

APPENDIX C

SUBMISSIONS



DUNEDIN CITY
COUNCIL
Kaunihara-a-rohe o Otago

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:

SUB-2016-90 & LUC-2016-459

Applicant: Dianne Reid

Site Address:

505 Saddle Hill Road

Description of Proposal:

Application to subdivide Lot 2 DP 19043 of 505 Saddle Hill Road into five lots. Proposed Lots 1 to 4 will be sites having areas of 4800m² to 1.1ha, and will be positioned along the Saddle Hill Road frontage of the subject site. New residential activity is to be established on each of Lots 1 to 4 within proposed building platforms. Proposed Lot 5 will be amalgamated with the balance of the title to create a balance site of approximately 80.6ha containing the existing dwelling.

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

Your Full Name: AD - SUN McLEARY & FARM & CO TRUSTEES LIMITED

Address for Service (Postal Address):

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)

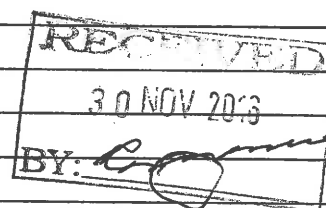
Please use the back of this form or attach other pages as required

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

ALL

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

FULL SUPPORT THE APPLICATION



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]:

GRANT THE APPLICATION

Signature of submitter:

AD - SUN McLeary

Date: 30. 11. 16

(or person authorised to sign on behalf of submitter)

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Wednesday, **30th November 2016 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 Dianne Reid C/O Cubitt Consulting Ltd, 11 Bedford Street, 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 media and the public. Your submission will only be used for the purpose of the notified resource consent process.



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COUNCIL
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SUBMISSION FORM 13

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Applicant: Dianne Reid

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

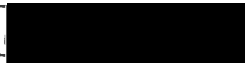
Your Full Name: Gary James Cooper and Helen Therese Ward

Address for Service (Postal Address):

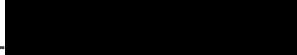


Post Code: 9076

Telephone:



Facsimile:



E-mail 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:

Road safety / driveway access safety. Visibility. Noise

Visual and environmental impact on the landscape

Detrimental impact on natural habitats and natural bush

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

The proposal is non-compliant.
See attached.

RECEIVED

30 NOV 2016

BY: [Signature]

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]:

Deny resource consent for this application
(see submission attached)

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 29.11.16.

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Wednesday, 30th November 2016 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 Dianne Reid C/O Cubitt Consulting Ltd, 11 Bedford Street, Dunedin 9012.

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Submission concerning resource consent

SUB-2016-90 & LUC 2016-459 505 Saddle Hill Rd.

We (Gary James Cooper and Helen Therese Ward) oppose all aspects of this application for resource consent because:

- The proposed subdivision is a non-compliant activity. The subject site is zoned rural within the Saddle Hill landscape conservation area and is a visually prominent area.
- The sizes of the proposed sections do NOT comply with the Dunedin City Council plan rules as they are too small.
- Parts of this land area may be at risk of land instability.
- The proposed building height restriction to 5m is too high and will not benefit the Saddle Hill significant natural landscape.
- Driveway / site access ;
Saddle Hill Rd has a suggested speed limit of 80km/hr. Your noted traffic speed estimate of 74km/hr is too low. Our personal observations as drivers, residents and daily road users indicates that speeds in excess of 80km/hr are normal. The high number of large trucks carting gravel from the quarries, stock trucks etc, should also be considered.
- The proposed driveway / access sites have extreme poor visibility. Consultants have underestimated road speed and traffic flow and the driveways will cause more traffic hazards. It should also be noted the volume of traffic using Saddle Hill Rd increases substantially at weekends and over holiday periods. It is considered a favourite route for car enthusiasts and motorbike planned rides. The number of campervans travelling to Brighton

and Taiari Mouth has noticeably increased as it is a scenic route to these destinations.

To place four more driveway accesses on this stretch of road would contribute to an already hazardous situation.

