

From: Craig Werner [craigww@ihug.co.nz]
Sent: Monday, 27 August 2012 13:29
To: planning@dcc.govt.nz
Subject: Plan Change 14 Online Submission

Craig Werner has made a submission to Plan Change 14 via the online application form. Below are the details of the feedback.

Details of the submission

Your details

Submitters's full name:

Craig Werner

Organisation name (if applicable):

Full Address:

30 Howard Macandrew Bay Dunedin

Postcode:

9014

Phone (Day):

476 1333

Phone (Evening):

Email Address:

craigww@ihug.co.nz

Your submission

I wish to be heard in support of this submission at the hearing

Yes

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

No

The specific provisions of Proposed District Plan Private Plan Change 14: Residential Zone 6 (Holyhead St, Outram) that my submission relates to are:

Rezoning and creation of 24 residential building sites.

My submission is that:

Expansion of Outram is contrary to current urban planning principles of densification and the focus on settlements where a large range of services exist. Its counter to minimization of car travel, and containment of Council infrastructure costs. The proposal allows not the DCC but the landowner to dictate the growth pattern. Large greenfield subdivisions don't 'satisfy' housing demand in a township, as much as this proposal simply 'attracts' demand. Buyers are drawn to an area development in large part due to economics, timing, ready site availability, which promote easy decision making. Council should, rather, be promoting and supporting development of new

28/08/2012

residential sections to come to market only in locations that make planning sense, and are congruent with initiatives such as the Spatial Plan. Outram growth is cited as lower priority, and Mosgiel is quite close by.

I seek the following decision from the Council:

Decline approval.

Supporting information

No file uploaded

Supporting information

No file uploaded



Our Ref: 12013-934

30 August 2012

The Chief Executive
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Attention: Paul Freeland

Dear Sir

RE: PRIVATE PLAN CHANGE 14: HOLYHEAD ST, OUTRAM

1. Thank you for the opportunity to comment on the above proposed plan change to re-zone the subject site from Rural to Residential 6.
2. The NZHPT does not have any objection to the proposed plan change in principle.
3. The dwelling, 'Balmoral,' which is located on the site is registered by the NZHPT as a Category 2 historic place (ref. 3232). The building is also listed in Schedule 25.1 to the Dunedin City Council's District Plan.
4. The NZHPT would like to note its support of the concept plan included in the application as Appendix A4. This concept plan shows 'Balmoral' being held on one allotment (proposed Lot 15), along with the outbuildings associated with it.
5. The NZHPT advocates for the protection of the surroundings associated with historic heritage. Retaining an adequate setting for an historic place is essential for preserving and interpreting its heritage significance, this includes the relationship of the heritage building to associated buildings and/or structures.
6. In this case the NZHPT considers that the outbuildings form part of the setting of the registered building. We are aware from information we have on file that at least one of the outbuildings, known as the 'cowman's cottage' has a long association with the site. The NZHPT therefore considers that it would be appropriate to retain all of the buildings together in one lot in single ownership, as shown on the concept plan.
7. Relief sought: The NZHPT requests that the Council adopts the plan change in such a way as to ensure that 'Balmoral' and its associated outbuildings are held together in one lot, as per the concept plan. The concept plan should be adopted to constitute a structure plan for the site with a rule requiring resource consent to be obtained for any subdivision proposal not in accordance with the plan.
8. The NZHPT would see itself as an affected party to any future application proposing to alter the boundaries of proposed Lot 15 from what is shown on the concept plan.
9. The NZHPT may wish to appear in support of this submission at any future hearing.

10. Please don't hesitate to contact Jane O'Dea, Heritage Adviser (Planning), DDI (03) 470-2366, email: jodea@historic.org.nz if you would like to discuss any of the above points.

Yours sincerely,



Rob Hall
General Manager (Southern Region)

Cc: D Johnston – Johnston Whitney, Box 3, Mosgiel



SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991

Submission on publicly notified proposed District Plan Change 14

Submissions can be:

Posted to: Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Delivered to: Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon, Dunedin

Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.**

DataWorks Registration

<input checked="" type="checkbox"/> Scan	<input checked="" type="checkbox"/> Task PAUL FREELAND
Property ID	5052694 5052238
Person ID	219177
Application #	PC 302-14

Your name and contact details:

Your Full Name: **Jennifer Allen**

Full Postal Address: **16 Mountfort St**

OUTRAM

9018

Telephone: **4861-926**

Facsimile:

Email Address: **j.allenz@xtra.co.nz**

I: **Do/Do Not** wish to be heard in support of this submission at the 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)

The specific provisions of Proposed District Plan Change 14 that my submission relates to are:

You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Sewerage Disposal - effect on River
Road speed limits - there is a
real and pressing need for these to
be reduced in and nearby the vicinity

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

The current 100km sign at the exit from Outram near the proposed residential area has been of ongoing concern for several years and has been the subject of several correspondence from Mountfort St to authorities. With the proposed changes we are fully anticipating that at last recognition and action will be taken to slow traffic entering & leaving Outram to a neighbourhood friendly 50kmph until nearer the bridge where it would be ideal to be maintained at 70 kmph until past McArthur's Berry Farm.

This is in consideration of the increasing population of families in this area and the popularity of the river and township. Please consider this.

I seek the following decision from the Council:

(Please give precise details.)

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: _____

28/08/2012

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz



SUBMISSION FORM 5
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**Submission on publicly notified proposed
District Plan Change 14**

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Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.**

Your name and contact details:

Your Full Name: LYNDON JAMES GOLO

Full Postal Address: 2 NEWPORT STREET
OUTRAM

Telephone: 4861256 Facsimile: _____

Email Address: outrambutchery@xtra.co.nz

I: ~~Do~~ **Do Not** wish to be heard in support of this submission at the 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)

The specific provisions of Proposed District Plan Change 14 that my submission relates to are:
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I Support THE PROPOSED DISTRICT PLAN CHANGE 14
TO ALLOW THE REZONING FROM RURAL TO RESIDENTIAL
6 TO PROVIDE FOR UP TO 24 ADDITIONAL RESIDENTIAL
SITES. OUTRAM NEEDS TO CONTINUE TO GROW AND
THIS WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR
PEOPLE TO LIVE IN THIS POPULAR TOWN.

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I seek the following decision from the Council:

(Please give precise details.)

For Council to APPROVE the PROPOSED PLAN CHANGE
FROM RURAL TO RESIDENTIAL

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: _____

2-9-12

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Teresa Gutteridge

From: Nic Jepson
Sent: Wednesday, 12 September 2012 09:01
To: Teresa Gutteridge
Cc: Paul Freeland
Subject: FW: Plan Change 14 Online Submission
Follow Up Flag: Follow up
Flag Status: Green

From: Allan and Esther Hill [mailto:estkgeorge@gmail.com]
Sent: Tuesday, 11 September 2012 07:50 PM
To: planning@dcc.govt.nz
Subject: Plan Change 14 Online Submission

Allan and Esther Hill has made a submission to Plan Change 14 via the online application form.
Below are the details of the feedback.

Details of the submission

Your details

Submitters's full name:

Allan and Esther Hill

Organisation name (if applicable):

Full Address:

65 Holyhead Street Outram

Postcode:

9019

Phone (Day):

0220217956

Phone (Evening):

03 4861013

Email Address:

estkgeorge@gmail.com

Your submission

I wish to be heard in support of this submission at the hearing

Yes

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

Yes

12/09/2012

The specific provisions of Proposed District Plan Private Plan Change 14: Residential Zone 6 (Holyhead St, Outram) that my submission relates to are:

I strongly oppose the submission for the proposed private plan change to make Holyhead St Outram a residential zone. The land they want to build on I feel is not suitable to residential land, mainly because of the water runoff. I feel that the detention pond they propose to build to catch the runoff will only become stagnant and smelly. I would like to add that this pond will be almost directly across from our front deck. I also feel that the infrastructure (eg school, shops, roadways, footpaths etc...) in Outram would not be able to cope with the extra housing, there are 2 other subdivisions being built in Outram also.

My submission is that:

I would not like to see the proposed submission granted, I feel that the land should stay as is, or maybe split into 2 or 3 small lifestyle blocks. I feel that this would fit into the rural lifestyle that we all enjoy in Outram.

I seek the following decision from the Council:

I seek from the council that this submission be declined, I am yet to speak to any Outram local that would like to see this block of land turned into mass housing.

Supporting information

No file uploaded

Supporting information

No file uploaded



PC14-S6

PC - X-
(Office Use Only)**DUNEDIN CITY
COUNCIL**
Kaunihera-rohe o Otago**SUBMISSION FORM 5**
Clause 6 of First Schedule, Resource Management Act 1991**Submission on publicly notified proposed
District Plan Change 14****Submissions can be:****Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058**Delivered to:** Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon, Dunedin**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)**Emailed to:** planning@dcc.govt.nz**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.****Your name and contact details:**Your Full Name: WENDY ANNE OCKWELLFull Postal Address: 2a BIDSTON STREET
OUTRAM 9019Telephone: 4861563 Facsimile: _____Email Address: tygerbay@gmail.comI: ~~Do~~ **Do Not** wish to be heard in support of this submission at the hearingIf 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)**ie specific provisions of Proposed District Plan Change 14 that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

SEE SEPARATE SHEETI OPPOSE THE OPENING OF THE
FERGUSON SUB DIVISIONDCC DISTRICT PLAN- PROPOSED PRIVATE
CHANGE 14: RESIDENTIAL 6 ZONEHOLYHEAD STREET OUTRAM

12

REG IN DWX

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

SEE SEPARATE SHEET

I OPPOSE THE OPENING UP
OF THE SUB DIVISION

I seek the following decision from the Council:

(Please give precise details.)

