed that kerbside grated inlet sumps will collect stormwater from the road area to provide primary treatment of any stormwater runoff from the roads. The sumps will then drain to a stormwater trunk pipeline and discharge to the Otago Harbour via an outfall pipeline as shown on the drawings presented in the Appendices

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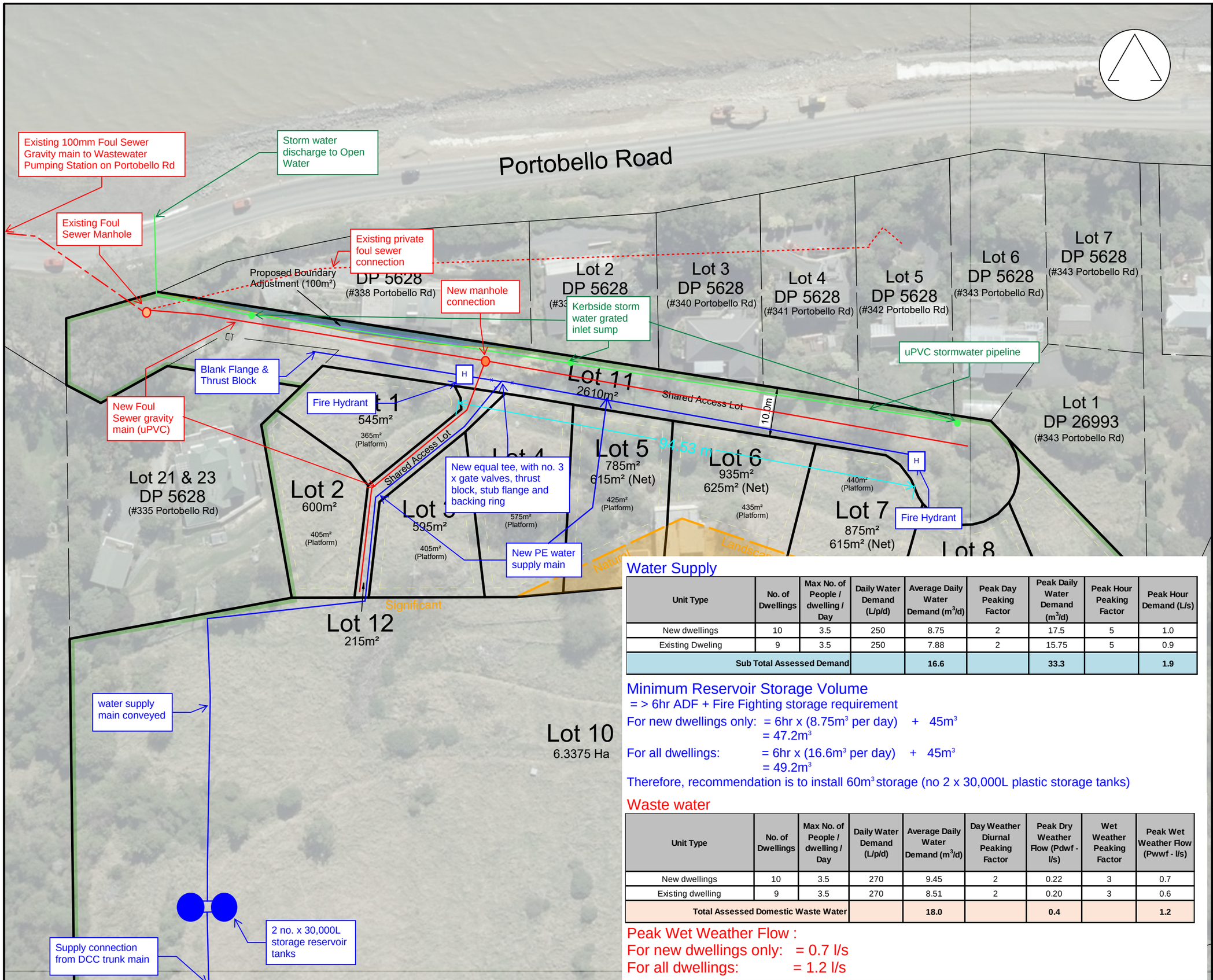
APPENDIX A

3-Waters Services for 336 Portobello Road.



Water Supply

Unit Type	No. of Dwellings	Max No. of People / dwelling / Day	Daily Water Demand (L/p/d)	Average Daily Water Demand (m^3/d)	Peak Day Peaking Factor	Peak Daily Water Demand (m^3/d)	Peak Hour Peaking Factor	Peak Hour Demand (L/s)
New dwellings	10	3.5	250	8.75	2	17.5	5	1.0
Existing Dweling	9	3.5	250	7.88	2	15.75	5	0.9
Sub Total Assessed Demand				**16.6**		**33.3**		**1.9**

Minimum Reservoir Storage Volume

= > 6hr ADF + Fire Fighting storage requirement

For new dwellings only: = 6hr x (8.75m^3 per day) + 45m^3
= 47.2m^3

For all dwellings: = 6hr x (16.6m^3 per day) + 45m^3
= 49.2m^3

Therefore, recommendation is to install 60m^3 storage (no 2 x 30,000L plastic storage tanks)

Waste water

Unit Type	No. of Dwellings	Max No. of People / dwelling / Day	Daily Water Demand (L/p/d)	Average Daily Water Demand (m^3/d)	Day Weather Diurnal Peaking Factor	Peak Dry Weather Flow (Pdwf - l/s)	Wet Weather Peaking Factor	Peak Wet Weather Flow (Pwwf - l/s)
New dwellings	10	3.5	270	9.45	2	0.22	3	0.7
Existing dwelling	9	3.5	270	8.51	2	0.20	3	0.6
Total Assessed Domestic Waste Water				**18.0**		**0.4**		**1.2**

Peak Wet Weather Flow :
For new dwellings only: = 0.7 l/s
For all dwellings: = 1.2 l/s

terramark
setting new boundaries
Surveying, Resource Management, & Engineering Consultants

PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS ARE SUBJECT TO FINAL DESIGN, RESOURCE CONSENT & FINAL SURVEY

Project Title:
Lots 1 - 12 Being a Subdivision of Lots 22 & 25 DP 5628 & Pt Section 45 - 46 Upper Harbour East Survey District

Address:
336 & 336a Portobello Road The Cove

Legal Description:
Lots 22 & 25 DP 5628 & Pt Sec 45 - 46 Upper Harbour East SD

Client:
GTJM Property Ltd

Area:	Title Reference:
7.3025 Ha	
Date:	**Scale (A3):**
28/10/2021	1:750

Job No:	Plan No:	Revision:
D12178	5	A