As an example:

NZ Post will not allow our mailbox (430 Saddle Hill Rd) to be situated at our gateway as they consider this piece of road too dangerous - as there is no safe area for NZ Post rural delivery vehicles to stop and safely pull off onto the roadside. Vehicle drivers do not get an adequate safe view from either ends of this piece of road, from either ends of the hill or the blind brow of the hill in question.

- The subdivision of the rural zoned site proposed has a large expanse of beautiful natural bush which should not be removed. It supports an extensive birdlife including Keruru, Tui, Bellbird, Waxeye, Fantail, Goldfinch, Yellow Hammer, Silver Eye and recently Crimson Rosella to name a few.

To remove the natural bush in question would destroy this natural habitat.

The removal of gorse only should be permitted. The proposed changes to the natural character of the landscape and rural amenity will be adverse - not minor.

- The proposed storm water disposal system is of huge concern. The already natural waterway exists and carries storm water away at present volumes. Saddle Hill Road already has problems with flooding, the proposed subdivision will greatly add to this issue. We have great concern that all aspects of water disposal have not been considered adequately by the proposer.

We conclude the proposed development is a major not minor proposed activity which will have detrimental effects on this landscape. It will significantly alter the character and amenity of the local landscape. The proposed addition of four dwellings, out buildings, garaging, people, vehicles, domestic animals, septic tanks and storm water is an inevitable increase in activity in an otherwise uninhabited rural area. It will have no positive effect on the rural amenity value.

These four dwellings would extend beyond the extent of rural residential landscape to a large not small extent, particularly over a relatively small area.

The proposed subdivision is clearly non-complying and any reference to existing properties is irrelevant.



DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otago

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:

SUB-2016-90 & LUC-2016-459

Applicant: Dianne Reid

Site Address:

505 Saddle Hill Road

Description of Proposal:

Application to subdivide Lot 2 DP 19043 of 505 Saddle Hill Road into five lots. Proposed Lots 1 to 4 will be sites having areas of 4800m² to 1.1ha, and will be positioned along the Saddle Hill Road frontage of the subject site. New residential activity is to be established on each of Lots 1 to 4 within proposed building platforms. Proposed Lot 5 will be amalgamated with the balance of the title to create a balance site of approximately 80.6ha containing the existing dwelling.

30 NOV 2016

BY: *Kan*

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

Your Full Name: DR JAMES & MRS SANDRA SUTTIE

Address for Service (Postal Address):

Post Code: 9076

Telephone:

MOBILE
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:

THIS SUBMISSION RELATES TO ALL PARTS OF THIS APPLICATION. IN PARTICULAR WE OPPOSE THE APPLICATION BECAUSE IT IS OUTSIDE THE DISTRICT PLAN. IT IS A NON COMPLIANT APPLICATION

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

SEE ATTACHED

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]:

TO DECLINE THE APPLICATION. REASONS ARE AS SET OUT IN ATTACHED SUBMISSION

Signature of submitter:

Sandra A Suttie
James M Suttie

Date: 29/11/16

(or person authorised to sign on behalf of submitter)

Notes to Submitter:

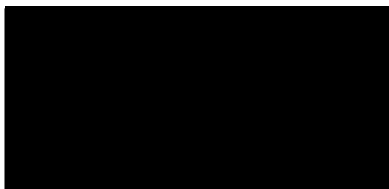
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Submission concerning resource consent: SUB-2016-90 & LUC 2016-459

Dr James and Mrs Sandra Suttie,



29th November 2016

Tel



Email



Summary

We oppose all aspects of the proposed development because,

- Subdivision is a non-complying activity – Rule 6.5.7(i). District plan requires 15 ha for residential activity and Lots 1-4 are less than 15 ha. The District Plan was approved for good reason – to protect the rural nature of the area. This proposed development directly opposes this goal.
- Portions of the site may be subject to land instability risk
- Wahi Tupina Site 55- Rural Coastal. Rule 16.7.4 specifies a minimum site size of 40ha and lots 1-4 are less than 15 ha
- Site access for easternmost driveway gives insufficient visibility for emerging vehicles
- Proposed storm water disposal will flow onto adjacent properties on the opposite side of the road
- Site access for Lot 4 is down an extremely steep gully and we do not see this as practical, particularly as alternatives have even poorer road visibility.

