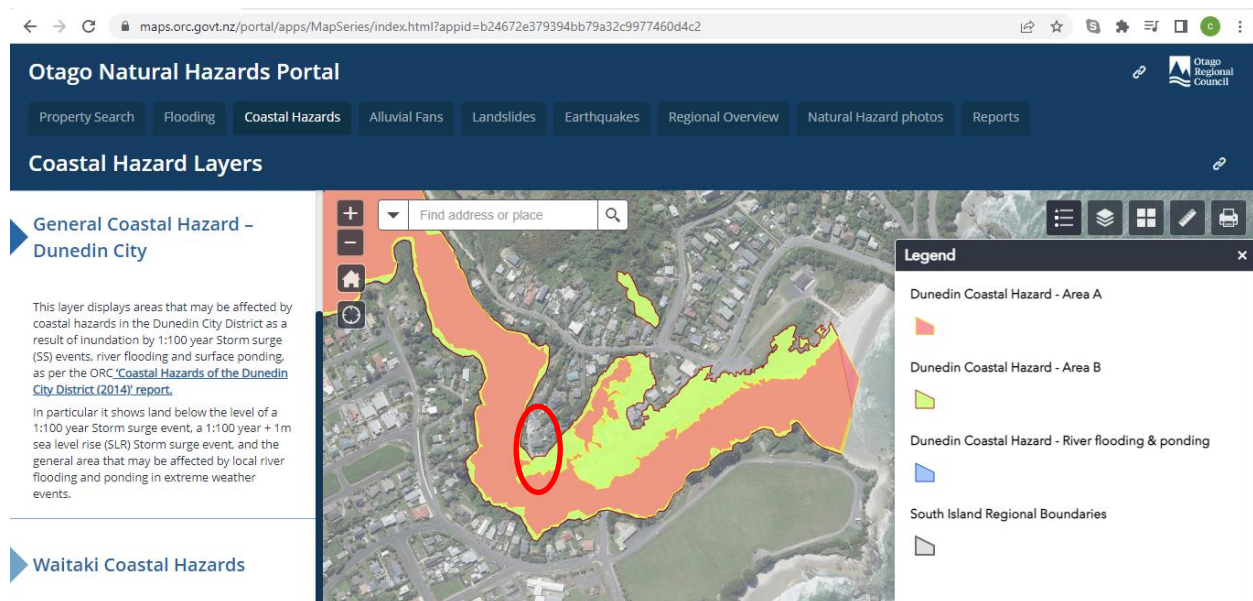


1044 Brighton Rd: Flood risk

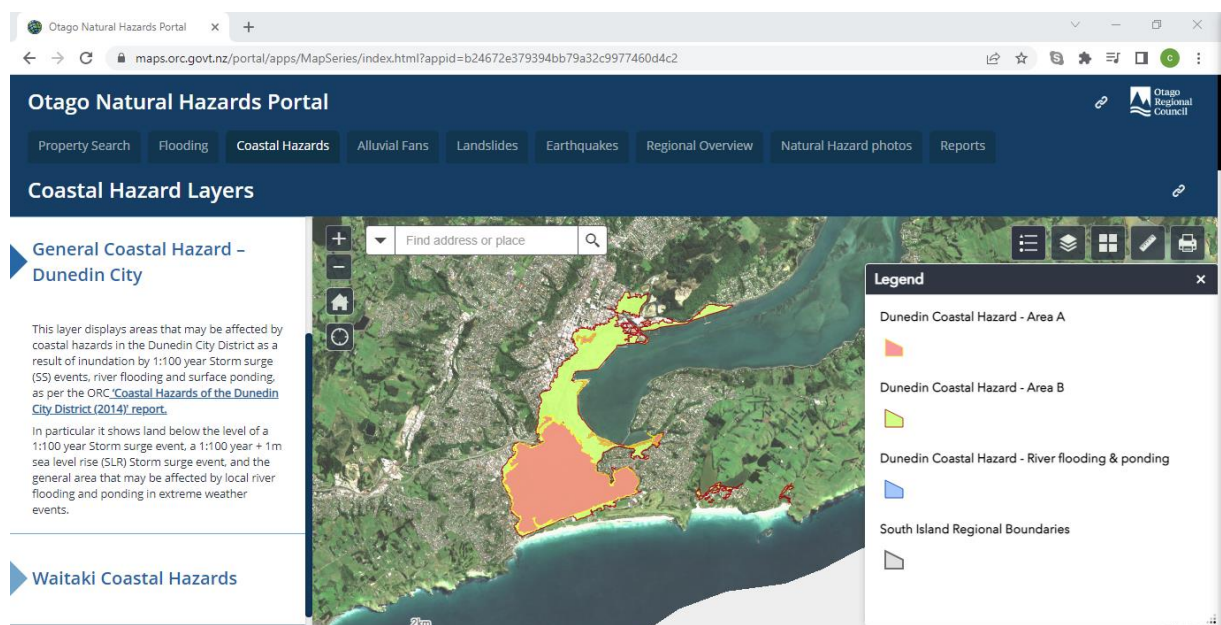
Byway of background:

