

DDPR_feedback_0307s		
	Name	Kurt Bowen
	Organisation	Paterson Pitts Group
	Email	kurt.bowen@ppgroup.co.nz
	Response Date	Aug 15 22 07:03:15 pm
	Notes	KB
Q1	Select the chapter you want to provide feedback on	
	Subdivision	
Q2	In general, to what extent do you support the contents of this chapter?	
	Strongly oppose	
Q3	Objective/Policy/Rule/Standard reference:	
	Insufficient allowance made for new residential zone land. Insufficient acknowledgment of previous submissions made.	
Q4	Feedback/Comments	
	A number of submissions were made to WDC by Paterson Pitts Group (on behalf of McBrimar Homes) prior to the consultation period starting. These submissions sought various parcels of land to be rezoned from a rural zone format to a residential zone format. It appears that WDC has determined not to entertain these submissions. We disagree with this position, and oppose the proposed plan change without these sites being included in the areas to be rezoned to residential. We will attempt to re-submit the previous submissions to WDC through this feedback process.	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	
Q9	Objective/Policy/Rule/Standard reference:	
Q10	Feedback/Comments	
Q11	supporting documents?	
	0	
Q12	If you need more space, or have any other general comments, please leave them here	



SUMMARY OF REZONING OPPORTUNITY SALEYARDS ROAD, OAMARU

18 August 2020

Introduction

This summary, and the attached documents, have been compiled in support of a proposed rezoning adjustment in relation to the Waitaki District Plan. The Plan is presently passing through the initial stages of a review process, the outcome of which will be a new District Plan. Considering the recent period of unsatisfied demand for residential building sites, the new Plan may need to include additional provision for residential capacity.

The land described by this summary document is submitted to Waitaki District Council as a property that is suitable for intensification of residential activities. The rezoning of this land, as described below, will assist the District in addressing the perceived shortage of residential capacity.

Please find the following documents attached-

- Structure Plan showing the proposed Residential (R) zone and the key features of any future residential development.
- Land Use Capability Map for Oamaru and surrounds.

Land Description

The land subject to this proposal, along with a portion of adjoining land, has the address of 9 Parsons Road. The land at this location is physically accessed from Saleyards Road, from a position slightly northeast of the Alps-to-Ocean cycleway crossing. The site can also be accessed from an unformed road corridor that extends from Weston Road, at the northwest corner of the site. The property title, OT297/162, contains a total area of 21.6001 hectares.

The southern point of the site is located an approximate distance of 850m by road from the principle Oamaru urban environment (measured to the corner of Weston Road and State Highway 1).

The key features of the property, in terms of its physical attributes, are-

- The land forms a triangular shape, with its longest side (the southwestern side) aligned adjacent to the Alps-to-Ocean cycleway.
- The bulk of the land is generally rolling in topography. There is a relatively steep gully system passing through the northeast corner of the land, and a shallower gully feature passing through the southern region.
- The rolling land is pleasantly elevated and lies nicely to the sun.

- Several residential-scale landholding blocks already exist to the southeast and southwest of the rezoning property.

Proposed Rezoning

It is proposed that the portion of land located in the south, southwest and west regions of the property be rezoned from its current Rural-Residential (RR) zone to a Residential (R) zone. The new region of R zone will be constrained by the larger of the two gully systems, in which the gully slopes and the land to the northeast is considered unsuitable for more intensive residential development (that land will stay part of the Rural-Residential (RR) zone).

The region proposed to be rezoned occupies an area of 15.32 hectares. Allowing for a 25% factor to provide the new legal road corridors, reserve areas and other utility sites, the area to be rezoned will provide up to around 380 new residential properties (at 300m² each). More realistically, allowing an as-built average site size of 450m², the land will be able to produce around 250 new residential sites. The remaining portion of the development land, having an area of 6.28 hectares, will remain as part of the Rural-Residential zone.

The structure plan anticipates a linked road connection, running between Saleyards Road at the south and Weston Road at the northwest. The connection to Weston Road will require formation of a short section of presently unformed road, and the establishment of a new cycleway crossing. Internally, the new roading layout can be designed to suit transportation requirements and the existing landform.

The adjoining cycleway presents an opportunity to provide a useful amenity connection for the local community. An open-space reserve and pedestrian connection to the cycleway is indicated on the structure plan.

Infrastructure

Infrastructure to service the proposed new residential land is achievable. Road connections are available, and the new intersections appear to be able to be established in a safe and efficient manner. Water supply is accessible from public infrastructure that exists within Saleyards Road and from the unformed road corridor at the northwest end of the site. It is expected that electricity and telecommunications supplies will be similarly accessible. Foul sewage can be drained from the development land into the public infrastructure that exists within Saleyards Road, or alternatively into the foul sewage system that extends along the cycleway corridor. Stormwater can be discharged into the on-site gully systems, which provide an ideal landform for overland drainage flows as well as stormwater management features such as landscaped swales, soakage fields, detention ponds, etc.

Planning Considerations

From a planning perspective, the proposed rezoning can be supported by the following considerations-

- The landowner understands that there is a current and unsatisfied demand for new residential sites within the Oamaru region. Furthermore, the landowner is motivated to present new residential sites to the market and is experienced in doing this.
- The rezoning property is suitable for residential utilisation, particularly in respect of the land's topography, its access to infrastructure, the proximity to the Oamaru urban environment, and the amenity offered by the adjoining cycleway.
- The land shares a substantial border with the existing Residential zone, and as such the proposed rezoning will essentially be an extension of the existing zone format.

