

**From:** Grace Ockwell  
**To:** [REDACTED]  
**Cc:** [Kristy Rusher](#)  
**Subject:** LGOIMA request - 145 Doctor's Point Road  
**Date:** Thursday, 10 December 2015 09:49:06 a.m.  
**Attachments:** [1-140205 G034 145 Doctors Point Road.JPG.pdf](#)  
[2GP Rezoning TRANSPORTATION ASSESSMENT - 135-145 Doctors Point Road. Waitati - Willowridge Developments Ltd - Phase One.pdf](#)  
[135 & 145 Doctors Point Rd Phase 1 Assessment \(SUCCESSFUL\).pdf](#)  
[135-145 Doctors Point Road - Waitati, Willowridge Developments Limited, Phase 2 Assessment.pdf](#)  
[Memorandum - Rezone Requests Comments.pdf](#)  
[Rezoning Request response - 135-145 Doctors Point Road - successful.pdf](#)  
[SP12 - Spatial Plan submission Willowridge Property Developments Ltd - 5 Dec 2011~0.pdf](#)  
[Spatial Plan Rezoning REQUEST - 135, 135A and 145 Doctors Point Road. Waitati - Willowridge Developments Ltd - Phase One.pdf](#)  
[image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)

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Good morning Sue,

Thank you for your request for information regarding 145 Doctor's Point Road, Waitati.

Please find attached the documents which fall within the ambit of your request.

If you require anything further, please phone me on my direct dial 474 34 87.

Many thanks,

Grace Ockwell  
**Governance Support Officer**  
Civic and Legal

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**TO:** City Development

**FROM:** Sarah Connolly, Transportation Planning Manager

**DATE:** 13 June 2014

**SUBJECT:** **2GP REZONING REQUESTS – WAITATI - TRANSPORTATION**

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Further to our meeting of 13<sup>th</sup> June 2014, Transportation (Planning and Operations) provide comment on the remaining two (Waitati) rezoning requests.

Sarah Connolly

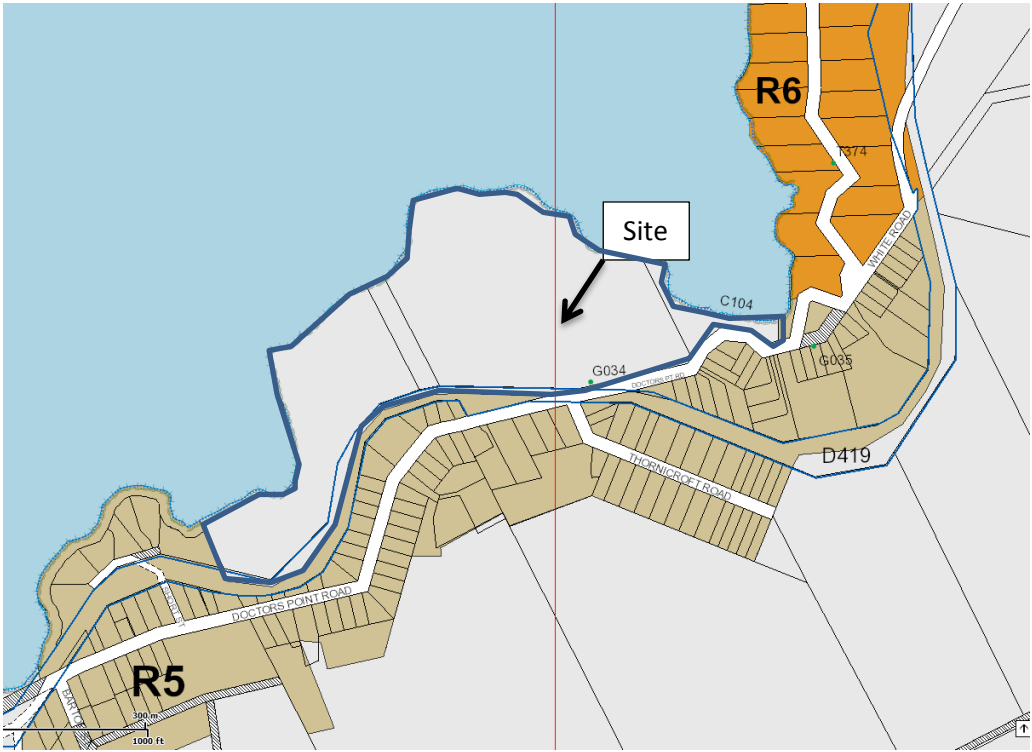
Table 1: Rezone Request Impacts on Transport Network

Site	Hierarchy Description	Current Network				Network Implications					Transportation Recommendation / Information Requirements
		Structure	Capacity (Level of Service)		Safety	Access to Network	Travel Implications		Mode Options		
			Local	Area							
135 & 145 Doctors Point Road, Waitati  Rezone request: Residential 5	Local road  2 lanes  50 kph speed	Pavement rehabilitation work programmed for 2013/14 to deal with existing traffic. Possible deferral to 2014/15.  Unlikely to cope with construction traffic Likely to cope with increased residential traffic  Possible sea level rise causing inundation of main access.	No effects	LOS Existing pressure on SH during morning peak, expected deterioration in LOS at north end of city 10-15 years. This development will put added pressure on these intersections	Low corridor crash risk  Proximity to railway line may increase risk	Options onto Doctors Point Road.	Limited shops and services	limited local and	Limited bus service No pedestrian or cycle facility		

