

APPENDIX 2:
SUBMISSIONS RECEIVED



DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO-Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-98

Applicant: J R Fairweather

Site Address:

533 Mount Cargill Road, Waitati

Description of Proposal:

Resource consent is sought to establish a 30m by 30m building platform for residential development (dwelling and accessory buildings) within the property. The application is supported by a landscape report.

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: Bill Hamel

Address for Service (Postal Address): [REDACTED]

Post Code: 9010

Telephone: [REDACTED]

Facsimile: [REDACTED]

Email Address: [REDACTED]

I: Support/Neutral Oppose this Application

I: Do/Do Not wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

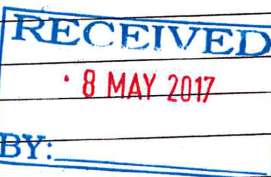
Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

The whole application.

My submission is [include the reasons for your views]:

See enclosed



The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

See enclosed

Signature of submitter:

[Signature]
(or person authorised to sign on behalf of submitter)

Date:

5/5/17

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, 8 May, 2017 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Cubitt Consulting Limited, 11 Bedford Street, St Clair, Dunedin 9012.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the public, including publication on the Council website. Your submission will only be used for the purpose of the

LUC 2017-98 Applicant: John Fairweather
Address: 533 Mount Cargill Road, Waitati.
Submitter: Dr Jill Hamel, [REDACTED]

My submission is:

I have owned Section 7 Blk VII SO 1275 North Harbour and Blueskin SD immediately east of the proposed building platform since 1980, and our picnic area would be only 125 m from the proposed residence, which would have a major effect on the enjoyment of the peace and quiet of this area.

Granting this application:--

1. Would be contrary to the purpose of the Resource Management Act and fail to protect a Visually Prominent Area (VPA) within the Flagstaff-Mt Cargill Landscape Conservation Area.
2. Would be contrary to both the present DCC District Plan and the Proposed 2nd Generation District Plan, since it proposes a residence on an undersized plot (less than 15 ha) in an area likely to be zoned for 40 ha minimum size of lot.
3. Would undermine the integrity of the District Plan and would create a bad precedent for development in this forested area so close to the Orokonui Ecosanctuary and the buffer zones being established around it.

The decision which I wish Council to make is:

To decline the application entirely for the reasons given above.

Comments on Cubitt report, Feb 2017

1.1. Description of Site.

The site is within the head of the Cedar Creek catchment which is heavily forested. The quarry and dwellings listed (p.1) to the south of the site are in the head of Weatherstone Creek or on Volco Trust land, out of sight of the Applicant's land. The head of Cedar Creek is occupied by:-

- A. The 402 ha of the DCC Mihiwaka Water Reserve, being considered as an addition to the land controlled by the Orokonui Ecosanctuary.
- B. The Initial Volco Trust set up by Lloyd and Dorothy Morris over about 104 ha.

Visually the site will be an intrusion into the steep forested headwaters of Cedar Creek.

The Applicant states that there was a farm house on the site previously. There has been no building there in my time as a neighbour, i.e. since 1980. Green's farm is marked on a 1901 topographic map (enclosed), and I was once visited by a very old Miss Green, who said she lived there as a child. She remembered being constantly miserably cold - it was an awful place to live, she said.

1.2 Proposed Activity

Paras (f), (g) and (h)

In my experience, protection as a condition of a resource consent is the weakest form of protection available for indigenous vegetation. A QEII Covenant would be much more desirable.

2.5 Disposal of effluent.

As the contour map attached to Mike Moore's report (Fig.7) shows, the contour is very steep. Rainfall is relatively high, the soil saturated for long periods in winter, and a formal investigation of on-site effluent disposal is definitely needed. Phosphates from grey water could readily drain into Cedar Creek.

3.1 Sustainability

The Applicant states that the land will be better managed if a residence is established. Native forest is very vigorous in growth in this shaded damp gully and benefits from benign neglect. Predator control in the district is vigorously managed by both OSPRI and the very active volunteer groups connected to the Ecosanctuary.

5.0 True Exception Test.

A. The adverse effects of a residence only 125 m from the haven of peace and quiet in my forest will much more than minor.

B. The arguments that the application is not contrary to policy framework of the District Plan look weak. The previous 19th century dwelling was part of a landscape occupied by small dairy farms (see enclosed 1901 map), a land use that has been almost completely replaced by lifestyle blocks and conservation land, and not provided for by the present district plan.

The statement at the end of Sec 5.0, that there that there do not seem to be any other adjacent undersized blocks without a dwelling, is wrong. There is no dwelling on my 3.9 ha block on the south east boundary of the applicant's land.

Comments on Landscape Assessment, Mike Moore 2017

Landscape Values (p.3)

The discussion about incoherence in the pattern of vegetation in Cedar Creek can be applied to Weatherall Creek, out of sight when viewed from Mt Cargill Road, but not to Cedar Creek. The head of Cedar Creek, seen from Green Road (Moore report, Figure 6) shows a shrubland boundary at the upper right and shrubland in the foreground, marking the start of forested cover running to the left into the head of Cedar Creek. The proposed building site is well within this boundary (Moore report, Figs 5 and 6). It would be splitting hairs to describe this area of forest as incoherent because it has an uneven canopy.

The Proposed Development and Mitigation Measures. (p.5)

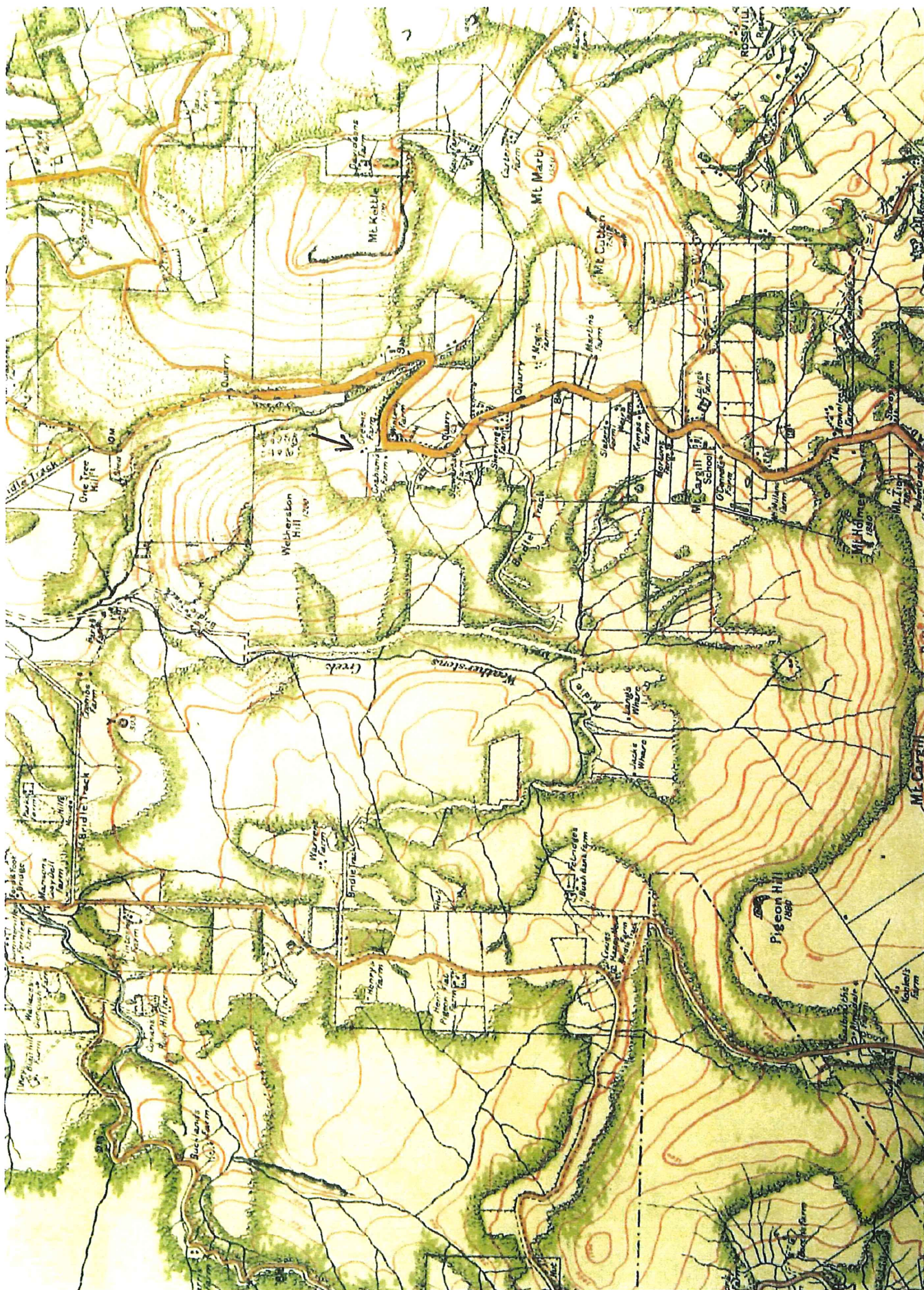
Having made regular use of the forest only 125 m away from the proposed house site, on the same aspect and altitude for nearly 50 years, I know how very cold the site is, even though sheltered from the full blast of southerly gales. I consider that the screen planting proposed in para (g) page 6 is unlikely to be maintained. The site faces well to the east of north, and screen planting would block both sun and view for the occupants of the proposed house site.

Caption for enclosed map. Military topographical survey, W.T. Neill, 1901, of the area around proposed building site. The site, labelled as Greens Farm, is marked by an arrow.

Gillian Hamel.



4 May 2017





**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-98 **Applicant:** J R Fairweather
Site Address: 533 Mount Cargill Road, Waitati
Description of Proposal: Resource consent is sought to establish a 30m by 30m building platform for residential development (dwelling and accessory buildings) within the property. The application is supported by a landscape report.

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: David and Jenny Burchell
Address for Service (Postal Address): [REDACTED] Post Code: 9085
Telephone: [REDACTED] Facsimile: [REDACTED]
Email Address: [REDACTED]
I: ~~Support/Neutral/Oppose~~ this Application I: Do Not wish to be heard in support of this submission at a hearing
If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

SHELTER PLANTING BY DRIVEWAY

My submission is [include the reasons for your views]:

WE HAVE NO OBJECTION TO THE GRANTING OF RESOURCE CONSENT FOR A BUILDING PLATFORM AT NO 533. WE ARE CONCERNED HOWEVER THAT THE WORDING OF THE RESOURCE CONSENT MUST NOT PREVENT THE EVENTUAL REMOVAL OF THE MACROCARPA TREES ADJACENT TO OUR PROPERTY. THE TREES ON THE BOUNDARY (OWNERSHIP UNCERTAIN PENDING A SURVEY) ARE OLD AND WILL SOON BECOME HAZARDOUS. THOSE BESIDE THE DRIVEWAY (WHICH ARE YOUNGER) DEPRIVE OUR Paddock OF SUNLIGHT, AND WILL SOON BE INAPPROPRIATELY LARGE FOR THE LOCATION. ANY MENTION OF MACROCARPAS IN THE RESOURCE CONSENT COULD MAKE IT IMPOSSIBLE FOR US TO SEEK REMEDIES TO THESE ISSUES IN THE FUTURE. NOTE ALSO THAT THIS SHELTER-BELT IS ON THE COUNCIL ROAD-RESERVE, AND NOT PART OF THE PROPERTY AT NO 533.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

THAT THE CONSENT IS NOT CONDITIONAL ON THE RETENTION OF THE PRESENT MACROCARPA TREES EITHER ON THE BOUNDARY OR ADJACENT TO THE DRIVEWAY

Signature of submitter:

J. C. Burchell
(person authorised to sign on behalf of submitter)

Date: 5 May 2017

Notes to Submitter:

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SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-98

Applicant: J R Fairweather

Site Address:

533 Mount Cargill Road, Waitati

Description of Proposal:

Resource consent is sought to establish a 30m by 30m building platform for residential development (dwelling and accessory buildings) within the property. The application is supported by a landscape report.

RECEIVED

8 MAY 2017

☒ We wish to lodge a submission on the above resource consent application:

Your Full Name:

Initial Volco Trust (on behalf of)

Address for Service (Postal Address):

PO Box 5904, Dunedin

Post Code:

Telephone:

Facsimile:

Email Address:

I ☒ Support / ☐ Neutral / ☐ Oppose this Application I: ☐ Do / ☒ Do Not wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

The Initial Volco Trust is in support of the Resource Consent Application. We do however have concerns regards the Proposed Activities 1.2 (f)+(g)+(h).

My submission is [include the reasons for your views]:

Our trust owns two adjacent properties; 606 & 524 Mt Cargill Rd and a 3rd property along Green Rd. The visual impact and the character of the proposal is our major concern. Much of our property is under a QEII Covenant to protect the remaining forest cover. In regard to 1.2(f). We support the protection of the existing native vegetation but we would like a QEII Covenant placed over it if possible. In regards to 1.2(g). We would prefer native regeneration to provide screening rather than tall exotics overwhelming the space. In regards to 1.2(h) To ensure compliance we would like a QEII Covenant

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Regards 1.2(f) & (h) To ensure protection and compliance we would like a QEII Covenant to be placed over the remaining native vegetation and the proposed Regeneration. Regards 1.2(g) Avoid the planting of tall exotic species.

Signature of submitter:

A. Loch

Date:

8 May 2017

(or person authorised to sign on behalf of submitter)

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