Signature of submitter: _____ **Date:** _____
(or person authorised to sign on behalf of submitter)

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TO WHOM IT MAY CONCERN

Dunedin City District Plan – Proposed Private Plan Change 14: Residential 6 Zone Holyhead Street, Outram

I wish to object to the sale of sections in the new subdivision of Fergusons, bordered by Holyhead and Hoylake Streets, Outram due to ongoing problems with stormwater drainage in that area.

My property fronts on to Holyhead Street where all the stormwater from the top end of Holyhead Street passes into a stormwater drain. Even though the council has recently installed new drainage in that area, my property still floods, sometimes after only 3 hours of rain. **The area is already overloaded with stormwater.** (please refer to attached photographs taken on 23 February 2012 after only 3 hours of rain).

As water also comes over from Skerries Street, I know for a fact that many of the owners of the properties in Holyhead Street have pumps to pump the water from their flooded sections out into the stormwater drain adding to the quantity we are trying to cope with.

I understand that a 4140m detention pond will be dug to accommodate storm water from the subdivision sections in the hope that it will drain away. This is an unbelievable claim as the water which lies in that area often sits there for weeks (it often has frogs living in it). If this subdivision goes ahead, the volume will be far heavier and if it does drain away, the water will find its way underground and end up down my end of Holyhead Street.

I have been advised that someone from the council checked the area where the detention pond is to be dug recently when the Taieri River was in flood but as there was only light rain in Outram during that time, the ditch was not overloaded with water. It was not a good time to check.

Apparently if the ditch overflows which it undoubtedly will, the water will be pumped over to the river - who will be responsible for this - will the ORC allow this - The Outram Volunteer Fire Brigade was not even allowed to pump the water into the river during one of our floodings, when my neighbour's house was about to go underwater. This water was pumped up Holyhead Street but just crossed the road and came back down again due to the lay of the land.

This area will be a Health & Safety risk, a breeding ground for mosquitoes and sandflies which Outram is already notorious for and a danger to children in the area and we should not have to contend with this. The infrastructure of Outram is not capable of sustaining these new properties, especially as they will all have septic tanks as well.



Wendy Ockwell





10 SEP 2012

PC14-S7

PC - X-
(Office Use Only)**SUBMISSION FORM 5**
Clause 6 of First Schedule, Resource Management Act 1991**Submission on publicly notified proposed
District Plan Change 14****Submissions can be:**

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Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.**

Your name and contact details:

Your Full Name: Carol Ann Bryan

Full Postal Address: 58 Holyhead Street Outram

Telephone: 03 486 10 11 Facsimile: _____

Email Address: Bayview76@Xtra.co.nz

I: **Do/Do Not** wish to be heard in support of this submission at the 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)

ie specific provisions of Proposed District Plan Change ____ that my submission relates to are:
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

See Attached. letter

REG IN DWX

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I seek the following decision from the Council:

(Please give precise details.)

I do not want this Subdivision
beside my house.

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: _____

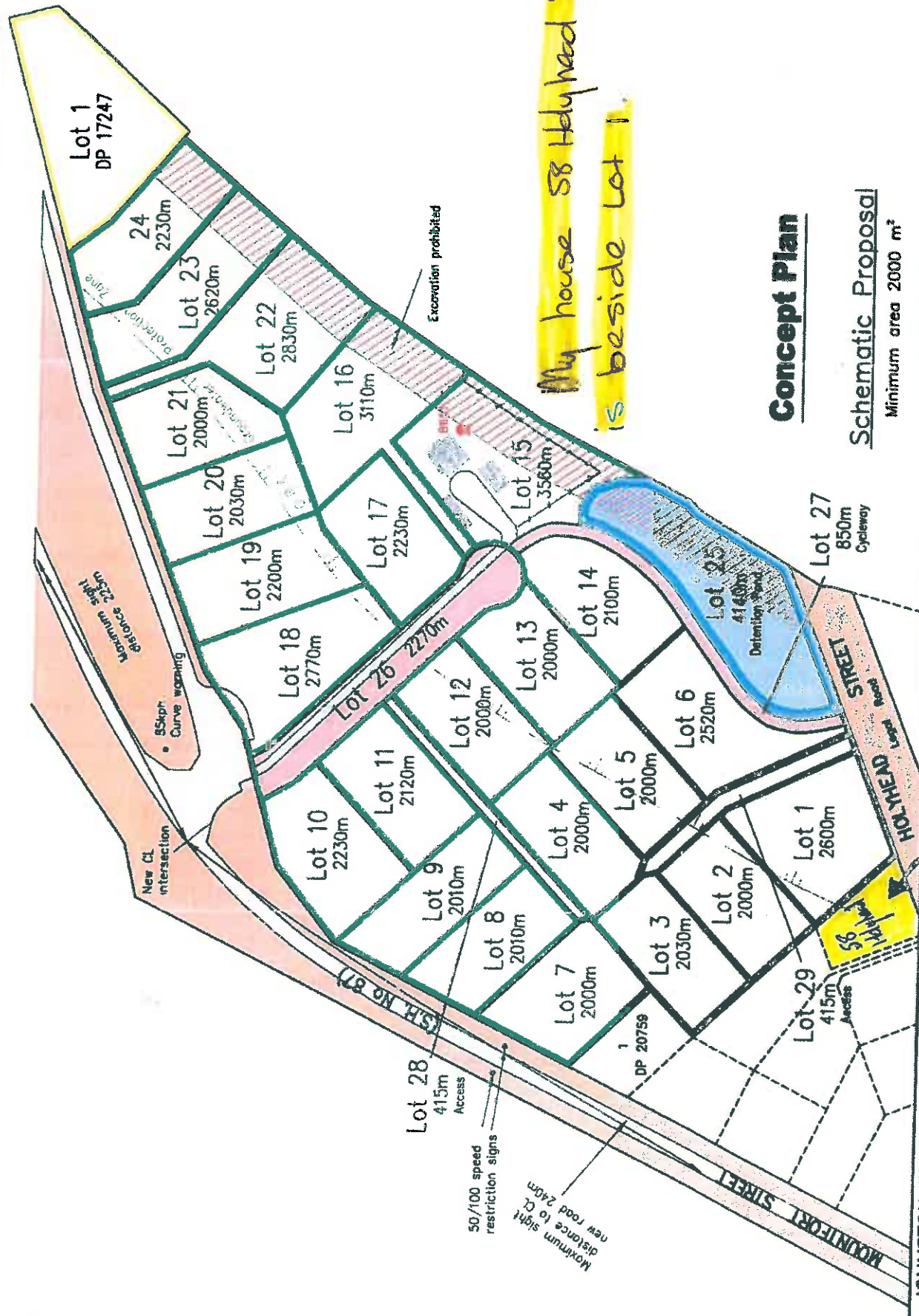
10/9/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

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I have looked at the proposed subdivision DP20759 Mr. N and Mrs. C Ferguson which includes Holyhead street and SH No 87. I live at 58 Holyhead Street Outram which was the previous subdivision done by the Ferguson's and I feel this was not completed to the standards of current subdivision's. There were no foot paths or gutters and no where for the storm water to go apart from the paddock next door to my house which has storm water from six houses and currently fills the proposed area for the detention pond during several days of steady rain fall. I can't imagine how this detention pond is going to cope with another 24 houses with storm water. There is a pump in the area where the proposed detention pond will be located this was used on a regular basis by Mr. Ferguson when he used this land for a market garden and was activated during heavy rain falls. He left the area to live else where and did not make provision for this pump to be used by the sections that he sold to me and others and by doing this did not care if our sections went under water during very heavy rain falls. I have provided pictures of this to Paul Freeland. He did not even complete asphalt crossing from the street to inside frontage of our sections and this was signed off by the council at the time then my house was built by a spec builder and the Council then signed this off as being done by the builder. Then when I moved into the house the Council wrote a letter to me asking me to pay for the asphalt crossing to be completed. In my opinion I feel this type of action will be carried out in this new subdivision once he has his money he will leave without a thought for those living there. This new subdivision does not even have any landscaping. I believe he has not put enough thought into storm water and sewage requirements in this area. I strongly object to this proposed subdivision and I believe I should be part of this consultation process because my house is right beside this land area, lot 1 will be right beside my boundary. I believe any houses built on this site should also be built with higher than normal foundations incase of flooding at lease five blocks high.

Appendix A4 - Concept Plan



My house 88 Holyhead St.
is beside Lot 1

Concept Plan

Schematic Proposal

Minimum area 2000 m²

JOHNSTON WHITNEY Resource Management Consultants Mosgiel Box 3 4 Glasgow Street Ph 03 489 7109 Fm 03 489 7110		Proposed Subdivision of Lot 2 DP20759 Prepared for Mr N and Mrs C Ferguson		Drawn by PATERSON PITTS GROUP DATE: December 2011 SCALE: 1:1500 SHEET: 4 of 4 JOB REF: 30-688	
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Teresa Gutteridge

PC14-S8

From: Nic Jepson
Sent: Thursday, 13 September 2012 12:21
To: Teresa Gutteridge
Cc: Paul Freeland
Subject: FW: Plan Change 14 Online Submission

From: Brian Miller
Sent: Thursday, 13 September 2012 10:18 AM
To: planning@dcc.govt.nz
Subject: Plan Change 14 Online Submission

Brian Miller has made a submission to Plan Change 14 via the online application form. Below are the details of the feedback.

