

Summary Statement

Craig Barr for One Five Five Developments Pty (#139)

LLRZ to LRZ: Spatial Planning and the most appropriate zone

- 1.1 My evidence supports rezoning 13.5ha of LLRZ at 155 Dunstan Road and the adjoining properties from LLRZ to LRZ. The main observable effect would be from a large lot scale of urban development under PC 19 to a more intensive general suburban scale and pattern of development. The rezoning is appropriate in terms of amenity, landscape and traffic effects.
- 1.2 I consider the proposed LRZ is more appropriate than the notified LLRZ because it will integrate with the wider suburban environment, including the MRZ located across the road, the semi-industrial properties to the south and the wider LRZ zone southwards along Dunstan Road.
- 1.3 Over time, the site will seamlessly become part of the agglomeration of urban development encouraged by the Vincent Spatial Plan and PC 19 for the northern part of Alexandra.
- 1.4 The proposed LRZ and small area of LLRZ is well placed in terms of access to community facilities and active transport such as the Otago Trail. There is a synergy between the large area of MRZ opposite the site and increasing density in a way that is commensurate with the PC19 LRZ framework.
- 1.5 The existing Rural Residential zoning to the south of the site containing the Fulton Hogan and Otago Bees properties does not represent a defensible or legible break to the zoning pattern, to a less intensive zoning befitting the LLRZ.
- 1.6 The rezoning is consistent with the intent of the Vincent Spatial Plan because it is located within the PC19 urban boundary and an area identified for urban development in the Spatial Plan, is located a comfortable walking distance to services and is located adjacent to active travel while providing for a more efficient housing and settlement pattern than the LLRZ.

Infrastructure

- 1.7 The infrastructure constraints identified by the Council exist independent of the Submitter's proposal. They must be remedied by Council within the life of the PC 19 residential zoning framework. It would be inefficient and a missed

opportunity to reject this rezoning based on a short-medium term constraint, despite it being an important component of urban intensification.

- 1.8 The Site and rezoning is able to be serviced from a local network perspective as outlined in Mr Calder's evidence.
- 1.9 In the event that infrastructure constraints are determined to be a factor in rezoning, I support a location-specific rule being added to the District Plan which requires that after 40 LRZ lots are created for residential activity on the subject land (being the equivalent amount already enabled by the PC19 LLRZ zoning), there are provisions in place which if required, can arrest further subdivision and development until any identified network infrastructure constraints are addressed.

RRA to LRZ

- 1.10 The proposal also seeks rezoning of 1ha of land from RRA to LLRZ, which adjoins the existing urban zoned land along Dunstan Road. The land has been identified by Mr Moore as having capacity to absorb LLRZ residential subdivision and development. The rezoning can provide a modest addition to housing capacity while not compromising the landscape and rural productive objectives and policies of the ODP.
- 1.11 Overall, I consider the proposed rezoning will best give effect to the NPS-UD and the Operative District Plan while achieving the PC19 framework. The proposed rezoning remains consistent with the intent of the Vincent Spatial Plan.



Craig Barr
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