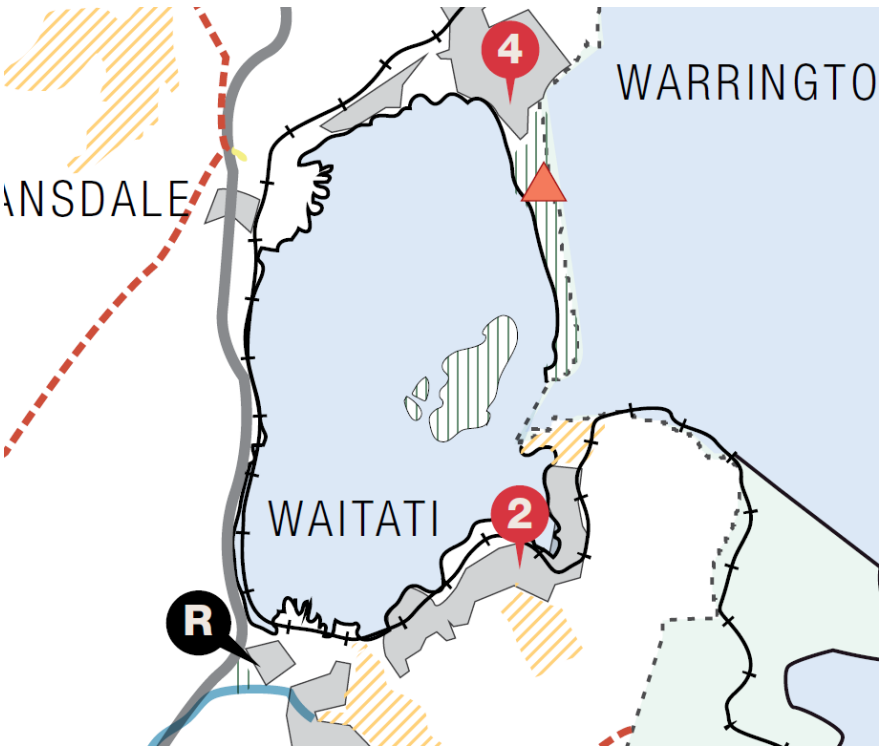
REZONING REQUEST - 2GP				
Phase 1 - Initial Consideration				
Property Address	135 & 145 Doctors Point Road, Waitati			
Property ID	5045632 & 5045698			
Site Area	7.7 hectares & 11.8 hectares (Total 19.5ha approx.)			
Current Zoning	Rural			
Requested Alternative Zoning	Residential 5			
Historical Zoning	Rural F (Water Quality)			
Spatial Plan Zone	Rural – although text notes that some residential expansion possible in suitable areas.			
Consistency with Spatial Plan	Yes and No.			
Current Use	The site currently contains two residential dwellings, three boat sheds and storage shed. A walkway with public access has been established across part of the site and around the coastline. Extensive native planting has also been undertaken. Some grazing and low intensity (hobby) farming activities are also undertaken.			
Historic Use	Rural			
Consent History	<ul style="list-style-type: none"> <li>• RMA – 2004 – 3 lot subdivision</li> <li>• RMA-2004 – establish a dwelling on an undersized rural lot</li> <li>• COC-2010 (x 2) – for earthworks to establish a farm track on rural land and earthworks to establish a building platform on land zoned residential.</li> <li>• RMA-2000 – erect dwelling on undersized rural allotment.</li> <li>• RMA-2008 – removal of a significant tree</li> </ul>			
Known hazards / heritage / infrastructure / other constraints	<ul style="list-style-type: none"> <li>• Nil</li> </ul>			
Surrounding Land Uses & Pattern	The site is a visually prominent, coastal block of land located on the southern edge of Blueskin Bay. The land adjoins Doctors Point Road and the main trunk railway to the south. Residential 5 zone land is located on the opposite side of Doctors Point Road and to the east and west of the site. An area of Residential 6 zone land is located further to the east towards the end of Doctors Point Road. Effectively this is a small, detached portion of Rural land. The wider environment is largely residential in character along both sides of Doctors Point Road, with the noticeable exceptions being the subject site and the QEII Trust land at the end of Doctors Point Road.			
Reasons for rezoning request (including any known intended use)	<p>The requester seeks rezoning to allow for residential development. It is their intention to develop the site as an eco-friendly residential subdivision.</p> <p>Development of the site under the Residential 5 zone provisions would allow for approximately 160 x 1000m<sup>2</sup> allotments, assuming a 20% loss for roading etc.</p>			
Reasons for or against possible zone change	This is a large scale plan change in the context of its local environment, with the potential of effectively doubling the number of residential dwellings at Doctors Point. A number of matters need to be addressed in relation to whether this is the best use for this land, and possible effects. These include: infrastructure capacity, sewage treatment, landscape character, possible hazards (geotech, sea-level rise, and contaminants), stormwater run-off, road network, etc. Likely interested parties, ORC (discharges), Iwi, NZ Rail, NZTA (SH1 intersection), local community, DCC roading and infrastructure. Onus should be on the requester to provide information to address likely effects.			
Recommendation				
Suitable for Phase 2 Analysis	Yes		No	
Additional comments	Possibility that this is best dealt with as a private plan change to allow			

	<p>the detailed assessment it requires. Alternatively, recommending that a lower density residential zone would be more appropriate, e.g. the Doctors Point R6 zone which allows for a density of 1 site per 4000m<sup>2</sup>. This would allow for approximately 40 residential allotments.</p>
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Dunedin City District Plan Map



Spatial Plan



## Aerial Photograph