Details of the submission

Your details

Submitters's full name:
Brian Miller

Organisation name (if applicable):

Full Address:
77 Riccarton Road West 2RD Mosgiel Taieri Dunedin

Postcode:
9092

Phone (Day):
4897779

Phone (Evening):

Email Address:
b.a.miller@ACTRIX.CO.NZ

Your submission

I wish to be heard in support of this submission at the hearing
Yes

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

The specific provisions of Proposed District Plan Private Plan Change 14: Residential Zone 6 (Holyhead St, Outram) that my submission relates to are:
I appose the Whole Plan change. Will Effect the sustainability of the rural Horticulture industry.

13/09/2012

Should be no further residential development until a waste water and sewerage system is in place. Similar to the Allanton sewage system

My submission is that:

Clause 22 of the first schedule of the RMA states: (2) Where environmental effects are anticipated, the request shall describe those effects. There is no information in this application on what the effects will be on the High class soils on this site. There appears to be no information on the Regional and Territorial policies on soils on this site. There appears to be no classification of the soil types on this site. There is no mention in the application that the soil maps will be changed, and that the High class soil will be deleted if this application is successful. This application appears to be incomplete and should be withdrawn.

I seek the following decision from the Council:

This application appears to be incomplete and should be withdrawn. This application should be turned down.

Supporting information

No file uploaded

Supporting information

No file uploaded

From: Nic Jepson
Sent: Friday, 14 September 2012 12:31 p.m.
To: Teresa Gutteridge
Cc: Paul Freeland
Subject: FW: Plan Change 14 Online Submission
Attachments: Further-Information-PC16-Formby-Street-Outram.pdf

From: Tim and Donna-Marie Gibson [<mailto:tdegibson@gmail.com>]
Sent: Friday, 14 September 2012 11:18 AM
To: planning@dcc.govt.nz
Subject: Plan Change 14 Online Submission

Tim and Donna-Marie Gibson has made a submission to Plan Change 14 via the online application form.
Below are the details of the feedback.

Details of the submission

Your details

Submitters's full name:
Tim and Donna-Marie Gibson

Organisation name (if applicable):

Full Address:
56 Holyhead Street Outram

Postcode:
9019

Phone (Day):
03 455 4502

Phone (Evening):
03 486 2285

Email Address:
tdegibson@gmail.com

Your submission

I wish to be heard in support of this submission at the hearing
No

If others make a similar submission, I will consider presenting a joint case with them at a hearing
No

The specific provisions of Proposed District Plan Private Plan Change 14: Residential Zone 6 (Holyhead St, Outram) that my submission relates to are:

1 - Consultation with adjoining landowners (oppose) 2 - Township water supply (oppose) 3 - Dwelling size, shading of sunlight and proximity to boundaries (oppose)

My submission is that:

1 - No approach was made to either myself or my partner during 2011 with the specific intention to seek comment for submitting this plan change. An off the cuff remark was made to my partner during an approach relating to a private event on their property with no direct request for our thoughts or opinion on the development. 2 - Referring to the (enclosed) Memo dated 14th December 2010 by E2 Environmental Consulting Engineers for Proposed Private Plan Change 16 submitted by others. The conclusion is that works should be undertaken with regard to the main raw water pumps and treatment plant for potable water to the township. Additionally reference is made to DCC memo (from Manager, Water and Waste Services dated 19th April 2010) to address already existing low water pressures during high demand. As both proposed plan changes significantly add households to the township water supply the additional demand will reduce the effectiveness of the Fire Fighting capacity of the township water main which is already modeled at the minimum running pressure of 100kPa (ref. Section 5 New Zealand Fire Service Firefighting Water Supply Code of Practice SNZ PAS 4509:2008), additional households will reduce this pressure further in peak demands unless water main capacity is suitably addressed. 3 - As the Plan Change requests larger section sizes it is foreseeable that large (9m in height) family homes would be built close to southern boundaries (2m rear yard) that would significantly reduce the sunlight falling onto already existing smaller family homes on adjoining sections especially during winter months where the level of the sun is lower, increasing frost duration and energy consumption of existing homes.

I seek the following decision from the Council:

1 - The private plan change be declined. 2 - The private plan change be declined. Alternatively that Dunedin City Council commit to upgrading of raw water pumps, the treatment plant and sections of the township water mains before acceptance of Proposed Private Plan Change 14. 3 - The private plan change be declined. Alternatively maximum height and setback restrictions imposed to reduce or eliminate adverse effects on existing homes.

Supporting information

Further-Information-PC16-Formby-Street-Outram.pdf, type application/pdf, 1.1 MB

Supporting information

No file uploaded

Memo

To: Gordon Mockford

From: Bevan Pratt

Cc: David Harford

Date: 14 December 2010

Subject: Outram Water Supply Model

Introduction

Two Note Ltd are proposing to construct a 36-lot residential subdivision in Outram, located just west of Formby St. In an attempt quantify the effects the subdivision may have on Outram's water supply network, we have constructed a simple model, incorporating the reservoir and all water mains (100mm and above). The model has not been calibrated so the results should be considered with prudence, however we believe it is still a useful tool to indicate how changes (increased demand, possible upgrades) may affect the water supply network.

Outram Water Supply

The Outram water supply is based around a 2000m³ reservoir sited on the hills above Outram with a single gravity main to town feeding into a network of mostly 100mm water mains (there is a 150mm main running through town along Hoylake St). The peak demand recorded over the last few years was 49 m³/hr.

The water source is an infiltration gallery next to the Taieri River, from where it is pumped up to the treatment plant and reservoir. It is currently treated with lime dosing (pH correction) and chlorination. We understand that UV disinfection is also proposed. The treatment plant capacity is understood to be 720 m³/day, and the raw water pump maximum flow rate is 28.3 m³/hr (679 m³/day)¹.

DCC have also commented that the existing raw water pumps cannot meet peak day demands, as the reservoir level does not recover fully each day during periods of high demand, falling steadily over several days, with the lowest recorded level in the last few years being 67%, and the longest continuous running time for the raw water pumps being over 9 days. Under normal circumstances during a dry spell, peak demands will be driven by indoor domestic water use, domestic lawn watering, market garden irrigation, contractors filling water tankers from hydrants plus undetected background leakage.

Model Construction

The layout of the model has been based on information provided from the DCC GIS system. This has also included pipe sizes, material and age. The level of all nodes within the township has been assumed at 10m MSL (based on contour information). The top and bottom operating levels for the reservoir (50.17m and 44.50m MSL) were obtained from DCC.

We have assumed an average day demand of 273 m³/day (from DCC website), which we have assumed is based on domestic demand of 1000L per lot per day and equivalent to 273 domestic connections. This has been spread over the nodes within the town, based on the number of lots near each node. Peak day demand is assumed to be 3 times average day demand. The daily demand was modelled using a diurnal pattern, with the peak at 6pm assumed to be 1.6 times the daily average (modelled

¹ Email from DCC 17/11/2010

peak hour demand was therefore 54 m³/hr). Fire fighting demand is assumed to be 25 L/s (FW2 classification).

We have assumed the following Hazen-Williams roughness values for pipework:

PVC	140	(excellent condition, smooth flow)
Asbestos Cement	135	(good condition, slight roughness to pipe walls)
Cast Iron	85	(poor condition, extensive tuberculation)

The reason such a low roughness value was chosen for cast iron water mains is that it appears from the GIS that any cast iron mains in the network were installed around 60-80 years ago, and we have found this value to be typical for old iron/steel water mains from our previous experience modelling water supply networks.

Scenarios

A total of 6 scenarios were run in the model, consisting of the existing pipe network and two upgrade scenarios, which were modelled for both the existing demand and the additional demand created from the proposed 36-lot subdivision. The two upgrade scenarios were:

1. Upgrade Cast Iron (C.I.) pipe along Holyhead St. There is a 240m long section of old 125mm cast iron pipe located in Holyhead St between Hoylake and Bidston Sts. The falling main from the reservoir connects into this section pipe, then feeds both ways into the town network. Even if this pipe is in good condition, it will restrict flows into the town water supply network. If it is in poor condition (a reasonable assumption, given that the likely ages of cast iron mains in this network would be 60-80 years), then the pressure losses over this section of pipe during high demand would be quite substantial. The upgrading of this length of pipe has already been recommended in a DCC memo (from Manager, Water and Waste Services dated 19 April 2010) to address low water pressures during high demand.
2. Additional to the upgrade mentioned above, a further upgrade option that we believe could be considered to reduce pressure fluctuations during periods of high demand would be to increase the capacity of the falling main from the reservoir to the town. Therefore we have modelled a scenario where a second 150mm main is constructed from the reservoir to the edge of the residential area, a distance of approximately 420m, so see what effect this might have on pressures in the town network.

Results

The following results show the pressure in the model at the intersection of Lynas and Formby Sts. We have assumed a level of 10m MSL for this location. This point was chosen as it will be affected the greatest by the additional demand from the proposed 36-lot subdivision at 39A Formby St.