Specific Reasons for Opposition

Reasons are set out in order of presentation in the application documents as follows:

Document: Application for a Resource Consent Form 9

Page 3 Section 1.1 Paragraph 4. This paragraph, comparing proposed subdivision to existing development, is irrelevant as the existing sites were consented before the new district plan 6.5.7(i).

Page 7 Section 2.2, Paragraph 4. Proposed subdivision does not reduce rural land fragmentation, it actually exacerbates fragmentation.

Page 7 Section 2.2 Paragraph 6. Proposed development is a major not minor extension of the rural residential character. It will significantly alter the character and amenity value of the local landscape because the addition of 4 buildings, people, vehicles, domestic animals and storm/waste water is an inevitable increase in activity in an otherwise uninhabited rural area.

Page 8 Section 2.2 Paragraph 8. There will be no positive effect on the rural amenity value. The large area of indigenous vegetation could be protected without subdivision.

Page 9 Section 2.4 Paragraph (i) Stability Issue. This issue remains to be addressed and is a likely risk factor.

Page 10 Section 2.5 Sight distances are not appropriate as road speed and traffic volume is higher than presented. There is a significant road safety issue.

Page 10 Section 2.6 Storm water directed to roading network would necessitate water moving uphill towards the road (actively pumped). This water would immediately flow back onto the proposed subdivision, or, more likely onto the adjacent properties on the opposite side of the road. This is both not acceptable and is totally unnecessary. There are already flooding problems on Saddle Hill Road and the proposed subdivision will greatly add to these issues. Moving storm water from one side of a water shed to another is totally illogical.

Page 13 Section 2.13 There is considerable concern that this proposed subdivision, if granted, would give rise to cumulative effects on the landscape by facilitating further subdivisions in a Land Management Area. The proposers give no assurance that this will not happen.

Page 14 Section 3.2 Paragraph 3. There is no indication of how waste water will be disposed of. There is no provision for septic tanks or the like. There is a real concern that all aspects of water disposal have not been considered by the proposer.

Page 15 Section 3.6 We totally disagree that the activity would have no more than a minor adverse effect. The District Plan was put in place to protect rural amenity values by minimising residential activity. This proposed subdivision is completely contrary to the framework of the District Plan Section 104 D. As this is a major adverse activity, the remainder of this Section is invalid as a major adverse activity cannot be mitigated by ANY additional activity.

Page 16 Section 5 Paragraph 5, Existing development was all prior to the 15ha limit for subdivision size.

Carriageway Consulting

Page 2 Traffic speed estimate at 74km/hr is too low. Personal observations (as drivers) indicates that speeds in excess of 80km/h are normal.

Page 5 – Easternmost driveway (Lot 4) has exceptionally poor visibility, particularly the proposed right turn.

Summary – consultants have underestimated road speed and traffic flow and the driveways will cause traffic hazards. Specifically road use and speed of vehicles is much greater at weekends, which was not considered by consultants. In addition, also not noted by consultants, is the high number of large trucks travelling to and from the 2 quarries on Saddle Hill. This is a dangerous road and extra vehicles and poorly sited driveways exacerbate these issues.

Landscape and Visual Assessment

Page 9. The proposed changes to natural character and rural amenity is adverse and not minor

Page 13 A cumulative effect is quite likely as others will follow on if this proposed subdivision, which is outside the District Plan, if it is consented. If this were to happen, adverse effects on amenity value are inevitable and the open nature of the environment will be compromised. Any further development (including this application), however it is packaged, must affect the open nature of the environment and is undesirable and against the District Plan.

Page 14 Cumulative development issues are very likely if the proposed subdivision goes ahead outside the District Plan. No person can state for certain that further subdivision will not be contemplated. But we can be certain that any such development will lead to a further and cumulative detracting from the rural character and amenity of the rural landscape.

Page 17 Dunedin City 2GP. We disagree that the 2GP is at an early stage so limited weight can be attached to it. It is perfectly clear that this plan is now to be considered by all applicants.

Page 19 Comment. Four dwellings extends the extent of rural residential landscape to a LARGE not small extent, particularly over a relatively small area.

