

Change GF02:

Rezoning from Rural to General Residential 1 – 201, 207 and 211 Gladstone Road South

Adding housing capacity in Dunedin (2GP Variation 2)

We, Peter Michael Hogan and Jillian May Hogan are submitting as a person/s of interest in the proceeding that is greater than the interest that the general public as due to owning a property at 195 Gladstone Road South, East Taieri that is adjacent to and/or overlooking the site requesting a rezoning: **Change GF02 - 201, 207 and 211 Gladstone Road South**

We are not a trade competitor for the purposes of section 308C or 308CA of the Resources Management Act 1991.

As a person/s of interest we would in the first instance say we are not opposed in its entirety to the rezoning as per Change GF02 but our submission is to identify what we consider to be the real effects the proposed plan will have on the value and ambience of our property and we wish to use our submission to provide additional information that we think should be taken into consideration at this time.

In order to support the proposed sub divisions we wish to have the following points taken into consideration:

1. 195 and 197 Gladstone Road South are adjacent to and within 50m of the proposed redevelopment and these proposed changes will have a damaging effect on the value of our unique quiet lifestyle property in a rural location.
 2. If the proposed sub division goes ahead we ask for consideration to include properties at 195 and 197 Gladstone Road.
 3. We would be opposed to the proposal of redeveloping rural land to R1 high density zoning if the subdividing of our property is not an option.
 4. Part of 207 Gladstone Road is a wetland area and prone to flooding. Engineering consideration would be required for stormwater management.
 5. We would request provision to connect into any additional services and be included in this development proposal.
 6. We currently enjoy fantastic rural views of the Maungatua mountain range and neighbouring farmland. We would therefore prefer that only single level houses be built to protect current rural outlooks.
 7. During construction dust suppression would be necessary by the contractor.
 8. Consideration be given to Gladstone Road South drainage, road surfaces, footpaths, lighting and street parking. Currently these services are below average. Also speed limits would need to be reduced.
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