Pre-development				
	Average Day Demand (3.2 L/s)	Plus fire flow (28.2 L/s)	Peak Day Demand (9.5 L/s)	Plus fire flow (34.5 L/s)
Existing network	380kPa	180kPa	370kPa	100kPa
Upgrade C.I. pipe	380kPa	220kPa	370kPa	160kPa
Second 150mm falling main	380kPa	250kPa	380kPa	240kPa
Post-development (extra 36 lots)				
	Average Day Demand (3.6 L/s)	Plus fire flow (28.6 L/s)	Peak Day Demand (10.7 L/s)	Plus fire flow (35.7 L/s)
Existing network	380kPa	150kPa	360kPa	90kPa
Upgrade C.I. pipe	380kPa	200kPa	370kPa	150kPa
Second 150mm falling main	380kPa	270kPa	380kPa	230kPa

Conclusions

It appears that the demand from an additional 36 lots will have little effect on the pressure within the network during periods of high demand, especially once the section of cast iron pipe in Holyhead St has been replaced (if our assumptions on the roughness of the section of cast iron pipe are correct).

The installation of a second falling main (or replacement of the existing main with a larger capacity pipe) would further significantly reduce pressure fluctuations.

No matter what else is done, the raw water pumps and treatment plant will probably need to be upgraded to increase the daily capacity in order to meet any increased demand, though this will depend on what DCC consider to be an acceptable minimum reservoir volume for fire fighting and emergency storage.

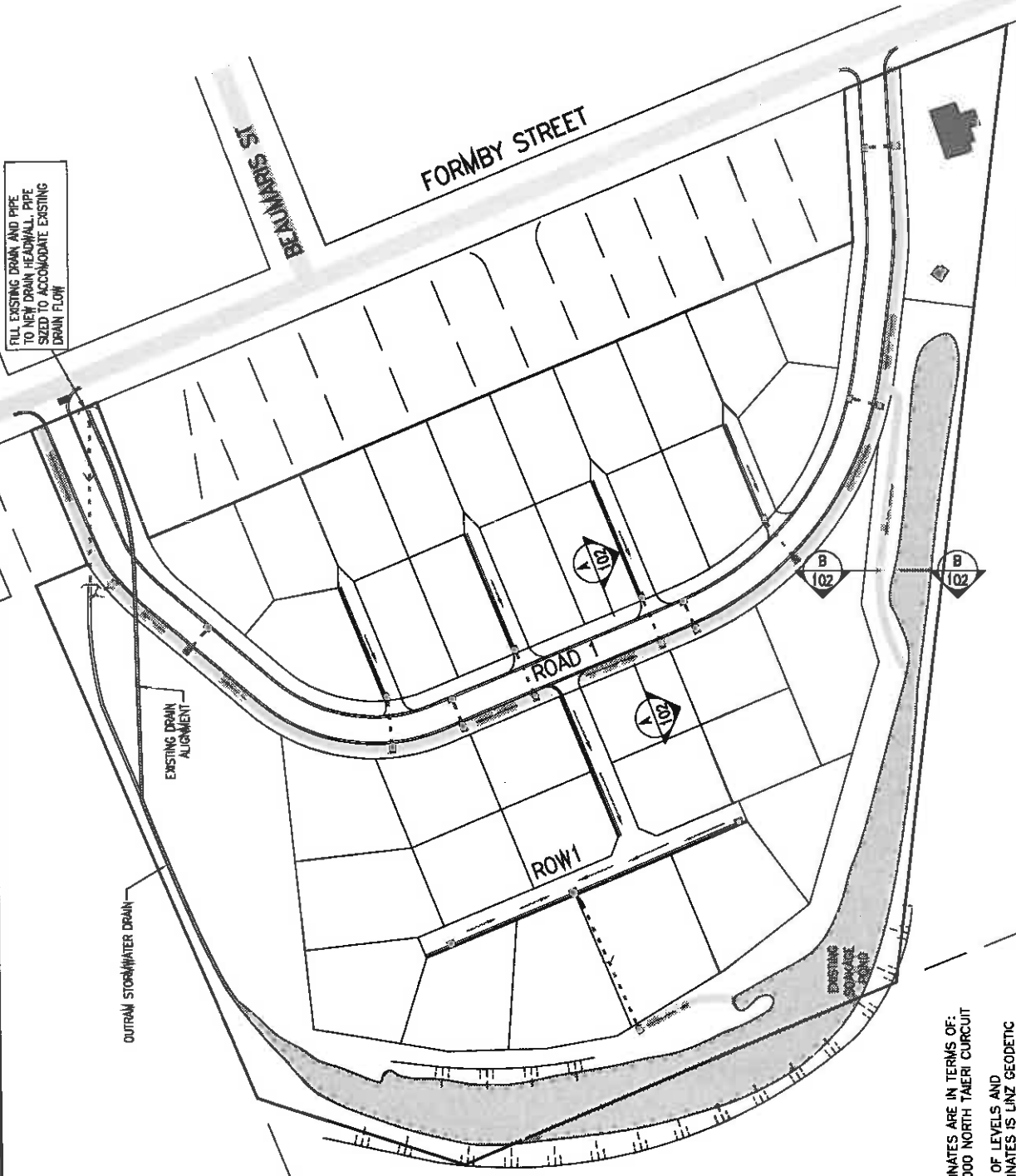
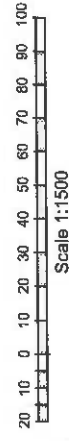
FILL EXISTING DRAIN AND PIPE TO NEW DRAIN HEADWALL. PIPE SIZED TO ACCOMMODATE EXISTING DRAIN FLOW

- NOTE:**
- 1) ALL LOTS TO DISCHARGE TO ROW DIRECTLY TO KERB & CHANNEL OR VIA SUMPS EXCEPT WHERE SHOWN ON ROAD
 - 2) ROW 1 RUNOFF IN KERB & CHANNEL

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING DRAIN
- PROPOSED DRAIN ALIGNMENT
- EXISTING WATERWAY
- BUBBLE-UP SUMP
- EXISTING SUMP
- PROPOSED PIPE
- FLOW DIRECTION
- SWALE
- KERB & CHANNEL

DRAFT
DRAWINGS ARE CONCEPT ONLY
AND SUBJECT TO FINAL DESIGN



COORDINATES ARE IN TERMS OF:
NZGD2000 NORTH TAEI CURCUT
ORIGIN OF LEVELS AND
COORDINATES IS UNZ GEODETIC
MARK 444.

environmental CONSULTING ENGINEERS Level 1, 136 Worcester Street, PO Box 31159, Christchurch P 64 3 368 4855 www.environmental.co.nz		Client TWO NOTE LTD	Project Title PROPOSED SUBDIVISION, 39A FORMBY ST, OUTRAM CONCEPT STORMWATER DESIGN OUT PLAN	Designed LB Drawn AF Checked Approved Date 26 AUGUST 2010 TEN AUTHORITY	Scale 1:1500 (A3) Drawing No 9011-01-100 Sheet 1 OF 1 Revision A
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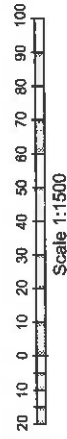
LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING WATERWAY
- GRAVITY SEWER
- PUMPED SEWER
- PROPOSED MANHOLES
- EFFLUENT SOAKAGE FIELD
- TREATMENT TANKS
- PBR (PACKED BED REACTOR)
- APPROXIMATE FILL AREA FOR AND SAND FILTER FIELD

Note:

All Sewer pipes $\phi 150\text{mm}$ at minimum grade of 1:180 unless detailed otherwise