Page 21 Conclusion. While the proposed subdivision is similar in scale to the surrounding properties it is non-complying with the present regulations. As it is clearly non-complying any reference to existing properties is irrelevant.



DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otago

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:

SUB-2016-90 & LUC-2016-459

Applicant: Dianne Reid

Site Address:

505 Saddle Hill Road

Description of Proposal:

Application to subdivide Lot 2 DP 19043 of 505 Saddle Hill Road into five lots. Proposed Lots 1 to 4 will be sites having areas of 4800m² to 1.1ha, and will be positioned along the Saddle Hill Road frontage of the subject site. New residential activity is to be established on each of Lots 1 to 4 within proposed building platforms. Proposed Lot 5 will be amalgamated with the balance of the title to create a balance site of approximately 80.6ha containing the existing dwelling.

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

Your Full Name: DAVID + Keely Hiom

Address for Service (Postal Address)

Telephone:

Post Code: 9076

Facsimile:

Email Address:

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)

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

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

AS ATTACHED

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

AS ATTACHED

RECEIVED

30 NOV 2016

BY:

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]:

AS ATTACHED

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 23/11/16

Notes to Submitter:

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

Subdivision of lot 2Dp into proposed lots 1 – 4

My submission is:-

1. Subdivision of lot 2DP into proposed lots 1-4
 2. Land suitability
 3. Sizes of proposed lots
 4. Safety of drive way access to and from Saddle Hill Road
 5. Building platform distance to our boundary fence
 6. Privacy
 7. Fencing
 8. Established eucalyptus trees
-
1. The subdivision into 4 lots is an overdevelopment of the area of land wishing to be subdivided.
 2. The land designated for subdivision undulates with valleys. Saddle hill Road follows these contours. The designated building platforms have been placed ad hoc to accommodate where it is deemed a flat section above the valley.
 3. The sizes of the proposed lots differ greatly to each other. The smaller size plots gives way to the setting of a precedent of overbuilding on the land and other land in the vicinity.
 4. The proposed access points for drives on to Saddle Hill road are considered hazardous.
The land designated for subdivision undulates with valleys. Saddle Hill Road follows these contours with blind hills and hollows. We regularly have speeding trucks and cars and motorbikes going past. We ourselves have incurred a near miss from exiting our paddock with a speeding truck. It was reported to police. An accident occurred 2 years ago with a speeding driver coming from Brighton missing the bend and veered off the road and down the valley into the proposed land and lay there for the whole night as no one saw him. Police and ambulance arrived the next morning. We have been battling with the DCC to have speed restriction along this stretch for 5 years now but to no avail. There was a traffic survey undertaken by Ron Minimar of the DCC and shown that 15% of drivers were speeding at between 110 to 120k along this stretch.
 5. The building platform of lot 4 is positioned too close to our boundary.
 6. We are concerned with privacy as our house has a large side window facing our small paddock which the boundary fence is located. The paddock is joined to our garden at the front, side and back of our house which we use on a daily basis. The proposed lot 4 building platform will have open views through our land even to our decking at the back of our house which is an intrusion of our privacy.
 7. The recommended fencing by Mr. Mike Moore (p.4, paragraph 2 (g) is to be confined to standard rural post and wire construction or stone walls using locally appropriate rock. This is not substantial to screen our privacy to our garden.
 8. The boundary line has established eucalyptus trees which have been present when we moved into this property they need to continue to flourish as they act as a wind barrier to our property.

The decision I wish the Council to make is:-

1. Reduce the subdivision to 2 lots
2. Reduce the subdivision to 2 lots and the building plots can be better positioned to suit the land and valleys
3. Reduce the size to 2 lots of equal size
4. Reduce the subdivision to 2 lots with two building platforms with 2 driveways with safe exit to Saddle Hill road.
5. Reduce the subdivision to 2 lots and the building platform to be positioned as lot 3.
6. Reduce the subdivision to 2 lots, the building platform to be positioned as lot 3 and a substantial fence erected to secure privacy both sides.
7. Solid fencing to be erected at a height sufficient to screen both sides and respect privacy.
8. Assurance the eucalyptus trees to be safe



**DUNEDIN CITY
COUNCIL**
Envisioning a better Dunedin

SUBMISSION FORM 13

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Resource Consent Number:

SUB-2016-90 & LUC-2016-459

Applicant: Dianne Reid

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

Your Full Name:

Mark Anthony Walter

Address for Service (Postal Address):

Telephone:

Facsimile:

Email Address:

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:

All of it.

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

I have lived on Saddle Hill for 30 years and Dianne has always been an upstanding member of the community. She was amongst the first people to settle up here and brought electricity to the district. She has always promoted growth in the community in her support of other people's subdivision and building plans and has looked to preserve the natural elements of the area by keeping the native forest and fumes on her property in place. In particular I think it's great that the proposed plans intend to keep this aspect of the area intact. I'm not worried about any congestion from additional properties as there are already many properties in the area and I don't think four more properties will make a difference.

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]:

Approve Dianne's submission

Signature of submitter:

Mark Walter

Date:

22/11/2016

(or person authorised to sign on behalf of submitter)

Notes to Submitter:

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From: craigww@ihug.co.nz
Sent: Saturday, 12 November 2016 01:52 p.m.
To: resconsent.submission@dcc.govt.nz
Subject: Resource consent application submission - 565394

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Laura

This resource consent application submission has been made via the Council website on **12 Nov 2016 1:51pm**. The details are listed below.

Personal information

Name

Address

Contact phone

Fax

Email address

Submission details

Consent number SUB2016-90 LUC2016-459

Position I oppose this application

Wish to speak? Yes

Consent jointly to hearing? No

Parts of application that submission relates to

-Environmental Effects are significant. Visual impact. -Contrary to Plan -Cumulative effects. No true exception.

Reasons for submission

1. As stated in the application, the land is in both an LCA, and a SNL. Also that the "Area is visually prominent forming part of the hill backdrop to the north end of the Taieri Plain." The 2GP specifies a 40ha MSS for this area, yet subdivision to as small as 4800 sq. m. is proposed. (Plain profiteering at its most extreme.) This seems preposterous, and strikes to the heart of DCC Plan integrity. The application main argument proffered is the proximity of RR settlement. However, upon inspection you will see that although there is RR starting a kilometer south of the number 505 address, that for 0.7 of a kilometer stretch toward that site, the environment is totally rural. There are only very large paddocks, and fencing is the sole visible structure. The application claim that the proposal will extend the RR character along the road clearly lacks basis. In addition, southbound beyond the proposed sites, the receiving environment continues to be totally rural in appearance for kilometers. The 'nearby', 'justifying' RR cited in the application also is at low elevation right along the road,

whereas the proposed sites are comparably very very elevated. (Perhaps for pricey views?) This means that while the existing RR somewhat compromises the visual amenity of thousands of Taieri Plain residents, the proposed residences will have an impact that is many times greater. While the application admits that the impact on "natural character and rural amenity is adverse", I disagree with the statement that this impact should be considered 'minor'. 2. The application's second main supporting argument is that mitigation factors "will mitigate acceptably" and the four houses and whatever number of curtilage structures will not be "unduly prominent and integrate with its bushland setting." These weak mitigation factors are the same as put forward in the last decades and upon the committee's inspection and comparison they must judge if all the various structures on small lots blend into the landscape. In my opinion, most unbiased observers will admit to having their attention grabbed by structural intrusion into the natural setting, and see buildings 'sticking out' of pastoral landscapes. Especially since it is a hillside location viewable by thousands of Taieri residents the proposed development will be 'visually prominent', and as disruptive as the worst of the development that has been allowed to alter the rural Taieri slopes creating the appearance of suburbia on the spread. 3. Finally, what bears repeating is just not the sensitive context of this proposed development being in an LCA, and a SNL, and on a hill slope, and perched above thousands of Taieri residents that are forgotten as stakeholders..... But the magnitude of applicants, already privileged to be living in a protected landscape, proposing to turn what perhaps may be a 40 ha site into a 4800 sq. m.- 1.1ha, view, lifestyle lots, some forty times smaller than what 2GP is proposing in the public interest.

**Desired
decision**

Decline approval.