Initial consideration has also been given to the loss of productive potential if this land is rezoned for residential purposes. Under the land use capability system, the land is presently classified in part as LUC1C:2 and in part as LUC1C:3 (there is a small piece of unclassified land also, but this is of little relevance). The bulk of the property that is proposed to be rezoned for residential purposes is contained within the LUC1C:2 region (shown in red shading on the attached LUC map). The rezoning will result some loss of productive potential if it is approved. However, Council will need to take a balanced approach to determining what land is most appropriate for different land use activities and there are a number of reasons described above as to why this land would be better suited to residential outcomes. It is not unreasonable to suggest that the Oamaru region enjoys a large volume of land that is classified as either LUC1C:2 or LUC1C:3 (as indicated by the LUC map), and as such the loss of a relatively small fraction of this capability in exchange for additional residential capacity in an appropriate location is considered an acceptable proposition.

Further Information to be Supplied

We trust that this summary is helpful to Council's district plan review process. The applicant anticipates undertaking further investigation of several of the above matters in the coming months, and this information will be supplied to Council as it becomes available.

Summary prepared by:

PATERSON PITTS LIMITED PARTNERSHIP



Kurt Bowen
Planner



Legend

- Site Boundary
- External Boundaries
- Potential Landscape Buffering
- > Existing Waterway



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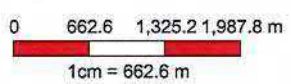
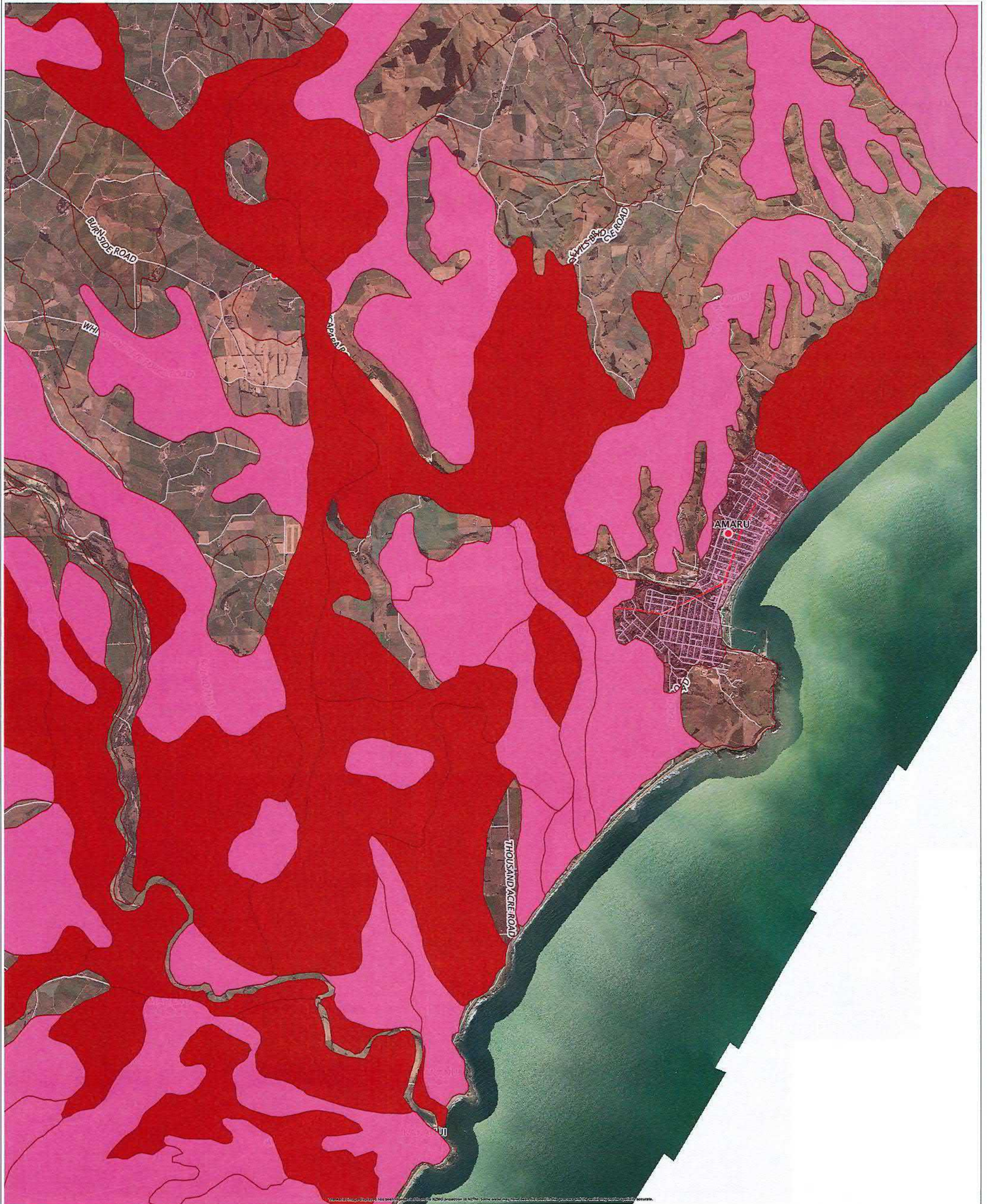
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Client/Location:
McBrimar Construction Limited
 9 Parsons Road, Weston
 RT OT297/162

Purpose/Drawing Title:
**Structure Plan to Support
 Rezoning Proposal**

Surveys by:		Original Size:	Scale:
Designed by:	KAB	A3	1:4,000
Drawn by:	KAB/DNS		
Checked by:	KAB		
Approved by:	KAB		
Job Ref:	D17227	Sheet No:	Revision No:
		1/2	A
			Date Created:
			14/08/2020



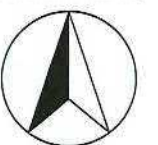
Labelling

- + Label-Address
- + RAPID Address
- + URBAN Address
- Township

- 2_Ward_Townships
- 3_Small Scale Townships
- Planning**
- External**
- NZLRI**

- Land Use Capability
- LUC1C:2
- LUC1C:3
- LUC1C:4
- LUC1C:5

- LUC1C:5
- LUC1C:6
- LUC1C:7
- LUC1C:8
- LUC1C:e





SUMMARY OF REZONING OPPORTUNITY STUART STREET, OAMARU

18 August 2020

Introduction

This summary, and the attached documents, have been compiled in support of a proposed rezoning adjustment in relation to the Waitaki District Plan. The Plan is presently passing through the initial stages of a review process, the outcome of which will be a new District Plan. Considering the recent period of unsatisfied demand for residential building sites, the new Plan may need to include additional provision for residential capacity.