DRAFT
DRAWINGS ARE CONCEPT ONLY
AND SUBJECT TO FINAL DESIGN



BEAUMERS ST

FORMBY STREET

Well 144/084.1

1000m² SOAKAGE FIELD

FILL 1.0m TO 106m RL

SEWER TREATMENT PLANT
REFER DRAWING 9011-01-104

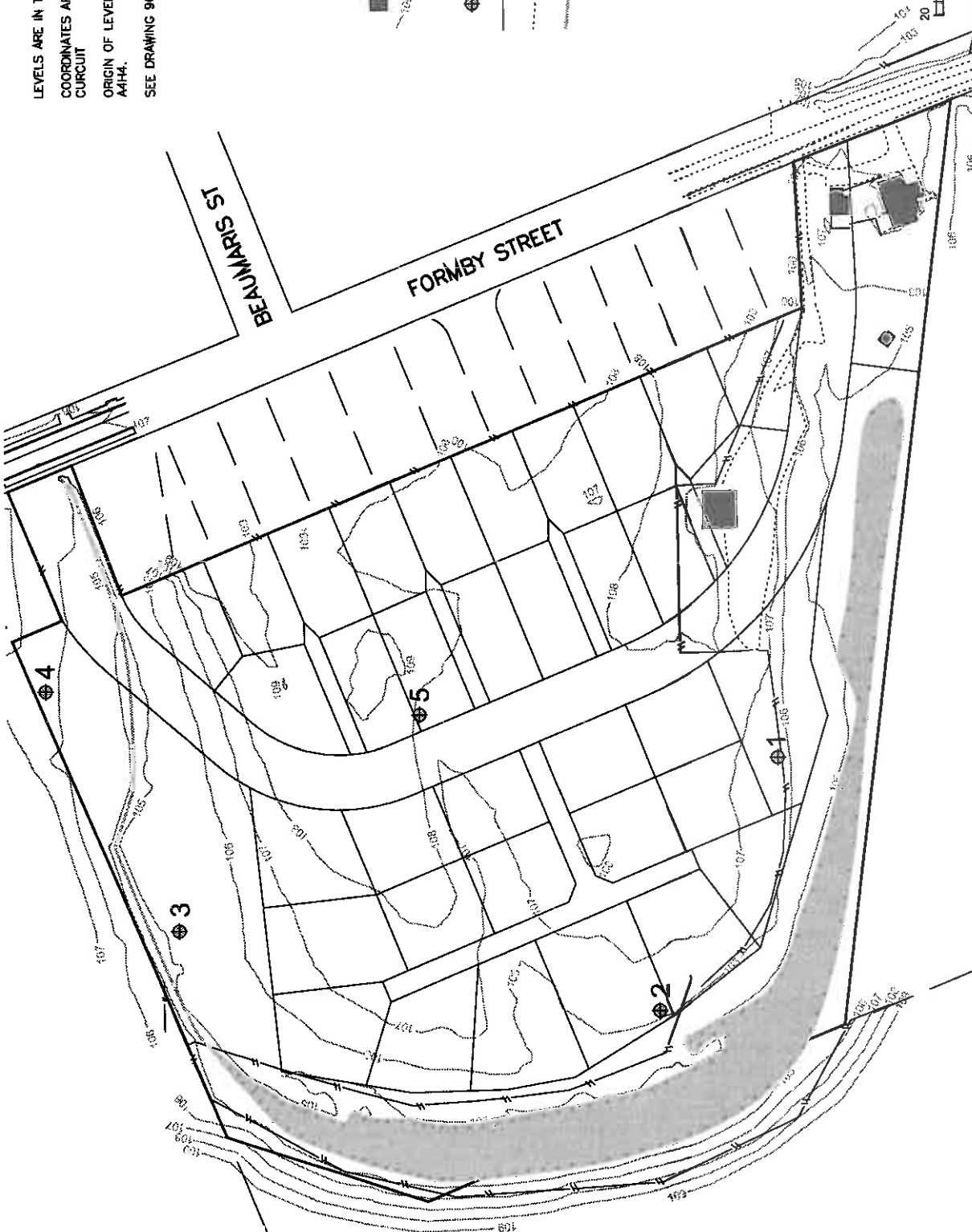
	Client	TWO NOTE LTD	Project	PROPOSED SUBDIVISION, 39A FORMBY ST, OUTRAM
			Title	CONCEPT WASTEWATER DESIGN LAYOUT PLAN
THIS DESIGN AND DRAWING IS COPYRIGHT OF ENVIRONMENTAL LTD AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY				
Designed LB		Checked AF	Approved	Date 22 JUNE 2010
Scale 1:1500 (A3)		Drawing No	9011-01-103	Revision A
Sheet 1 OF 1		REV	COMMENTS	DATE

Level 1, 138 Worcester Street, PO Box 31198, Christchurch
P 64 3 358 4955
www.eenvironmental.co.nz

LEVELS ARE IN TERMS OF: DUNEDIN VERTICAL DATUM 1958
 COORDINATES ARE IN TERMS OF: NZGD2000 NORTH TAHERI
 CURCUIT
 ORIGIN OF LEVELS AND COORDINATES IS LINZ GEODETIC MARK
 A41H4.
 SEE DRAWING 9011-01-106 FOR TEST PIT LOGS

LEGEND

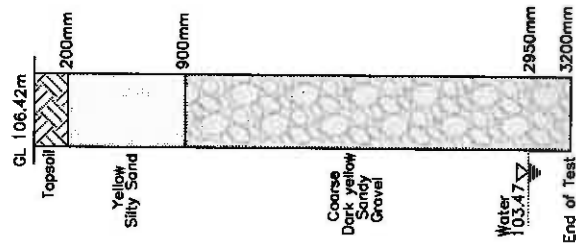
- Existing Building
- Major Contour
- Minor Contour
- Test pit
- Fence line
- Edge of seal
- Waterway



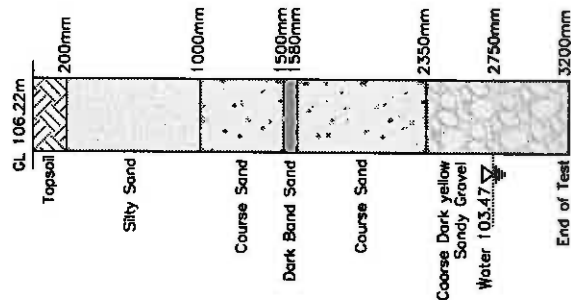
environmental CONSULTING ENGINEERS Level 1, 136 Worcester Street, PO Box 31159, Christchurch P 64 3 368 4855 www.environmental.co.nz		Client TWO NOTE LTD	Project PROPOSED SUBDIVISION, 39A FORMBY ST, OUTRAM Title TOPOGRAPHICAL SURVEY AND TEST PIT LOCATIONS	Drawn Checked Approved Date 22 JUNE 2010	Designated LB Drawn AF Checked Approved Date 22 JUNE 2010	ESD Scale 1:1500 (A3) Drawing No 9011-01-105 Sheet 1 OF 1	DATE APR Revision A
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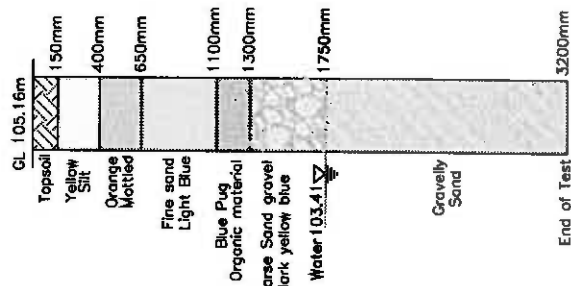
108m
107m
106m
105m
104m
103m
102m



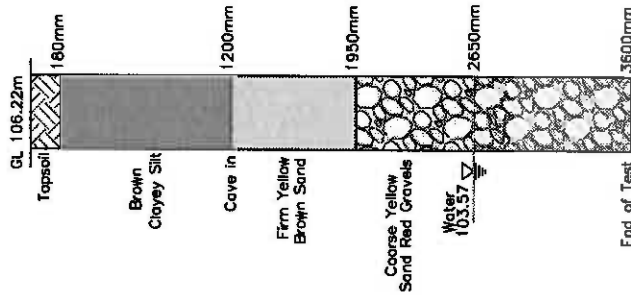
Test Pit 1



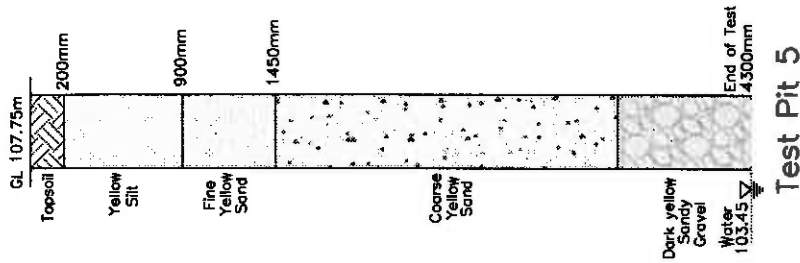
Test Pit 2



Test Pit 3



Test Pit 4



Test Pit 5

DRAFT
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AND SUBJECT TO FINAL DESIGN

<div><p>Level 1, 138 Worcester Street, PO Box 31168, Christchurch P 61-3 326 4655 www.e2environmental.co.nz</p></div>	Client		TWO NOTE LTD		Project		PROPOSED SUBDIVISION, 39A FORMBY ST, OUTRAM										THIS DESIGN AND DRAWING IS COPYRIGHT OF E2ENVIRONMENTAL LTD AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY					
					Title		TEST PIT LOGS															
							Designed		LB													
							Drawn		AF						REV		COMMENTS				DATE	
							Checked										Drawing No		Scale		Revision	
						Approved										As Shown		Sheet		1 OF 1		
						Date		22 JUNE 2010								9011-01-106				A		

1084
PC14-S10
PC - X-
(Office Use Only)

**DUNEDIN CITY**

Kaitiaki-Matariki o Te ōhanga

SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991**Submission on publicly notified proposed**
District Plan Change 14**Submissions can be:****Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058**Delivered to:** Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon, Dunedin**Faxed to:** 474 3451 (If you fax your submission, please post or deliver a copy to one of the above addresses)**Emailed to:** planning@dcc.govt.nz**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is 5pm Friday 14 September 2012.**Your name and contact details:****Your Full Name:** Mr Raymond Jeffrey and Mrs Evelyn May BEARDSMORE**Full Postal Address:** WOODSIDE MANOR, WOODSIDE,
101 RD, OUTRAM - 9073**Telephone:** 4861685 **Facsimile:** 4861685**Email Address:** —**I: Do/Do Not wish to be heard in support of this submission at the 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)**The specific provisions of Proposed District Plan Change ____ that my submission relates to are:**
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

All parts

Submission attached.

2084
S10

Re. Plan Change 14, Balmoral Subdivision, Outram

Our submission is as follows:

We have a number of concerns over the proposal to subdivide the old Balmoral Market Garden area.

It was always good to see this area as a flourishing market garden and it was also handy to be able to purchase produce at The Garden Shop. To see the area now turned to pasture is sad but it will be an even sadder sight to see it all covered by housing. The high class soils and special climate are unique to this area and it should be kept this way for horticultural purposes.

The setting for the Historic Balmoral Homestead will be spoilt by the proliferation of housing and fencing and all this will detract from the grandeur of the setting for the house.

The access to SH87 will be a nuisance for vehicles travelling on the highway. At this point the legal speed is 100kph. To have a vehicle pull out at say 10kph from the proposed subdivision will create a dangerous and annoying situation.

The 'Detention Pond' may also become a nuisance to nearby residents if it breeds sandflies and mosquitoes. The drain system under SH87 all looks a bit inadequate to be able to deal with all the water.