- The 2GP shows the relevant part of the site is only associated with a Hazard 3 (coastal) overlay. This requires buildings that contain residential activity on the ground floor, to be relocatable – to which the proposal complies.
- The site is not included in the ORC Flood Protection Management Bylaw.
- On the ORC maps the site is included in the Dunedin Coastal Hazard Area A and B (see below)

ORC Map:



However, as a point of reference, the above overlays also extend to all of south Dunedin and most of the upper harbour area – refer below:



The proposal is considered to have an acceptable flood risk for the following reasons:

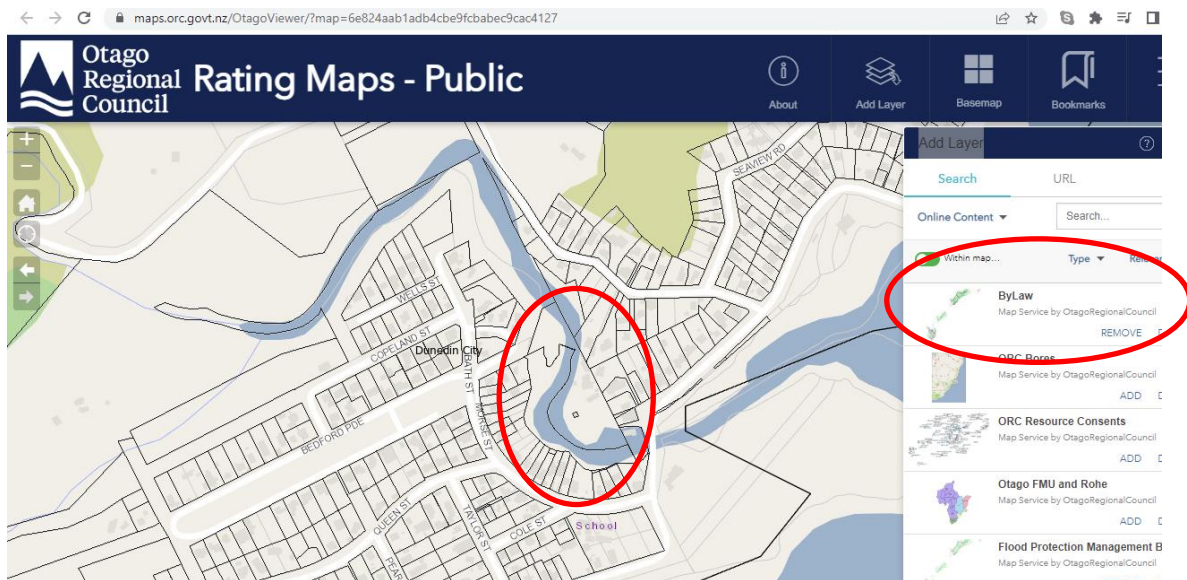
- Buildings:
 - Will be transportable, with good vehicle access.
 - Will be raised off the ground (manage at the building consent stage), and height can easily be increased if the risk increases.
- People:
 - Due to the proposed use (worker accommodation), the people living on the site will not be elderly, children nor with restricted mobility. This assist in terms of emergency situations.
- Escape paths:
 - The site includes ground at a higher level (area associated with the existing dwelling), which only requires a very short escape path from the flood area.
 - An alternative escape path via the vehicle access is also likely to be available.
- Site management:
 - The proposal is associated with worker accommodation and includes an onsite manager.
 - Employers may have a responsibility in terms of health and safety, while the onsite manager is anticipated to be responsible for co-coordinating any emergency response.
- Predictably:
 - To a certain extent flooding has some predictably and/or warning timeframe. That fact along with the onsite management should result in a proactive emergency response management, rather than a reactivity response.

Due to the ability to management flood risk (as per above) and the fact the site is not part of the ORC Flood Protection Management Bylaw, it is considered there is no need to engage with the ORC on flood risk matters.