The land described by this summary document is submitted to Waitaki District Council as a property that is suitable for intensification of residential activities. The rezoning of this land, as described below, will assist the District in addressing the perceived shortage of residential capacity.

Please find the following documents attached-

- Structure Plan showing the proposed Residential (R) zone and the key features of any future residential development.
- Land Use Capability Map for Oamaru and surrounds.

Land Description

The land subject to this proposal, along with a portion of adjoining land, has the address of 64 Stuart Street and 65A Wansbeck Street, in Holmes Hills, Oamaru. The land at this location is physically accessed from Stuart Street, and enjoys accessway frontage to the adjacent Holmes Hill Estate residential development, which is presently being completed. The subject property is held in two titles, being 8439 (in part) and 8440, with the combined portion of existing rural residential land comprising an area of 6.12 hectares. The site resides in the outer suburbs of the Oamaru urban environment.

The key features of the property, in terms of its physical attributes, are-

- The land takes an hourglass shape, with its eastern length directly adjacent to an established residential neighbourhood.
- The bulk of the land is gently sloping in topography, falling to the south towards Stuart Street. There is a relatively steep gully system which passes through the northwest bulb of the site and then progresses south in an alignment this lies adjacent to the property.
- The property contains a single existing residential activity, with some associated amenity planting.

- The land to the northwest, south and west comprises rural-residential activities on sites that are generally consistent with the expectation of the district plan. The land use occurring on the properties to the northeast and east of the site is entirely residential in nature.

Proposed Rezoning

It is proposed that the bulk of the property be rezoned from its current Rural-Residential (RR) zone to a Residential (R) zone. The new region of R zone will be constrained by the steeper slopes of the gully system at its northern bulb, in which the gully feature is considered unsuitable for more intensive residential development (that land will stay part of the Rural-Residential (RR) zone). The gully system also accommodates an existing stormwater detention pond (soon to become a WDC asset), and it is considered appropriate that this form of land use remains in the RR zone.

The region proposed to be rezoned occupies an area of 4.64 hectares. Allowing for a 25% factor to provide the new legal road corridors, reserve areas and other utility sites, the area to be rezoned will provide up to around 110 new residential properties (at 300m² each). More realistically, allowing an as-built average site size of 450m², the land will be able to produce around 80 new residential sites. The attached scheme plan, which shows a possible residential development, depicts a total of 66 sites with an average sites area of around 530m². The remaining portion of the development land, having an area of 1.48 hectares, will remain as part of the Rural-Residential zone.

The scheme plan anticipates a new road that will be extended from the Holmes Hill Estate roading network at the northwest of the land. This road will move south through the block and terminate at a cul-de-sac close to the existing dwelling. From this position, a public pedestrian pathway can be established to form a link between the development site and Stuart Street.

Landscaping features can be used to minimise the visual appearance of development within the subject property. In particular, the narrow portion of the site, along which the new road is likely to pass in close proximity to the adjacent residential area, can be softened through the installation of appropriate plantings.

The existing residential activity can readily be accommodated within the proposed residential zone.

Infrastructure

Infrastructure to service the proposed new residential land is achievable. Road connections are available, and the new intersection can be established in a safe and efficient manner. Pedestrian access to Stuart Street will achieve a useful walkable circuit through the neighbourhood. Water supply is accessible from public infrastructure that exists within Stuart Street and Holmes Hill Estate. It is expected that electricity and telecommunications supplies will be similarly accessible. Foul sewage and stormwater can both be drained from the development land into the existing reticulation networks at Stuart Street and within

Holmes Hill Estate (the ability for gravity drainage to occur has been checked using local contour data).

Previous discussions between the landowner and Council 3-waters infrastructure staff have indicated that there is expected to be sufficient capacity within the water supply and drainage reticulation networks to support residential development of the subject land.

Planning Considerations

From a planning perspective, the proposed rezoning can be supported by the following considerations-

- The landowner understands that there is a current and unsatisfied demand for new residential sites and homes within the Oamaru region. Furthermore, the landowner is motivated to present new residential sites and homes to the market, and is experienced in doing this.
- The success with which sites in the adjoining Holmes Hill Estate and nearby Waiareka Park residential developments have been selling demonstrates the desirable nature of residential properties at this location.
- The location of the proposed residential sites, being in close proximity to urban services and facilities, presents an opportunity for the development project to consider the design and implementation of affordable housing options and housing suited to the elderly. It is understood that there is an existing community demand for these types of properties.
- The rezoning property is suitable for residential utilisation, particularly in respect of the land's topography, its access to infrastructure, and its location within the outer suburbs of the Oamaru urban environment.
- The land shares a substantial border with the existing Residential zone, and as such the proposed rezoning will essentially be an extension of the existing zone format. Furthermore, there are several blocks of Business 3 zone located nearby, and it is anticipated that the activities intended to occur within these blocks would be supported by additional local residential capacity.

Initial consideration has also been given to the loss of productive potential if this land is rezoned for residential purposes. Under the land use capability system, the land is presently classified as LUC1C:3 (shown in pink shading on the attached LUC map). The rezoning will result some loss of productive potential if it is approved. However, Council will need to take a balanced approach to determining what land is most appropriate for different land use activities and there are a number of reasons described above as to why this land would be better suited to residential outcomes. It is not unreasonable to suggest that the Oamaru region enjoys a large volume of land that is classified as either LUC1C:2 or LUC1C:3 (as indicated by the LUC map), and as such the loss of a relatively small fraction of this capability in exchange for additional residential capacity in an appropriate location is considered an acceptable proposition.