The septic waste systems are going to further load the ground water under Outram Township so maybe this increase in residential activity will force the residents of Outram to have to wear the financial burden of a proper town system. In times of flood and heavy rain and a rising water table, how will the systems cope?

The flood risk to the area is high. It must be noted that the Outram Floodbank relief spillway is at the northern end of this proposed subdivision. In the event of a huge flood the water would spill over and inundate the area. What a catastrophe it would be!

S10

We request that a land contour map be made available to us for this area so we can determine land water flow paths.

We have studied the Flood Hazard report done by David Hamilton of Alexandra and we are concerned that the 'spillway' in fig 3.4 is not accurately indicated. We also found it to be very complicated when all we really need to know is; will the site flood in the future?

We have taken the opportunity to prepare our own graph from the figures over the years. Copy annexed. The concern to us is that the trend of peak flows from 1900 to 1980 was ever increasing and we have not had a huge deluge since then. It would appear that it is overdue! We all know that the climate is changing and the rains are increasing in intensity. The next 'big event' could bring river flows of 3000 cu.m/sec and that could see this proposed subdivision under water!


If the land was rural it could recover quickly with little expense. If it is covered by residences it will be a huge problem.

Alternative sites, at North Taieri, Wingatui, Mosgiel and Allanton should be supported and taken up first.

Of course, to allow this subdivision will create a precedent for all other holders of rural land around the perimeter of the Outram Township to follow.

This loss of rural land and of high class soils must not be allowed.

We ask that this Plan Change request be denied.

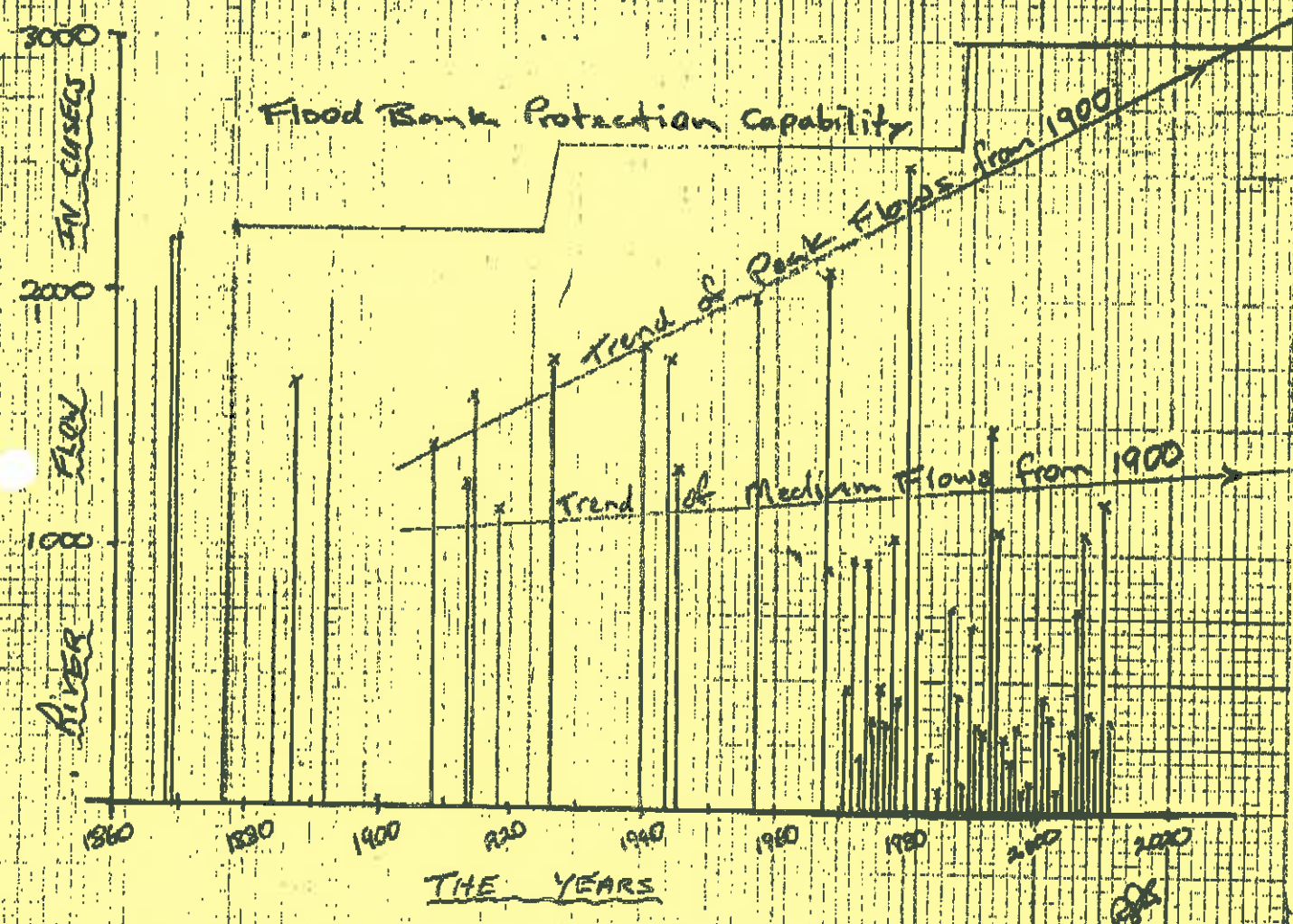
The block contains two handwritten signatures in black ink. The signature on the left is 'Ray Beardsmore' and the signature on the right is 'Eve Beardsmore'. Both are written in a cursive, flowing style.

Ray and Eve Beardsmore.

13 September 2012

TAIERI RIVER FLOOD FLOWS AT OUTRAM

From 1860 to the Present



From: Nic Jepson
Sent: Friday, 14 September 2012 04:35 p.m.
To: Teresa Gutteridge
Cc: Paul Freeland
Subject: FW: Submission on Plan Change 14
Attachments: pc14.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: District Plan Admin

From: James Coutts [<mailto:James.Coutts@nzta.govt.nz>]
Sent: Friday, 14 September 2012 04:24 PM
To: 'planning@dcc.govt.nz'
Subject: Submission on Plan Change 14

Good afternoon

Please find attached the NZ Transport Agency's submission on Plan Change 14. A hard copy is also in the post today.

Kind regards,

James Coutts
Graduate Planner
DDI 03 955 2930
M 021 575 932
E james.coutts@nzta.govt.nz

NZ Transport Agency
Level 2, AA Centre
450 Moray Place
PO Box 5245
Moray Place
Dunedin 9058
New Zealand
T 64 3 951 3009
F 64 3 951 3013
www.nzta.govt.nz

Please consider the environment before printing this email

Find the latest transport news, information, and advice on our website:
www.nzta.govt.nz



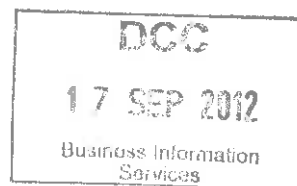
NZ TRANSPORT AGENCY
WAKA KOTAHI

REG IN DWX PC14-S11

RESOURCE MANAGEMENT ACT 1991

Submission on Proposed Plan Change 14 – Residential 6 Zone
Dunedin City District Plan

To: City Development Manager
Dunedin City Council
PO Box 5045
DUNEDIN 9058



Submitter: NZ Transport Agency
PO Box 5245
DUNEDIN 9058

This is a submission on the following proposed plan change:

Plan Change 14 – Residential 6 Zone, in the Dunedin City District Plan.

The NZ Transport Agency Could Not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that this submission relates to are:

The proposed Plan Change in its entirety.

The NZ Transport Agency's submission is:

(1) General Comment

The NZ Transport Agency (NZTA) is neutral in respect of the proposed Plan Change. The NZTA notes that this proposed Plan Change may be viewed as an example of ribbon development, but that it is unlikely to have a significant effect as it can only extend as far as the natural boundary of the river.

However, the NZTA suggests that the Plan Change should provide for greater certainty and control around issues of access, reverse sensitivity and the design of the subdivision by relevant objectives, policies and rules in the District Plan.

(2) State Highway Access

Access to seventeen of the lots will be from State Highway 87 via an access lot (Lot 26), with the remaining lots being serviced by Holyhead Street. An alternative access arrangement could be to have all lots being accessed from Holyhead Street, but the NZTA acknowledges that access from the State highway is more logical.

The sight distance from the proposed access location towards Outram is currently insufficient. The application mentions that sight distance requirements are met for a 50km/h speed environment. This is true, but the speed limit at the access location is in fact 100km/h and

accordingly, work needs to be done to improve the visibility from the access. It is anticipated that this can be achieved, by way of vegetation trimming and the lowering of the "Welcome to Outram" sign. This can be addressed at the time of subdivision consent. The location of the access as outlined in the Concept Plan is discussed further in (4) below.

Decision Requested

- an issue is included that advises of the need to address sight visibility at the State highway access and that remedial actions to improve sight distance such as vegetation trimming and changes to signage will likely be required at the time of subdivision.

