

From: bruce todd <brucetodd50@gmail.com>
Sent: Thursday, 4 March 2021 03:53 p.m.
To: District Plan Submissions
Subject: DCC 2GP Variation @ District plan (former Bain reserve) Lot 1 DP 10300

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We will not gain any trade advantage through this submission.
We do not wish to speak in support of our submission.

The following submission is made concerning Lot 1 DP 10300 2.9340 CT 17C/596

Our submission seeks the following decision from the council:

Reject the change from Rural Residential 2 to General Residential 1

Amend the wording to be a change from " Rural Residential 2" to "Large Lot Residential 1".

Reason for our view

Any development would need to be sensitive to the greater surrounding natural landscape, i.e Flagstaff and the neighbouring upland hills. The creation of grassed areas (or berms) between houses and the access road would help maintain the current rural ambience currently appreciated by residents and visitors to the area. A development of density and scale, similar to those currently nearing completion in the Silverstream area of Mosgiel, would simply be a "blight upon the natural landscape". There are several areas currently being considered for intensive development in the greater Dunedin area. Lot 1 DP 10300 is better suited for "Large Lot Residential 1" (sections 2000 square metres minimum).

Information in addition to our view

The 15 - 20 metre (green belt) encumbrance registered against title 6568 running adjacent to the rear boundaries of properties 165-205 be considered for the creation of an earth berm planted with native species of low or medium height trees/shrubs. As a signatory to the letter (14th Feb 2000) to the then Acting Manager of Community and Recreational Planning, and subsequent reply on 23rd June 2000 confirming the appropriate registered encumbrance, I will point out that it explicitly prohibits any structure. Any suggestion this could now be a road would be in breach of the agreement established in good faith, between council, residents and the Bain family. It should be remembered that at that time, surviving members of the Bain family asked for the return of the gifted land but were refused on a legal technicality.

With consideration of establishing a berm, it should be noted that several residents have garages or carports accessed via the existing " Right of Way". This right of way is narrow, and turning in or out a garage or carport requires the whole width of the sealed area. An adjacent berm on the green belt, would provide additional temporary width to be used, for example, when backing in a trailer, wood deliveries, emergency services and a safe route for foot traffic, especially children who access the park.

Yours sincerely
Bruce & Denise Todd
2nd March 2021