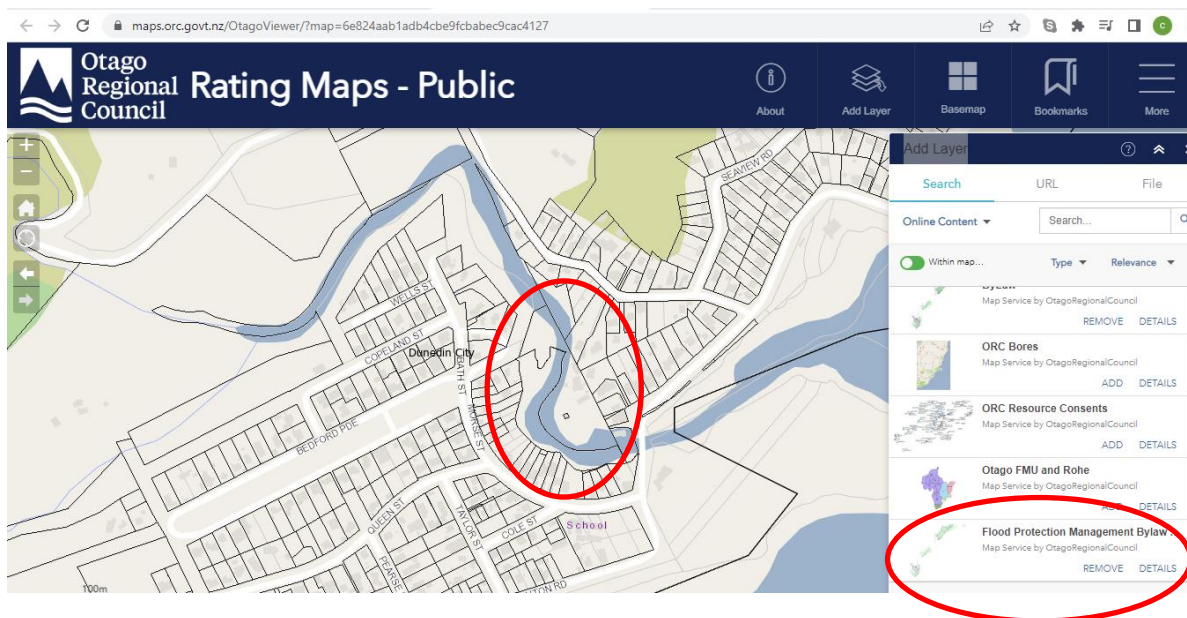
1044 Brighton Rd: ORC Bylaws

According to the ORC mapping systems, the site is not associated with any ORC Bylaw – either in general or specifically the Flood Protection Management Bylaw – refer below:

Below – the subject site with the 'Bylaw' overlay turned on, but none associated with the site:



Below – the subject site with the 'Flood Protection Management Bylaw' overlay turned on, but none associated with the site:



Note: the Flood Protection Management Bylaw lists the areas of relevant (within the schedules) and the subject site is not within those schedules.

1044 Brighton Rd: Permitted Baseline

Within the AEE the permitted baseline is described as:

For the subject site, the use of the site for residential purposes is anticipated. The 2GP provides for 20 residential units, and using Councils policy of 3.5 people/unit, 70 people could reside on the site.

Further consideration has been given to this matter. It is acknowledged that there are a number of factors to consider; hence the following is only to assist to inform a plausible permitted baseline.

It is important to note that:

- The majority of the site is only associated with a Hazard 3 (coastal) overlay. This requires buildings that contain residential activity on the ground floor, to be relocatable – as this can be easily achieved it does not restrict the baseline.
- The 2GP provides for more than one residential building on the site, with key matters being
 - site coverage;
 - height in relation to boundary;
 - setbacks; and
 - access.

The key matter (in terms of possible density) is considered to be site coverage. The flat area of the site, excluding the easement is approx. 3,000m². Allowing for a maximum building over of 40%, a buildable area of 1,200m² is available. Allowing for single level dwelling with a 120m² footprint (i.e. 20m x 6m) then 10 dwellings could be placed on the buildable areas. Including the existing dwelling, that provides a total of 11 dwellings, if each had 3.5 residents, that equates to 38.5 people.

Two level dwellings would provide for increased density. In terms of the Hazard 3 (coastal) overlay, 2 level dwellings are not fanciful, as shown by a number of very recent multi-unit developments in the South Dunedin area (i.e. the developments by Blue Sky).

However, the required setback of 5m from the stream/lagoon, would reduce the buildable area.

Considering the above, a plausible permitted baseline is perhaps somewhere in-between the 10 additional single level dwellings and perhaps 15 2-level dwellings (which should allow for the lagoon setback). Thus giving say 12 dwellings plus the existing dwelling, which provides a total of 13 dwellings, if each had 3.5 residents, that equates to 45.5 people.

Also, as per the AEE, it is noted that the consented environment provides for an estimated 47.5 people on the site.