(3) Reverse Sensitivity

The NZTA notes that land adjacent to SH87 will be zoned for residential development. The NZTA is concerned about the potential for reverse sensitivity effects arising where noise sensitive activities such as residential dwellings are located either adjacent to, or in close proximity to, State highways. The NZTA's Planning Policy Manual¹ sets out the Agency's concerns with respect to reverse sensitivity, including:

"... to reduce the potential for conflict between state highways and nearby land uses to:

- (a) ensure state highways function in an optimal manner;*
- (b) ensure new developments near state highways protect future occupants from potential adverse effects such as traffic noise and vibration; and*
- (c) improve the amenity values of sensitive areas near State highways."*

The Planning Policy Manual includes two methods for dealing with potential reverse sensitivity effects that might arise from residential activity being established adjacent to State highways:

- An 80 metre setback from the edge of the seal of the State highway where, as is the case for this site, the adjacent State highway is a 100km/hr speed environment with traffic counts of less than 10,000 vehicles per day.
- Acoustic treatment for residential activities established within 80m of the edge of seal of the adjacent State highway, which requires the interior of habitable rooms to meet a satisfactory internal sound level, as prescribed by AS/NZS2107:2000.

In this instance it is not appropriate to require consent notices be registered on the certificates of title for the above-mentioned lots as the plan change only provides a concept plan rather than definitive boundaries to the lots. The NZTA therefore suggests a rule should be added that requires residential dwellings established within 80m of the edge of seal of the adjacent State highway to be designed and constructed to meet the internal sounds levels set out in the Australian New Zealand Standard AS/NZS2107:2000. This approach will avoid adverse effects on the residential amenity of residents who will live adjacent to the State highway.

¹ Published by Transit New Zealand in 2007 and adopted by NZ Transport Agency upon its creation on 1 August 2008.

Decision Requested

- Insert a rule that requires the following (or like words to similar effect):

8.12.2 Conditions Attaching to Permitted Activities

8.12.2(xvi) Outram Residential 6 Zone

- (a) All residential dwellings located within 80 metres of the seal edge of State Highway 87 shall meet the following requirement -

New residential buildings located within 80m of the seal edge of the State highway shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 87 that will not exceed 35dBA Leq(24hr) in bedrooms and 40dBA Leq(24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.

This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.

(4) Concept Plan

The development promoted by this proposed Plan Change should be consistent with the Concept Plan provided. However, the supporting information does not provide any certainty that what is promoted in the Concept Plan will be the outcome promoted by the Plan Change. The Concept Plan should be enshrined in the District Plan in a similar way to other Residential 6 areas such as Braeside and Wakari. In particular, the NZTA wishes to ensure clarity as to the location of the access. Subdivision according to the Concept Plan should then be a restricted discretionary activity, with deviation becoming full discretionary or non-complying.

Decision Requested

- insert a rule that requires subdivision to be carried out consistent with the proposed Concept Plan in a similar vein to Braeside and Wakari.

The reasons for this submission are:

The NZTA's statutory objective is to carry out its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system. Some of these functions relevant in this case are:

- to promote an affordable, integrated safe, responsive, and sustainable land transport system
- to manage the State highway system in accordance with the relevant legislation; and
- to assist, advise, and co-operate with approved organisations (such as regional councils and territorial authorities).

In submitting on this Plan Change proposal, the NZTA is pursuing these objectives and functions in relation to the land transport system, and in particular the State highway system, and contributing to the objectives of the New Zealand Transport Strategy.

The NZ Transport Agency seeks the following decisions from the Council:

The proposed Plan Change be accepted in its entirety subject to considering the decisions requested in this submission.

The NZ Transport Agency does wish to be heard in support of this submission.

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

Dated at Dunedin this 14th day of September 2012.



Ian McCabe

Principal Planner – Otago/Southland
Pursuant to a delegation from
the Chairman and the Board
of the NZ Transport Agency

Address for Service:

NZ Transport Agency
PO Box 5245
DUNEDIN 9058

Attention: James Coutts

Phone: (03) 951 3009

Facsimile: (03) 951 3019

RMA Form 5
Submission on a publicly notified plan change
Clause 6 of First Schedule Resource Management Act 1991

To: Dunedin City Council
 PO Box 5045
 Dunedin 9058

Name of submitter: Otago Regional Council

This is a submission on: Private Plan Change 14 (Holyhead Street, Outram)

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

1. Excavation
2. Natural Hazards
3. Stormwater Quality and Quantity
4. Transport
5. Potential Otago Regional Council Requirements

This submission is:

The Otago Regional Council (ORC) opposes this plan change.

1. Excavation

The proposed development will result in excavation for a number of purposes including, but not limited to, wastewater disposal, stormwater detention and building foundations.

Excavation and associated activities will result in a loss of protective soil mantle which is of extreme importance in this locality. This site was identified as having piping issues during the June 1980 flood event. Piping is the process of seepage from beneath the floodbank entraining soil particles, resulting in the formation of voids beneath the floodbank, ultimately resulting in floodbank collapse and rapid inundation of the site and wider area.

Of particular concern is provision for individual wastewater disposal whereby excavation for septic tank systems may compromise the upper layer of finer sediments. These fine sediments have a confining effect on the coarser and more easily transportable sediments beneath. Such structures may provide flowpaths for piping in a flood. Seepage pressures could also rise to a level where the septic tank is forced out of the ground.

Underground services in general will pose a piping risk, with those with greater penetration and smallest weight to volume ratios, such as manholes and septic tanks,

posing the greatest risk. Similar issues may also arise from other activities such as piled foundations, wells, stormwater disposal to ground and enlargement (excavation) of the stormwater detention pond.

These geotechnical issues may occur both within the Flood Protection Management Bylaw 2012 excavation-sensitive areas and within the rest of the subject site, and have not been sufficiently addressed.

2. Natural Hazards

The North Taieri Fault is in close proximity to the subject site, and the site is also identified as being 'possible susceptible' to liquefaction and settlement based on the nature and density of the underlying soils as outlined in the report 'Seismic Risk in the Otago Regional' (Opus, 2005). This report has previously been provided to the applicant, however the matters have not been addressed.

As detailed in the application, the Taieri River floodbank affords Outram a high level of protection and a superdesign spillway in the floodbank exists upstream of the subject site. These matters have been considered in the David Hamilton report accompanying the application. Should the spillway operate, the site would be subject to consequent inundation. However, it is important to note that residing in close proximity to a large river, particularly when in flood, can be an unsettling experience.

3. Stormwater Quality and Quantity

Stormwater quality and quantity is an important matter in a greenfield development situation such as that proposed and ORC is supportive of the general approach being undertaken for this development

The site contains two 'catchments'. It is proposed that stormwater from the east catchment will be contained within a stormwater detention pond and pumped to the Taieri River when peak flood flows have reduced. The west catchment will continue to discharge to the west of the Outram township via ORC scheduled drains.

The proposed development will most likely result in an increase in the rate and volume of stormwater runoff and decrease the quality of that stormwater. ORC considers that for the west catchment the rate of discharge should be no greater than that of pre-development in order to alleviate the risk of flooding, and for both the east and west catchments the quality of the stormwater discharges should not decline beyond pre-development, and if possible be improved.

4. Transport

The development proposes the creation of an access point off the state highway. ORC considers this to be unacceptable, particularly from a traffic safety perspective, when there is already existing and more appropriate transport connections to the subject site (Holyhead Street), from a low speed road.

5. Potential Otago Regional Council Requirements

The proposal may result in the requirement for approvals from the Otago Regional Council, which the applicant appears to be aware of.

In particular, should the proposal proceed, consent may be required for the disposal of wastewater under the Regional Plan: Water for Otago; and approval may be required for any alterations to excavation-sensitive areas, structures in proximity to defences against water or connection to scheduled drains under the Flood Protection Management Bylaw 2012.

6. Summary

ORC considers that the subject site is unsuitable for the development proposed due to the range and significance of the issues identified.

The Otago Regional Council seeks the following from the Dunedin City Council:

1. That the plan change be declined.

The Otago Regional Council wishes to be heard in support of this submission.

.....
Fraser McRae
Director Policy and Resource Planning

14 September 2012

.....
Date

Address for service of submitter:	Otago Regional Council Private Bag 1954 DUNEDIN
Telephone:	(03) 474 0827
Email:	Sarah.Valk@orc.govt.nz
Contact person:	Sarah Valk Resource Planner - Liaison



SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991

**Submission on publicly notified proposed
District Plan Change 14**

Submissions can be:

Posted to: Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Delivered to: Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon, Dunedin

Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.**

Your name and contact details:

Your Full Name: GREGORY BRYAN MCSKIMMING & REBECCA JANE MCSKIMMING

Full Postal Address: 2 BOSTON STREET OUTRAM 9019

Telephone: 03 486 2399 Facsimile: _____

Email Address: mcskimmings@vodafone.co.nz

I: ☒ **Do** / ☐ **Do Not** wish to be heard in support of this submission at the 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)

State the specific provisions of Proposed District Plan Change 14 that my submission relates to are:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

WE OPPOSE THIS DISTRICT PLAN CHANGE PRIMARILY
BECAUSE OF THE CURRENT LACK OF INFRASTRUCTURE
AND THE PROBLEMS ASSOCIATED WITH IT.

REG IN DWX

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

We oppose this submission, for the reasons stated below:

1. The additional run-off from roading and storm waters from the 20+ proposed properties. Outrams current storm water systems fails to remove excess water in heavy downpours causing property flooding. We fail to see how a pond can contain all the water during a storm event, The water tables rise rapidly in Outram once the river floods, this area sits under water now most of the winter and when it does flood it flows freely from the current paddocks across the road and down Holyhead street to our property. It concerns me the amount of water that would be generated by all those properties and roading.
2. Sewerage system, Outram currently doesn't have one. The risk of contamination must be an issue with the amount of extra properties, Allanton now has a sewerage system with less houses than Outram
3. The additional traffic from vehicles accessing the properties from both the main road and Holyhead st.
4. The change to our township, especially its entrance.