Further Information to be Supplied

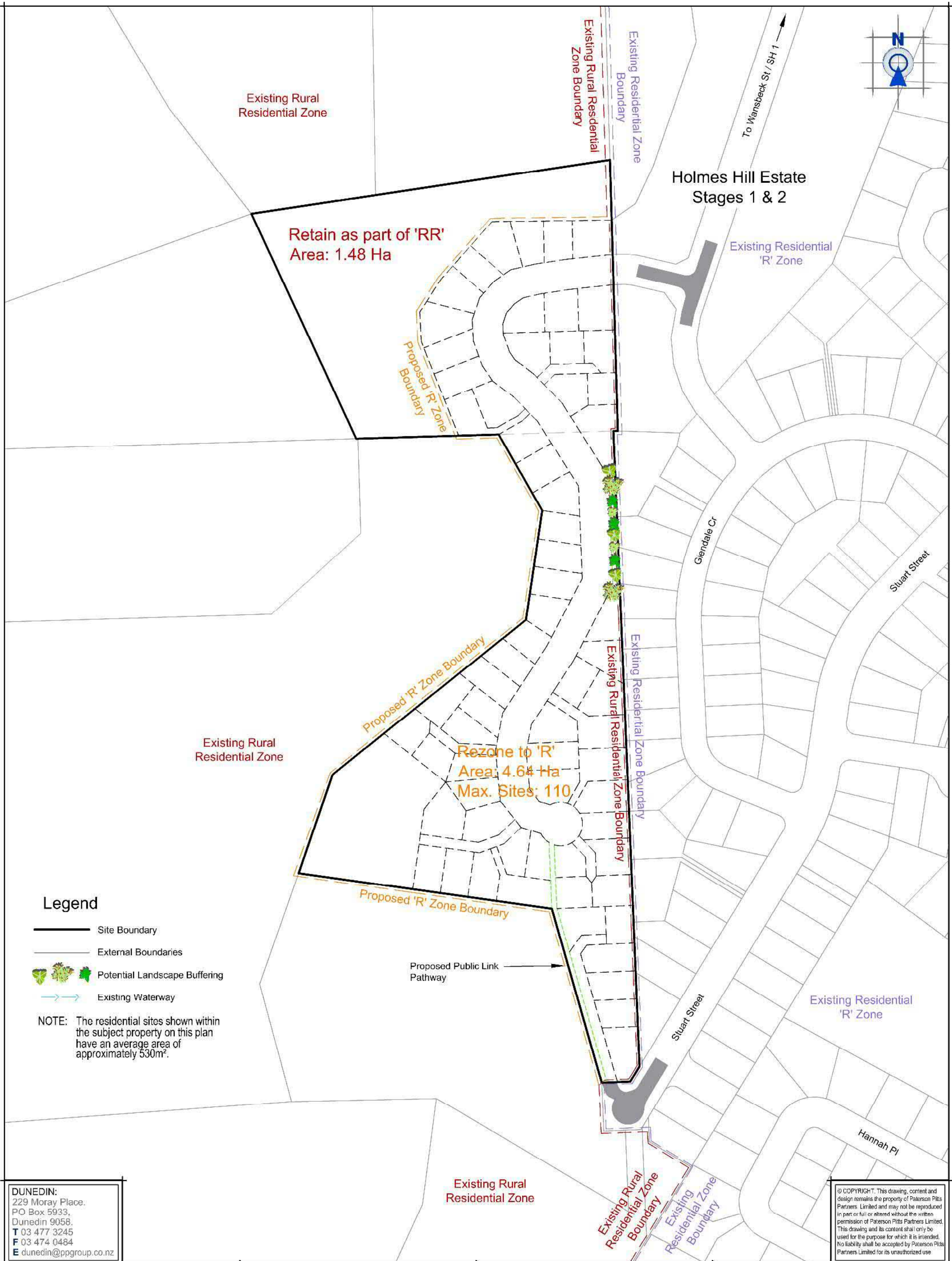
We trust that this summary is helpful to Council's district plan review process. The applicant anticipates undertaking further investigation of several of the above matters in the coming months, and this information will be supplied to Council as it becomes available.

Summary prepared by:

PATERSON PITTS LIMITED PARTNERSHIP

A handwritten signature in blue ink, appearing to read 'Kurt Bowen', with a long horizontal stroke extending to the right.

Kurt Bowen
Planner



Legend

- Site Boundary
- External Boundaries
- Potential Landscape Buffering
- Existing Waterway

NOTE: The residential sites shown within the subject property on this plan have an average area of approximately 530m².

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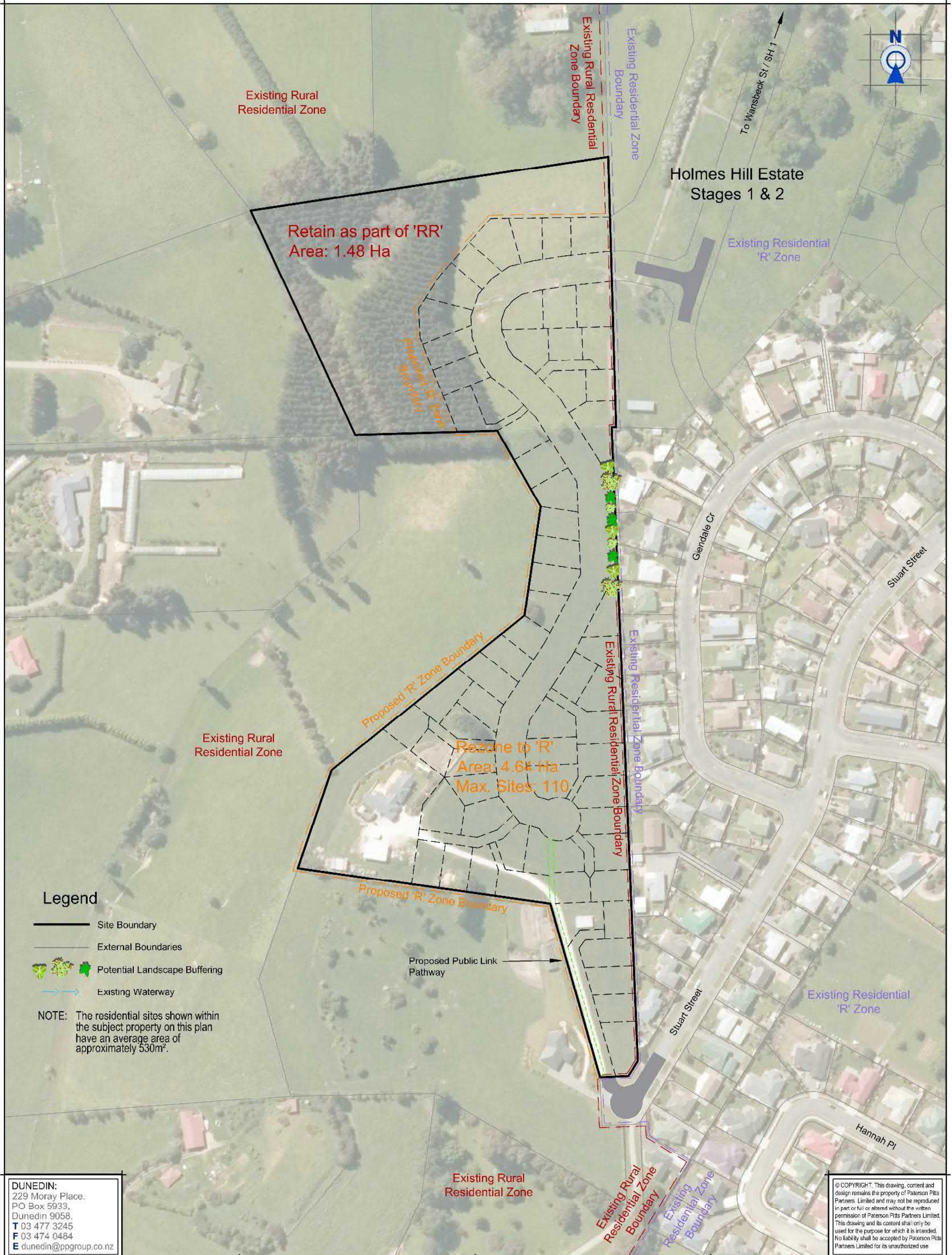
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Client/Location:
McBrimar Construction Limited
 64 Stuart Street and
 95A Wansbeck Street, Oamaru
 R'sT 8439 (Part) and 8440

Purpose/Drawing Title:
**Subdivision Scheme Plan to
 Support Rezoning Proposal**

Surveyed by:		Original Size:	Scale:	1:2,000
Designed by:	KAB	A3	DO NOT SCALE	
Drawn by:	KAB/DNS			
Checked by:	KAB			
Approved by:	KAB			
Job Ref:	D17227	Sheet No:	Revision No:	Date Created:
		1/2	A	14/08/2020



Legend

- Site Boundary
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NOTE: The residential sites shown within the subject property on this plan have an average area of approximately 530m².

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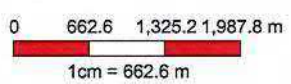
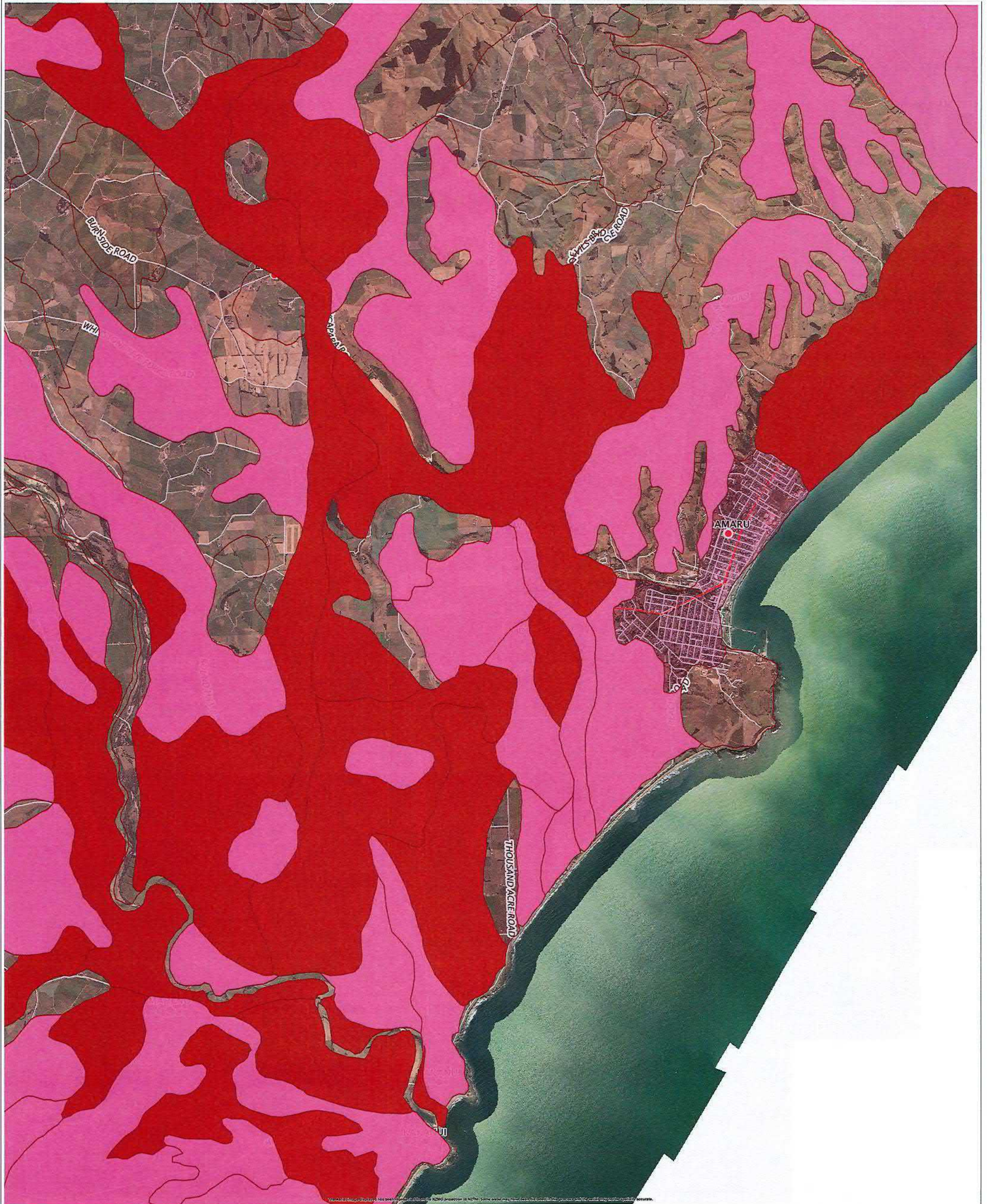
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Designed by:	KAB	A3	1:2,000
Drawn by:	KAB/DNS		
Checked by:	KAB		
Approved by:	KAB		
Job Ref:	D17227	Sheet No:	Revision No:
		1/2	A
			Date Created:
			14/08/2020



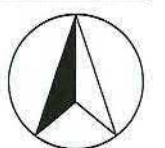
Labelling

- + Label-Address
- + RAPID Address
- + URBAN Address
- Township

- 2_Ward_Townships
- 3_Small Scale Townships
- Planning**
- External**
- NZLRI**

- Land Use Capability
- LUC1C:2
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- LUC1C:4
- LUC1C:5

- LUC1C:5
- LUC1C:6
- LUC1C:7
- LUC1C:8
- LUC1C:e





SUMMARY OF REZONING OPPORTUNITY HOMESTEAD ROAD, OAMARU

18 August 2020

Introduction

This summary, and the attached documents, have been compiled in support of a proposed rezoning adjustment in relation to the Waitaki District Plan. The Plan is presently passing through the initial stages of a review process, the outcome of which will be a new District Plan. Considering the recent period of unsatisfied demand for residential building sites, the new Plan may need to include additional provision for residential capacity.

The land described by this summary document is submitted to Waitaki District Council as a property that is suitable for intensification of residential activities. The rezoning of this land, as described below, will assist the District in addressing the perceived shortage of residential capacity.

Please find the following documents attached-

- Scheme Plan showing the proposed Residential 1 (R) zone and the key features of any future residential development.
- Land Use Capability Map for Oamaru and surrounds.

Land Description

The land subject to this proposal, along with a portion of adjoining land, has the address of 280 Homestead Road. The property title, OT253/106, contains a total area of 6.9543 hectares.

The southern point of the site is located an approximate distance of 160m by road from the eastern extent of the Weston urban environment (measured to the property at 333 Homestead Road).

The key features of the property, in terms of its physical attributes, are-

- The land takes a roughly rectangular shape, with good-sized dimensions in both directions. The property adjoins Homestead Road on its southern side, this road being well-formed and potentially underutilised.
- The bulk of the land is gently sloping in topography, falling in a southwest direction towards Homestead Road and Parsons Creek. Parsons Creek is a well-defined watercourse with a modest continual flow.
- The property contains a single existing residential activity, with some associated amenity planting.

- The land to the north comprises rural-residential activities on generally larger sites. The land to the immediate east, south and west comprises rural-residential activities on sites that are generally consistent with the expectation of the district plan. Further to the south and west of the subject property, the land use is generally residential in nature.

Proposed Rezoning

It is proposed that the entire property be rezoned from its current Rural-Residential (RR) zone to a Residential 1 (R1) zone. It is considered that residential activity at this locality is more appropriate at the density anticipated by the R1 zone than the ordinary Residential (R) zone (The R1 zone requires an average area of 1,000m² per site, whereas the R zone permits a density of 300m² per site).

Allowing for a 25% factor to provide the new legal road corridors and other utility sites, the area to be rezoned will provide up to around 55 new residential properties (at 1,000m² each). More realistically, allowing an as-built average site size of 1,100m², the land will be able to produce around 50 new residential sites (as depicted on the attached scheme plan).

The scheme plan anticipates a new road connection to Homestead Road, located at the southeast corner of the site. This location is suitable for a new intersection as sight distances are good in both directions. Internally, the new roading layout can be designed to suit transportation requirements and the existing landform, such as the layout presented on the supplied scheme plan illustrates.

Landscaping features can be used to minimise the visual appearance of development within the subject property. In particular, the views into the site from Homestead Road and from the land to the west of the property can be softened through the installation of appropriate plantings.

The existing residential activity can readily be accommodated within the proposed R1 zone.

Infrastructure

Infrastructure to service the proposed new residential land is achievable. A road connection is available as described above and can be established in a safe and efficient manner. Water supply appears to be available from public infrastructure that exists within Homestead Road and which passes through the subject land, and would be further supported by the planned Weston water upgrade project. It is expected that electricity and telecommunications supplies will similarly be accessible from local infrastructure. Foul sewage will require the installation of a new pumping station located at the lowest point of the subject land in the southwest corner of the site (as indicated on the scheme plan). This pumping station can be designed in a manner that will provide a broader community benefit as various surrounding properties will be able to implement gravity drainage systems in place of existing domestic pumps. Previous discussion between the landowner and Council's 3-waters infrastructure staff indicates that a pumping station will be acceptable. Stormwater can be discharged into Parsons Creek where this watercourse passed through the site, and there is scope for any

necessary stormwater management systems to be installed on-site prior to water discharge into the creek.

Planning Considerations

From a planning perspective, the proposed rezoning can be supported by the following considerations-

- The landowner understands that there is a current and unsatisfied demand for new residential sites within the Oamaru region. Furthermore, the landowner is motivated to present new residential sites to the market and is experienced in doing this.
- The proposed rezoning will provide additional residential capacity for larger residential sites (i.e. the R1 zone). More intensive residential development is not considered suitable as the environmental effects of such development may be more than minor. Larger residential sites, as anticipated by the R1 zone, will enjoy greater opportunity to minimise effects and will result in a more versatility in the residential market. Sites in the range of 1,000m² to 2,000m² are believed to be in short supply and highly desirable at present. This is demonstrated by the rate at which 1-hectare blocks are presently being developed in the Rural-Residential zone to support a land use that is purely residential in nature.
- The rezoning property is suitable for residential utilisation, particularly in respect of the land's topography, its access to infrastructure, and its proximity to the Weston urban environment and to the existing residential zone.

Initial consideration has also been given to the loss of productive potential if this land is rezoned for residential purposes. Under the land use capability system, the land is presently classified as LUC1C:2 (shown in red shading on the attached LUC map). The rezoning will result some loss of productive potential if it is approved. However, Council will need to take a balanced approach to determining what land is most appropriate for different land use activities and there are a number of reasons described above as to why this land would be better suited to residential outcomes. It is not unreasonable to suggest that the Oamaru region enjoys a large volume of land that is classified as either LUC1C:2 or LUC1C:3 (as indicated by the LUC map), and as such the loss of a relatively small fraction of this capability in exchange for additional residential capacity in an appropriate location is considered an acceptable proposition.

Further Information to be Supplied

We trust that this summary is helpful to Council's district plan review process. The applicant anticipates undertaking further investigation of several of the above matters in the coming months, and this information will be supplied to Council as it becomes available.

Summary prepared by:

PATERSON PITTS LIMITED PARTNERSHIP

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Kurt Bowen
Planner



Legend

- Site Boundary
- External Boundaries
- Potential Landscape Buffering
- Existing Waterway

NOTE: The residential sites shown within the subject property on this plan have an average area of approximately 1,100m².

Surveyed by:	KAB	Original Size:	1:2,000
Designed by:	KAB	Scale:	A3
Drawn by:	KAB	Sheet No:	1/2
Checked by:	KAB	Revision No:	A
Approved by:	KAB	DO NOT SCALE	
Job Ref:	D17227	Date Created:	14/08/2020

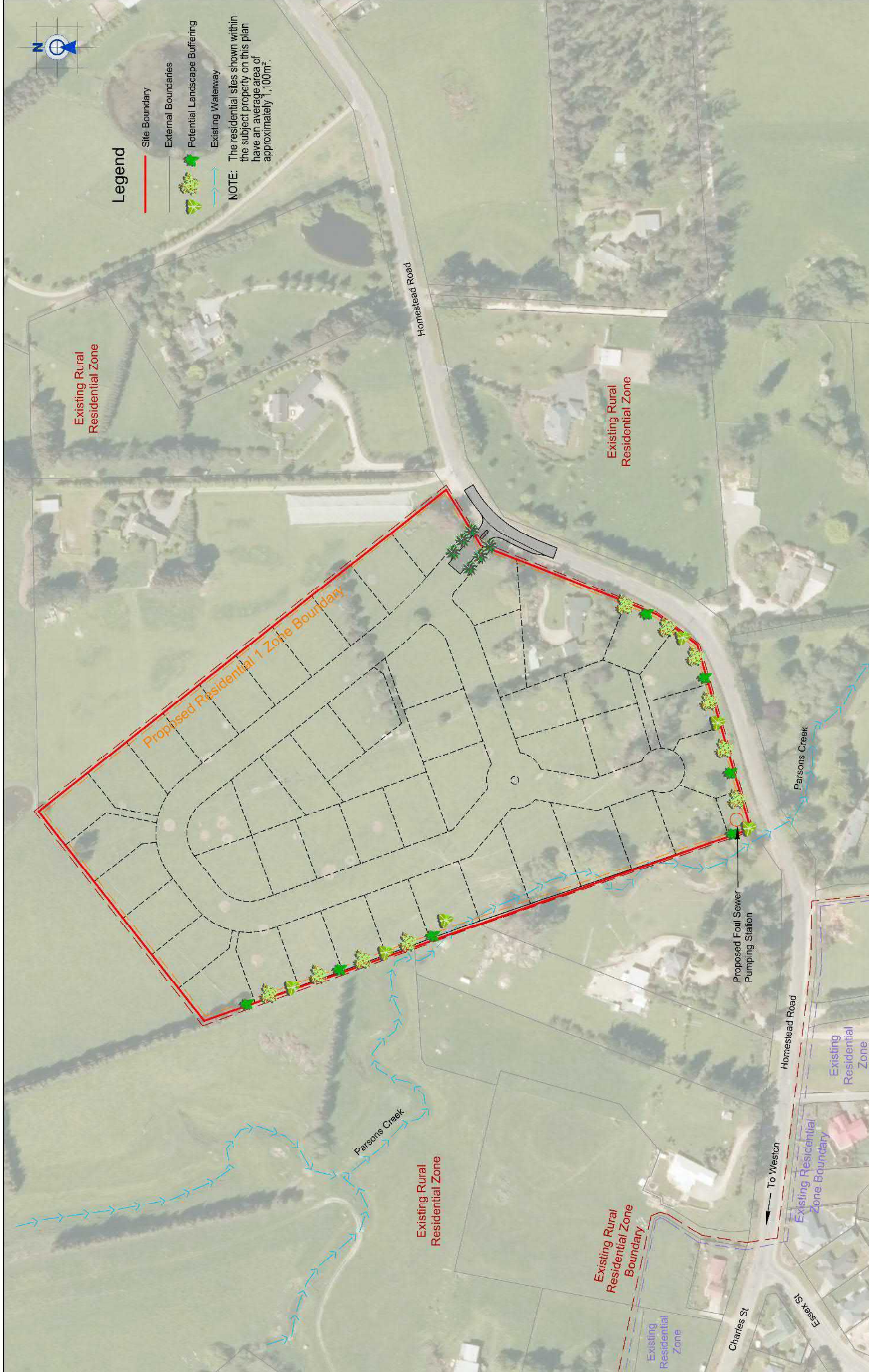
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**Subdivision Scheme Plan to Support
Rezoning Proposal**

Client/Location:
McBrimar Construction Limited
280 Homestead Road, Weston
RT OT253/106

DUNEDIN:
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PO Box 59333,
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Legend

- Site Boundary
- External Boundaries
- Potential Landscape Buffering
- Existing Waterway

NOTE: The residential sites shown within the subject property on this plan have an average area of approximately 1,100m².

Surveyed by:	KAB	Original Size:	Scale:
Designed by:	KAB/DHS	A3	1:2,000
Drawn by:	KAB		
Checked by:	KAB		
Approved by:	KAB	Sheet No:	1/2
Job Ref:	D17227	Revision No:	A
		Date Created:	14/08/2020

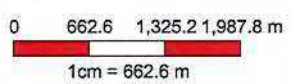
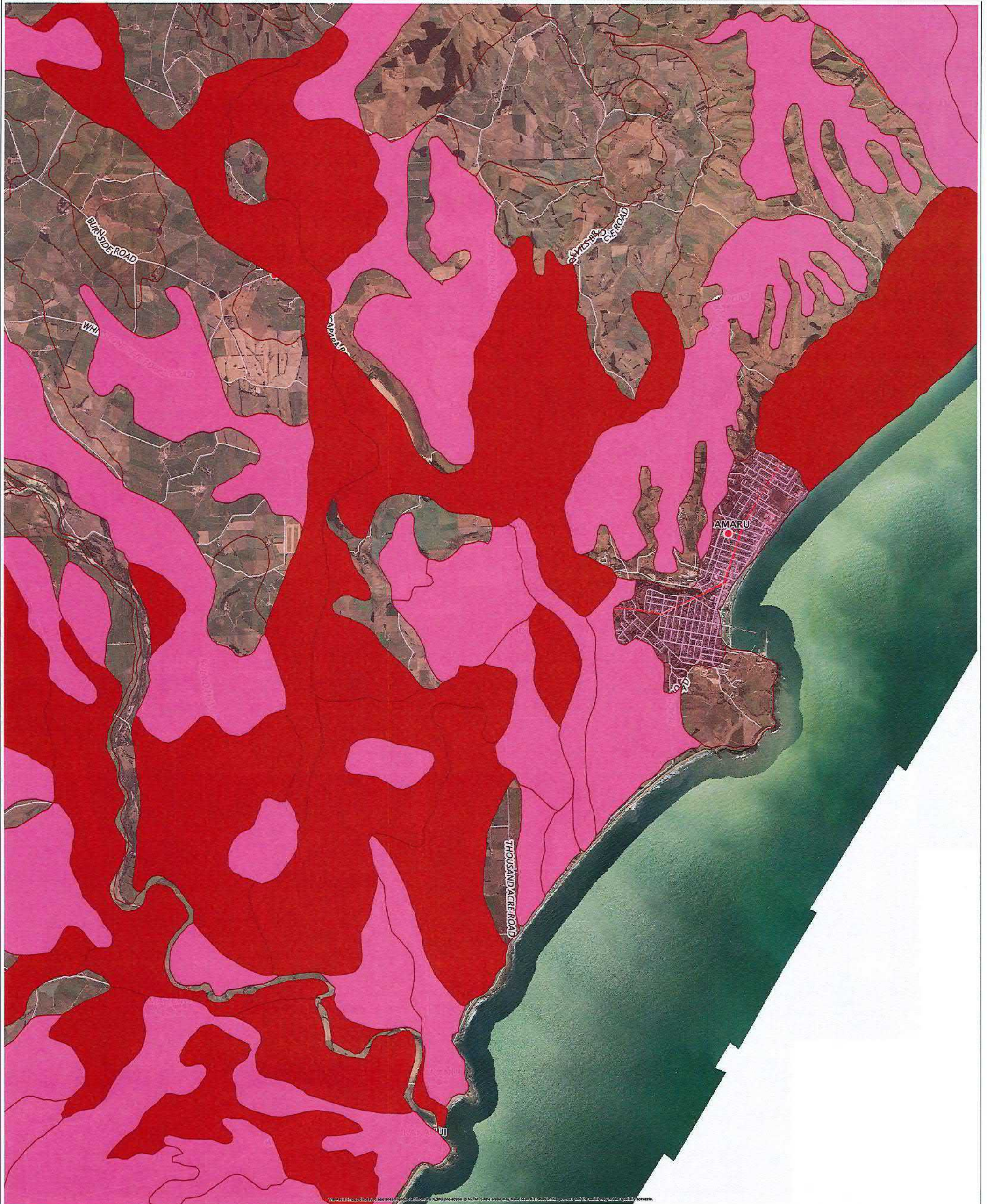
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Subdivision Scheme Plan to Support Rezoning Proposal

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- Township

- 2_Ward_Townships
- 3_Small Scale Townships
- Planning**
- External**
- NZLRI**

- Land Use Capability
- LUC1C:2
- LUC1C:3
- LUC1C:4
- LUC1C:5

- LUC1C:5
- LUC1C:6
- LUC1C:7
- LUC1C:8
- LUC1C:e