I seek the following decision from the Council:

(Please give precise details.)

THAT THE PROPOSED SUBDIVISION DOES GO AHEAD
UNTIL THE COUNCIL HAS ADDRESSED THE TOWNS
INFRASTRUCTURE PROBLEMS WITH PERMANENT
SOLUTIONS.

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 12/09/2012

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz

From: Nic Jepson
Sent: Monday, 17 September 2012 10:00 a.m.
To: Teresa Gutteridge
Cc: Paul Freeland
Subject: FW: Plan Change 14 Online Submission
Attachments: Submission-on-Proposed-District-Plan-Change-14.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: District Plan Admin

From: Rebecca and Peter Brookland [<mailto:pbrookland@xtra.co.nz>]
Sent: Friday, 14 September 2012 4:57 p.m.
: planning@dcc.govt.nz
subject: Plan Change 14 Online Submission

Rebecca and Peter Brookland has made a submission to Plan Change 14 via the online application form. Below are the details of the feedback.

Details of the submission

Your details

Submitters's full name:
Rebecca and Peter Brookland

Organisation name (if applicable):

Full Address:
Mountfort Street Outram

Postcode:
9019

Phone (Day):
034862779

Phone (Evening):

Email Address:
pbrookland@xtra.co.nz

Your submission

I wish to be heard in support of this submission at the hearing

Yes

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

No

The specific provisions of Proposed District Plan Private Plan Change 14: Residential Zone 6 (Holyhead St, Outram) that my submission relates to are:

We oppose the application by Balmoral Developments Ltd to rezone 94 Holyhead Street (LOT 2 DP 20759) and 51 Mountfort Street (PT LOT 1 DP 17247) from Rural to Residential 6.

My submission is that:

see attached pdf

I seek the following decision from the Council:

We seek to have the proposed plan change 14 DECLINED.

Supporting information

Submission-on-Proposed-District-Plan-Change-14.pdf, type application/pdf, 402.4 KB

Supporting information

No file uploaded

Submission on Proposed District Plan Change 14: 94 Holyhead Street and 51 Mountfort Street.

We oppose the application by Balmoral Developments Ltd to rezone 94 Holyhead Street (LOT 2 DP 20759) and 51 Mountfort Street (PT LOT 1 DP 17247) from Rural to Residential 6.

We oppose the application for the following reasons:

1. Character of Outram

The application states that *"the reason for the plan change relies on the fact that the site is an isolated pocket of rurally zoned land which is out of character with the adjacent residential subdivision and development of Outram"* (pg5). We disagree with this opinion. In contrast we would argue that this isolated pocket of rurally zoned land at the entrance to Outram is part of what contributes to the unique charm and appeal of Outram and is directly in character with the adjacent Taieri River and Outram Glen. We argue that the proposed subdivision is not a *"logical extension to the existing residential area of Outram"* and will not have *"minimal effects on the landscape qualities"* as the applicant claims. The proposed subdivision will impact on the existing landscape in a negative way.

2. Demand for residential sections

The application states there is *"a demand for residential sections which is currently not met from historical or new subdivisions within the township"* (pg2). We disagree that there is unmet demand. In addition to the empty sections detailed in the application there are a further six empty large sections in the recent Anzac Court subdivision. There are also sufficient existing subdivisions available in the surrounding Mosgiel and Allanton areas.

3. Traffic related issues

The application states that a new intersection will be designed at the existing access way of SH87. The proposed roading layout change includes turning bays for traffic entering the subdivision from SH87. The application states the existing sight distances are 155 metres from Outram to the proposed intersection, 240 metres from the intersection towards Mosgiel, and 225 when travelling from Mosgiel to the intersection.

Firstly, we would argue that these sight distance estimates are overstated and the clear sight distances are considerably less (see Figure 1).



Figure 1. View of SH87 from proposed intersection left towards Outram (left photo) and right towards Mosgiel (right photo).

Secondly, the application states *"The speed indication sign on the State Highway reduces to 85kph on the Dunedin side of the bridge... The speed limit reduces further to 50kph... opposite the midpoint of Lot 7. These speed limits have a marked effect on the safe sight distance required"* (pg18). This interpretation is incorrect. The speed limit at the accessway point is 100kph therefore according to the Transit Planning Policy Manual version 1 (Manual No: SP/M/001) *"An accessway to/from a state highway with a 100km/h posted speed limit will generally require 282m sight distances in both directions [not allowing for gradients]"* (pg 204). Further it is widely known locally that traffic do not slow to the indicated 85 kph speed limit and vehicles are entering and exiting Outram at speeds well in excess of 50kph.

The section of SH87 from the proposed intersection to the bridge and the associated land of the proposed subdivision lie in shadow of the hill to the north, particularly in winter. This stretch of road is often icy and dangerous for many days throughout winter.

The section of Mountfort Street which currently provides vehicle access for Lot 1 (51 Mountfort Street) and will provide vehicle access for an additional six sections (Lots 19-24) is an old sealed narrow carriageway. The application states that Lots 18-24 shall be responsible for maintaining this road. What is meant by 'maintaining' it? We would argue that this road is inadequate in its current state to handle the type of vehicle traffic associated with construction and also the increased volume of traffic which will result from the new dwellings. Further, this carriageway is used by pedestrians, cyclist and people riding horses to access the Taieri River and Outram Glen areas. This section of Mountfort Street would potentially need widened and resurfaced to ensure other road users safe passage.

It is proposed that six of the new sections will have vehicle access off Holyhead Street. The application states that Holyhead Street is a 20 metre wide road. This is incorrect. In this section of Holyhead Street the carriageway is 5.5 metres wide, has no kerb or channelling, no footpaths, inadequate drainage and problems with flooding. The properties on the south side of Holyhead Street are typically situated below road level and as such will be significantly impacted by the increased traffic volume through noise and pollution. The increased traffic into Outram from the Holyhead Street give way will substantially add to the congestion and confusion which exists at the intersection between Holyhead Street and Mountfort Street.

As there is no safe pedestrian or cycleway access on SH87 the applicant proposes to create a pedestrian/cycleway link from the cul de sac through to Holyhead Street. While this provision may make walking and cycling relatively safe activities within the subdivision, Holyhead Street does not provide a safe passage for pedestrians and cyclists, especially with the increased vehicle traffic from the proposed subdivision. As stated above, this section of Holyhead Street is narrow with no kerb or channelling, no footpaths and has a drop off on one side and open drains in part.

4. Effects of Infrastructure

a) Stormwater Management and Proposed Detention Pond

The impermeable area in the subdivision has been estimated at 18% of the total site area. The calculations are based on 200m² for dwelling and attendant buildings. We argue that the impermeable area will be greater than 18% as the large sections are likely to have dwelling and attendant buildings in excess of 200m², resulting in more stormwater than estimated.

Unless properly landscaped and maintained the detention pond has the potential to contain stagnated water, resulting in stench and insects (e.g., mosquitoes) which will negatively impact on the existing residents. In addition the proposed detention pond is bounded by the walkway/cycle way on one side and the river bank on the other, which is a popular walking track. What measures will be taken to ensure the safety of young children around the water hazard?

b) Water Supply Demand

The estimates for water supply and storage requirements have been based on the 24 proposed lots having three residents each. In comparison, the waste water calculations have been based on 4 bedroom dwellings, with six occupants. The water supply figures will mostly likely underestimate the actual impact of the proposed subdivision on the water supply and the storage capacity coverage should the treatment plant fail. In addition, if existing empty sections are built upon, and other proposed subdivisions go ahead the impact on the water supply will be substantially greater.

5. Historical Significance

The following documents were not made publically available, as at 4.30pm on Friday 14th September, 2012:

Attachment A, Appendix 6 Balmoral Homestead

Attachment D Consultation Responses:

Appendix 1. Kai Tahu

Appendix 2. NZ Historic Places Trust

Balmoral Homestead is a significant building. It has great architectural and historical relevance to Outram and the wider Taieri area. The dwelling is currently rented and the applicant does not reside in Outram. We feel that it is disingenuous of the applicant to imply that the building will become "*dilapidated and fall in [to] disrepair*" if the proposed subdivision does not go ahead. The homestead is located in proposed Lot 15. While this lot is 3560m² the homestead is set to the front of the section. The owners of Lot 17, which is in front of the homestead are likely to build at the rear of their section, to gain the most sunlight hours. We would argue that inadequate space has been allowed to retain the setting of the historical building.

6. Building Conditions

There is reference that all buildings will comply with a comprehensive set of design controls; however there are no specifics in the application regarding yards, height plane angles, site coverage, and materials. Sustainability approaches are suggested but there is no requirement that these will be put in place by owners.

Rebecca and Peter Brookland
5 Mountfort Street, Outram, 9019.

DCC

14 SEP 2012

Business Information
Services

PC14-S15

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(Office Use Only)



SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991

**Submission on publicly notified proposed
District Plan Change 14**

Submissions can be:

Posted to: Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Delivered to: Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon, Dunedin

Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 14 September 2012.**

Your name and contact details:

Your Full Name: Kenneth Allan Cookson

Full Postal Address: 54 Holyhead Street Outram

Telephone: 03 4861524

Facsimile: 03 4861924

Email Address: _____

I: ~~Do~~ / **Do Not** wish to be heard in support of this submission at the 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)

The specific provisions of Proposed District Plan Change ____ that my submission relates to are:
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I fully support the proposed subdivision

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I fully support proposed subdivision

I seek the following decision from the Council:

(Please give precise details.)

Full approval of subdivision

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: _____

13/9/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz