

Laura Mulder

From: Ken Cookson [REDACTED]
Sent: Tuesday, 11 July 2017 07:54 p.m.
To: Resource Consent Submissions; kurt.bowen@ppgroup.co.nz
Subject: submission Balmoral Developments
Attachments: Image (174).jpg

Attention City Planning

Please find attached my submission in support of Balmoral Developments Ltd. Thanks

Ken Cookson

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

Resource Consent Number:

SUB-2017-49 & LUC-2017-255

Applicant: Balmoral Developments (Outram) Ltd

Site Address:

94 Holyhead Street, Outram

Description of Proposal:

Council has received an application to subdivide the land of Lot 27 SUB-2017-32 (part of 94 Holyhead Street) into fifteen residential lots, road, and pedestrian accessway

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Kenneth Allan Cookson

Address for Service (Postal Address):

Post Code: 9019

Telephone:

Email Address:

☐ I would like my contact details to be withheld.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.

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

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

The whole application for subdivision into 15 residential lots.

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

This is an enclosed block of land which is not viable for farming.
This is a good project for town expansion. I consider this is
a great opportunity for the expansion of Outram within the towns
boundaries.

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 approve the subdivision as per the application.Signature of submitter: Rab. Cookson

(or person authorised to sign on behalf of submitter)

Date: 11/7/2017

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, **14 July 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is Balmoral Developments (Outram) Ltd C/- Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058 or kurt.bowen@ppgroup.co.nz.**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, contact details and submission will be included in papers that are available to the media and the public, including publication on the Council website. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

Laura Mulder

From: crammers@xtra.co.nz
Sent: Thursday, 13 July 2017 08:28 p.m.
To: Resource Consent Submissions
Subject: Resource consent application submission - 600736

This resource consent application submission has been made via the Council website on **13 Jul 2017 8:28pm**. The details are listed below.

Personal information

Name colin&kim cramond

Address

Contact phone

fax

Email address

Submission details

Consent number sub-2017-49&luc-2017-255

Position I oppose this application

Wish to speak? No

Present jointly to hearing? No

Parts of

application that submission relates to stormwater runoff.pond storage.foul sewage discharge.entrance to new housing.extra lighting.more traffic

Reasons for submission

do not want a storage pond and pump station opposite our house or pumping into river.The possible noise of pump.Smell of stagnant water.noise of more vehicles and headlights shining in windows at night.loss of rural veiwbought property on understanding subdivision had been declined twice before and was no longer being considered.stormwater being pumped into taiari river is environmentally wrong.

Desired decision decline consent

Privacy statement acknowledged Yes

Supporting documents

No file uploaded - file name

No file uploaded - file name

Laura Mulder

From: Brian Miller
Sent: Friday, 14 July 2017 01:20 p.m.
To: Resource Consent Submissions
Subject: Resource consent application submission - 600829

This resource consent application submission has been made via the Council website on **14 Jul 2017 1:20pm**. The details are listed below.

Personal information

Name Brian Miller

Address

Contact phone

Fax

Email address

Submission details

Consent number SUB-2017-49 & LUC-2017-255

Position I oppose this application

Wish to speak? Yes

Present jointly to hearing? No

Parts of application that submission relates to Whole application

Reasons for submission Application is : Contrary to the current DCC district Plan. Contrary to the DCC proposed 2GP. Contrary to the ORC Regional Policy Statement.5. Land. Issues 5.3.1. Objectives 5.4.1, 5.4.2. Policies 5.5.2, 5.5.3,5.5.4. Methods 5.6.19. Anticipated Environmental Results 5.6.19. No more subdivisions should be allowed in Outram serviced by septic tanks. Outram should have a proper community waste water and sewer system before any more residential building consents are issued . For the hearing Commissioners to understand the complexities of the High class soils issues. There is a book "Soils for Horticulture" Landuser guide number 3. "Coastal Otago" By P.D. McIntosh. Landcare Research NZ. Dunedin. This should be essential reading for hearing commissioners, when considering applications involving high class soils.

Desired decision Decline the application.

Privacy statement acknowledged Yes

Supporting documents

No file uploaded - file name

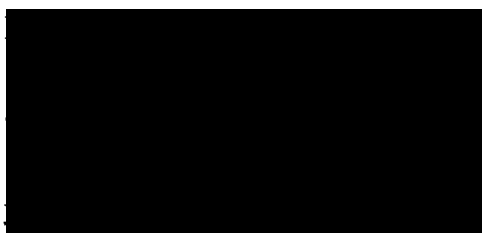
Laura Mulder

From: patscott_2000@yahoo.com
Sent: Friday, 14 July 2017 01:56 p.m.
To: Resource Consent Submissions
Subject: Resource consent application submission - 600838
Attachments: Balmoral-Holdings-submission-resource-consent.pdf; PC14-Decision-DCC-Balmoral-Holdings-June-2013.pdf

This resource consent application submission has been made via the Council website on **14 Jul 2017 1:56pm**. The details are listed below.

Personal information

Name
 Address
 Contact phone
 Fax
 Email address



Submission details

Consent number	SUB -2017- 49 & LUC -2017 -255
Position	I oppose this application
Wish to speak?	Yes
Present jointly to hearing?	Yes
Parts of application that submission relates to	The zoning of rural land Lot 27,SUB -2017- 49 & LUC -2017 -255, as residential
Reasons for submission	I have attached my reasons in a submission.
Desired decision	I wish the council to decline the application.
Privacy statement acknowledged	Yes

Supporting documents

Balmoral-Holdings-submission-resource-consent.pdf, type application/pdf, 95.0 KB - file name

PC14-Decision-DCC-Balmoral-Holdings-June-2013.pdf, type application/pdf, 366.6 KB - file name

Non Complying - 94 Holyhead Street - SUB-2017-49 & LUC-2017-255

1. My name is Patricia Scott, I am a retired teacher, and a grandmother of 10. I live in Outram.

2. I am opposing this application on the general principle that the DCC, should adhere to its own District Plan, especially where permitting non complying activities could set a precedent. The DCC through the District Plan also has a commitment to protect high class soils which it should uphold. I also consider the existing decisions of the Environment Court ought not be revisited through the consent process for at least 10 years.

3. The subdivision of rural land into sites smaller than 15.0ha is a non-complying activity under rule 18.5.2, and the establishment of new houses on sites with less than 15.0ha of rural-zoned land is non-complying activity pursuant to Rule 6.5.7(i)

4. This application by Balmoral Holdings, is a revisiting of an earlier application in 2011 for a private plan change (Private Plan Change 14) which was rejected after very thorough and extensive hearings. I believe the Decision of the Hearings Committee, (13 June 2013) was soundly based on the evidence and was the correct decision based on the District Plan. I submit my agreement with the Decision of the Hearings Committee as part of my submission. It covers all the points in Section 4 of the District Plan - Sustainability section - objectives that are all relevant to this application. I

4.2.1 Enhance the amenity values of Dunedin.

4.2.2 Ensure that the level of infrastructural services provided is appropriate to the potential density and intensity of development and amenity values of the area.

4.2.3 Sustainably manage infrastructure.

4.2.4 Ensure that significant natural and physical resources are appropriately protected.

4.2.5 Provide a comprehensive planning framework to manage the effects of use and development of resources.

5. That Decision of the Hearings Committee, refers in 7.7 to the “Demand for additional housing”. The situation in Outram has changed since 2013. New Zealand is in the middle of a housing boom driven in part by speculation. Since 2011 a number of housing developments in Outram, including Private Plan Change 16 (Formby St) which was approved in September 2014 allowing 28 new residential units, are ongoing. If this application is permitted there could be between 50 and 60 new houses in Outram an increase of almost 25% on the current housing stock of 249 (2006 census)

6. There has been no Outram-wide consultation on whether such an increase in residential development is desirable. Locals are often reluctant to submit on individual applications since they lack the time and expertise to do so and may be reluctant to upset the property owners who may be well known locally and perhaps personally. So major change may happen incrementally in a small community without that community being consulted.

7. The decision of the Hearing Committee, 13 June, 2013, to decline Private Plan Change 14,(Balmoral Holdings), was appealed to the Environment Court and subsequently went to mediation under Environment Court jurisdiction. City and District councils are in a difficult position because they need to protect their budgets yet they also may have to pay considerable sums to uphold their District Plan against appeals to the Environment Court. This may have played some part in the DCC agreeing to a mediation on its decision to decline Private Plan Change 14.

8. Whatever the reasons, legal or financial, the DCC agreed that part of the rural land be rezoned residential giving 25 additional residential sites. This plan change came into effect on the 13 July 2015.

9. However Balmoral Holdings is now submitting this new application for rezoning the remaining land. The decision to leave the remaining land as rural was agreed to by Balmoral Holdings and the DCC under mediation ordered by the Environment Court and it seems disrespectful, both to the Environment Court and the DCC, for Balmoral Holdings to revisit that decision.

10. There is no doubt that the potential for residential development increases the economic value of land. This makes it tempting for land owners to seek to have their rural land rezoned residential. However, this does not mean the DCC should consider that a legitimate reason to make exceptions to the District Plan, a plan which has been developed after much consultation. If this were to become an accepted reason for rezoning, ie to enable landowners to inflate the value of their land, then we could see large sections of the Taieri Plain subdivided for

housing.

11. Society must ask itself whether land should be valued solely by the housing market. Land has community value as well as private value. The District Plan makes clear that there must be other considerations: District Plan, 4.2.4 "Ensure that significant natural and physical resources are appropriately protected."

12. Rule 4.2.2 requires the Council to ensure that the level of infrastructural services provided is appropriate to the potential density and intensity of development and amenity values of the area. The Council does not provide wastewater and sewerage infrastructure to Outram residences. Does the Council know the capacity of the residential land to continue to process the wastewater and sewage going into septic tanks? Does it monitor the situation so it knows how well this is working for the present residential population? There is likely to be seepage of waste water, nutrients and gut pathogens into the soil and the Taieri river. Allowing new residential development in Outram will put additional stress on the soil and the river. The consequences of further residential development could eventually lead to a proposal for the DCC to build a sewerage system for Outram, connected to the city's sewerage system. However if this were to happen it would increase the pressure for more residential development and the loss of more rural land.

13. If this application is granted it sets a precedent. If it is done for one then it can be done for others and the valuable high class soils on the Taieri will gradually be overtaken by housing.

14. Under the RMA each application is considered separately, but together they have a cumulative effect on the amenity values, the soil and water quality of the township, and the cumulative loss of high class soils.. The original decision of the DCC hearing committee on the rezoning of Holyhead St (Plan Change 14) quoted the relevant sections of the RMA section 5- : *it should allow the local community to provide for its wellbeing, health and safety while sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations (s5(a)), safeguarding the life-supporting capacity of air, water, soil, and ecosystems (s5(b)) and seeking to avoid, remedy or mitigate any adverse effects of activities on the environment (s5(c)).*

In addition, section 7 requires that particular regard be given to the efficient use and development of natural and physical resources (s7(b)); the maintenance and enhancement of amenity values (s7(c)); and the maintenance and enhancement of the quality of the environment (s7(f)). The Hearing Committee went on to say : *Residential development will remove the ability to productively use the high class soils for present or*

future generations. While the Taieri Plain features large tracts of productive soils, and the subject area is small (6.7 ha), development within the wider area is cumulatively diminishing the productive potential. The proposal, along with other similar developments, will reduce the life-supporting capacity of the soil and its potential to meet the needs of future generations. We do not consider that the lack of economic use for the land in recent years will necessarily be the case in the future. (my emphasis)

15. This last point referring to the future use of the land on the Taieri Plain is very significant at this time in our history. We live at a time of great change. The whole world faces real threats, - climate change, resource (oil) limitations, food security, to mention three. The DCC has a responsibility, to present and future generations, to ensure our communities and city have food security .

16. The Taieri Plain was for many years a big supplier of fruit and vegetables to the Dunedin population with many market gardens and orchards. Many factors have influenced the decline in market gardening and orchards including the rise of supermarkets, the loss of the auction system, and the increase in the price of land due to dairying and demand for housing. As growing food was usually a family business, the loss of market gardening has also led to a loss of skills.

17. At present Dunedin is largely dependent on importing fresh produce from Christchurch and further North. An earthquake or land slips on SH1 and the railway could put the delivery of fresh produce to the city at risk for weeks. The future of oil is uncertain and long distance transport is a source of undesirable carbon emissions which could be subject to carbon tax so increasing the price of food. It would seem prudent that as a city we plan for a secure supply of fresh produce grown locally.

18. In the last decade small groups have taken the initiative to increase the supply of local food with the development of community gardens. Home vegetable gardening is also on the increase but individuals, restaurants and institutions - care homes and student hostels - have limited access to locally grown produce.

19. The Otago Farmers Market gives people access to fresh produce but the one remaining large local grower at the market, Steve McArthur, has sold his land, so the last local supplier of vegetables of any scale will not be there in a few months. (The other vegetable stalls are Central and North Otago growers.) There is one large grower left on the Taieri but he does not sell at the Farmers Market.

20. If resource consents to build residences on rural land less than 15.0ha in area are permitted, especially on land with the best soils around Dunedin, our food

security is jeopardised.

21. It is not enough to simply turn down non-complying applications and trust market forces to develop the return to market gardening; I submit that in accordance with Section 4 of the District Plan, objective 4.2.5 the DCC develop a comprehensive planning framework to manage the use and development of the high class soils on the Taieri Plain. Perhaps the DCC could set up a Land Trust which would lease small parcels of land to would-be growers. Citizens may well be pleased to invest in such a Trust and if the Council owns the land it ensures security.

22. I submit that this application be declined.

Patricia Scott B.Sc. Dip Ed. Dip Theol.



Laura Mulder

From: Laura Mulder
Sent: Friday, 14 July 2017 02:50 p.m.
To: Resource Consent Submissions
Subject: FW: SUB-2017-49 & LUC-2017-255 - 94 Holyhead St, Outram
Attachments: HNZPT submission 14-7-2017 - LUC-201-255 & SUB-2017-49.pdf

From: Jane O'Dea [<mailto:JODea@heritage.org.nz>]
Sent: Friday, 14 July 2017 11:24 a.m.
To: Planning
Cc: kurt.bowen@ppgroup.co.nz; Jonathan Howard
Subject: SUB-2017-49 & LUC-2017-255 - 94 Holyhead St, Outram

Good morning
Please find attached Heritage New Zealand's submission on the above.
Regards
Jane

Jane O'Dea | Heritage Advisor (Planning) | Heritage New Zealand *Pouhere Taonga* | PO Box 5467, Dunedin 9058 | Ph: (64 3) 477 9871 | DDI: 470 2366 | Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei
Honouring the past; Inspiring the future

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14 July 2017
Dunedin City Council
PO Box 5045
Dunedin 9058

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO RESOURCE CONSENT APPLICATION
SUB-2017-49 & LUC-2017-255**

To: Dunedin City Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.
2. This is a submission on an application by Balmoral Developments (Outram) Ltd for resource consent to:
 - Subdivide 94 Holyhead St, Outram into 15 lots and establish residential activity on the lots.
3. The specific parts of the application that Heritage New Zealand's submission relates to are:
 - Potential effects on historic heritage associated with the proposed subdivision.
4. Heritage New Zealand's submission is:
 - Heritage New Zealand supports the proposed 'building restriction area.'
5. The reasons for Heritage New Zealand's position are outlined below:

5.1 Background

- There is a category 2 historic place (ref. 3232) adjoining the subject site – Balmoral. Although not subject to the current application, the site of Balmoral was part of Stage 1 of the subdivision. Heritage New Zealand's previous involvement in the overall development of 94 Holyhead St has been limited to encouraging and supporting the retention of Balmoral and its associated outbuildings and garden within one parcel so as to retain an appropriate setting for the building.
- Heritage New Zealand supported Plan Change 14 relating to the site on the basis that the subdivision layout shown in the structure plan achieved this. This site is now referred to as Lot 26 of SUB-2017-32.

5.2 Current application

- Balmoral farmhouse is visually prominent when approaching and departing Outram on State Highway 87. For pedestrians using the sealed track which runs along the northerly boundary of the property and terminates near the highway bridge, the building is generally obscured by mature hedges and other plantings.
- The development of Lots 37-53 under the current application has the potential to interrupt views of the building from the highway, thereby impacting on the opportunity for the building to be appreciated by the public.
- Heritage New Zealand considers that the 'building restriction area' proposed by the applicant to provide a viewshaft to Balmoral farmhouse from the highway is an appropriate mitigation mechanism which should be adopted if the application is granted consent.
- Heritage New Zealand assumes that being located at the lowest point of the highway, as discussed in the Landscape Report and 2GP Statement of Evidence by Hugh Forsyth that the proposed building restriction area is primarily intended to preserve a viewshaft of the building from the highway rather than the lower sealed track/footpath. If the building restriction area is also intended to function as a viewshaft from this track, the proposed 2.0m maximum height of plantings may need to be reduced in order for the viewshaft to be effective.
- Heritage New Zealand considers that the building restriction area would be more effective if it were extended to encompass a corresponding area of Lot 26 SUB-2017-32 (the site of Balmoral farmhouse). If not extended to encompass an appropriate area of this lot there is a possibility that the building could become obscured over time as a result of new plantings or buildings, despite the restriction zones imposed on Lots 42-46 and 53. Such an outcome would negate the benefits of the building restriction zone on the other lots. Extending the building restriction area to part of Lot 26 SUB-2017-32 would ensure that this mechanism will be worthwhile and effective. (as shown in blue shading on the attached marked-up version of the application Layout Plan);
- Heritage New Zealand is aware that Lot 26 SUB-2017-32 is not subject to the current application however if there is scope to include this property in the application, with the applicant's agreement, for the purposes of extending the building restriction area then Heritage New Zealand considers that this should be done.

5.3 Heritage New Zealand Pouhere Taonga Act 2014 – Archaeological site protection

- The application site, which has been occupied since at least as early as the 1860's, is an archaeological site pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.
- Heritage New Zealand considers that the proposed development would largely avoid archaeological and heritage sites. In the vicinity of the site, archaeological material is most likely to be present in the area surrounding Balmoral farmhouse which is outside the application area. Nevertheless there is a possibility of archaeological material being uncovered during earthworks for the subdivision, dwellings, access and services.
- The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. This is the case regardless of whether the

land on which the site is located is designated, or the activity is permitted under the District or Regional Plan, or a resource or building consent has been granted.

- Heritage New Zealand requests that the attached Archaeological Discovery Protocol should be attached to the consent as an advice note in order to ensure that any archaeological sites discovered during works are managed appropriately.

6. Heritage New Zealand seeks the following decision:

That should the Council be minded to grant consent for the proposal:

- The proposed building and planting restriction zone be adopted via consent notices on the titles of Lots 42-46, 53, as well as Lot 26 SUB-2017-32 (as shown in blue shading on the attached marked-up version of the application Layout Plan);
 - The attached accidental discovery protocol be included as an advice note.
7. Heritage New Zealand does not wish to be heard in support of this submission but is happy to be contacted should there be any questions in relation to this submission.

Yours sincerely



pp. Jonathan Howard
Area Manager

Address for service:

C/- Jane O'Dea, Heritage Advisor – Planning
Heritage New Zealand
PO Box 5467
Dunedin 9058
jodea@heritage.org.nz

cc: Kurt Bowen – kurt.bowen@ppgroup.co.nz

Attachment 1:

Layout Plan displaying Heritage New Zealand recommended 'building restriction area' on Lot 26 SUB-2017-23.



Laura Mulder

From: Laura Mulder
Sent: Friday, 14 July 2017 02:50 p.m.
To: Resource Consent Submissions
Subject: FW: Balmoral Developments (Outram) SUB-2017-49 & LUC-2017-255 - NZ Transport Agency Submission
Attachments: NZTA Submission - Balmoral Dev SUB-2017-49 & LUC - 2017-255.pdf

From: Planning Dunedin [<mailto:Planning-Dunedin@nzta.govt.nz>]
Sent: Friday, 14 July 2017 12:07 p.m.
To: Planning
Subject: Balmoral Developments (Outram) SUB-2017-49 & LUC-2017-255 - NZ Transport Agency Submission

Please find attached the NZ Transport Agency submission for the above application.

We would appreciate if you could send a return email confirming receipt.

Thanks
Julie McMinn

Planning and Investment / Southern – Dunedin

NZ Transport Agency

T 64 3 951 3009 / F 64 3 951 3013

E Planning-Dunedin@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand



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www.nzta.govt.nz

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RESOURCE MANAGEMENT ACT 1991

Submission on an Application for Resource Consent By Balmoral Developments (Outram) Ltd SUB-2017-49 & LUC-2017-255

To: Dunedin City Council
PO Box 5045
DUNEDIN 9058

Submitter: NZ Transport Agency
PO Box 5245
Moray Place
DUNEDIN 9058

Pursuant to Section 96 of the Resource Management Act 1991, the **NZ Transport Agency** (Transport Agency) hereby makes this **neutral** submission to an application by Balmoral Developments (Outram) Ltd for subdivision to create 15 residential lots, road and pedestrian access way. Land use consent is required to establish residential activity on the new residential lots. The subdivision consent also includes earthworks. The site is divided by underlying zoning that includes Residential 5 and Rural.

The subject property is legally described as proposed Lot 10 and Lot 27 of subdivision consent SUB-2017-32, currently part of lot 2 DP 20759 (CFR OT12B/346).

NZ Transport Agency's submission is:

Access

- (1) The earlier subdivision consent SUB-2017-32 & LUC-2017-182 included a number of conditions to improve sight distance at the access from SH87 including conditions to upgrade the access to a NZ Transport Agency Diagram E standard and removing the hedge from the front of lots 4 and 5.
- (2) The applicant has also offered Lot 32 in front of Lots 4 and 5 to be vested in the NZ Transport Agency to ensure that this area is kept free to help improve visibility towards Outram from the intersection. The NZ Transport supports all these initiatives.
- (3) However the Transport Agency remains concerned over the poor sight distance visibility towards Outram from this access and the cumulative safety effects of adding Lots 42, 45 and 46 to the Mountford Street (SH87) access as detailed in the application.
- (4) The current sight distance towards Outram is limited to 159 m. This distance was measured by the applicant from the middle of the intersection looking along the road towards Outram over Lot 32. However, the NZ Transport Agency safety standard for sight distance at this location, for an estimated traffic speed of 80 km/hr, is 203 m. Therefore sight distance visibility at the proposed intersection falls short of the required standard.

(5) To ensure the proposed access attains a safe sight distance visibility the NZ Transport Agency seeks the following:

- Either impose a proposed building restriction area between Lot 32 and over Lots 3,4,5 and 6 to accommodate the 203 m sight line and including a 0.5 m buffer on the east side of the line within Lots 3,4,5 and 6 (as shown on the attachment to this evidence). The proposed restrictions in this area would include – no permanent or temporary structures and no vegetation over 0.5 m in height; Or, the alternative would be to include this area into Lot 32 and vested in the NZ Transport Agency;
- That Lots 42, 45 and 46 do not gain access to the State highway instead Lot 50 is widened to become a right of way to access these Lots. Vehicle access to the proposed right would be restricted at the northern end of the right of way to prevent vehicular traffic gaining access to SH87. This would mean vehicle access to these lots via the right of way would be from Lot 48 only (Holyhead Street);

Proposed Conditions

(6) The applicant has suggested a number of consent conditions that the NZ Transport Agency support as they will help mitigate the effects of the subdivision on the State highway these include:

- Roading: Condition l) – which notes a construction traffic management plan will be lodged with the NZ Transport Agency contractors where heavy vehicles are required;
- Consent notices: Conditions y), z), aa) which impose a reverse sensitivity condition to design habitable spaces to minimise disturbance to residents from road noise.

The reasons for this submission are:

The Transport Agency'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).

The Transport Agency submits that the proposed land use activity has the potential to have an adverse effect on the safety, efficiency and sustainability of the land transport system.

NZ Transport Agency wishes the consent authority to:

If of a mind to grant consent to this proposed activity, the following conditions are attached to the consent:

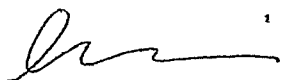
- 1) *That a building restriction area is imposed on Lots 3,4, 5 and 6 to accommodate the 203 m sight line and a 0.5m buffer to the east of the line as shown on the attached diagram. Restrictions in this area include:*
 - *No permanent or temporary structures;*
 - *No vegetation over 0.5m in height is allowed to be grown.*

OR

- 2) *The area of land within Lots 3,4, 5 and 6 affected by the 203 m sight line measured towards Outram from the middle of the of the SH87 access to the subdivision and including a 0.5 m buffer to the east of this line is included into proposed Lot 32 and vested in the NZ Transport Agency.*
- 3) *That proposed Lot 50 is widened to become a right of way for vehicle access to Lots 42, 45 and 46 from Lot 48. A vehicle restriction will be constructed at the northern end of the right of way to prevent through traffic.*

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

Dated at Dunedin this 15 day of July 2017.



Sarah Cronwright
Acting Manager Consents & Approvals
Pursuant to a delegation from
the Chairman and the Board
of the NZ Transport Agency

Address for Service:

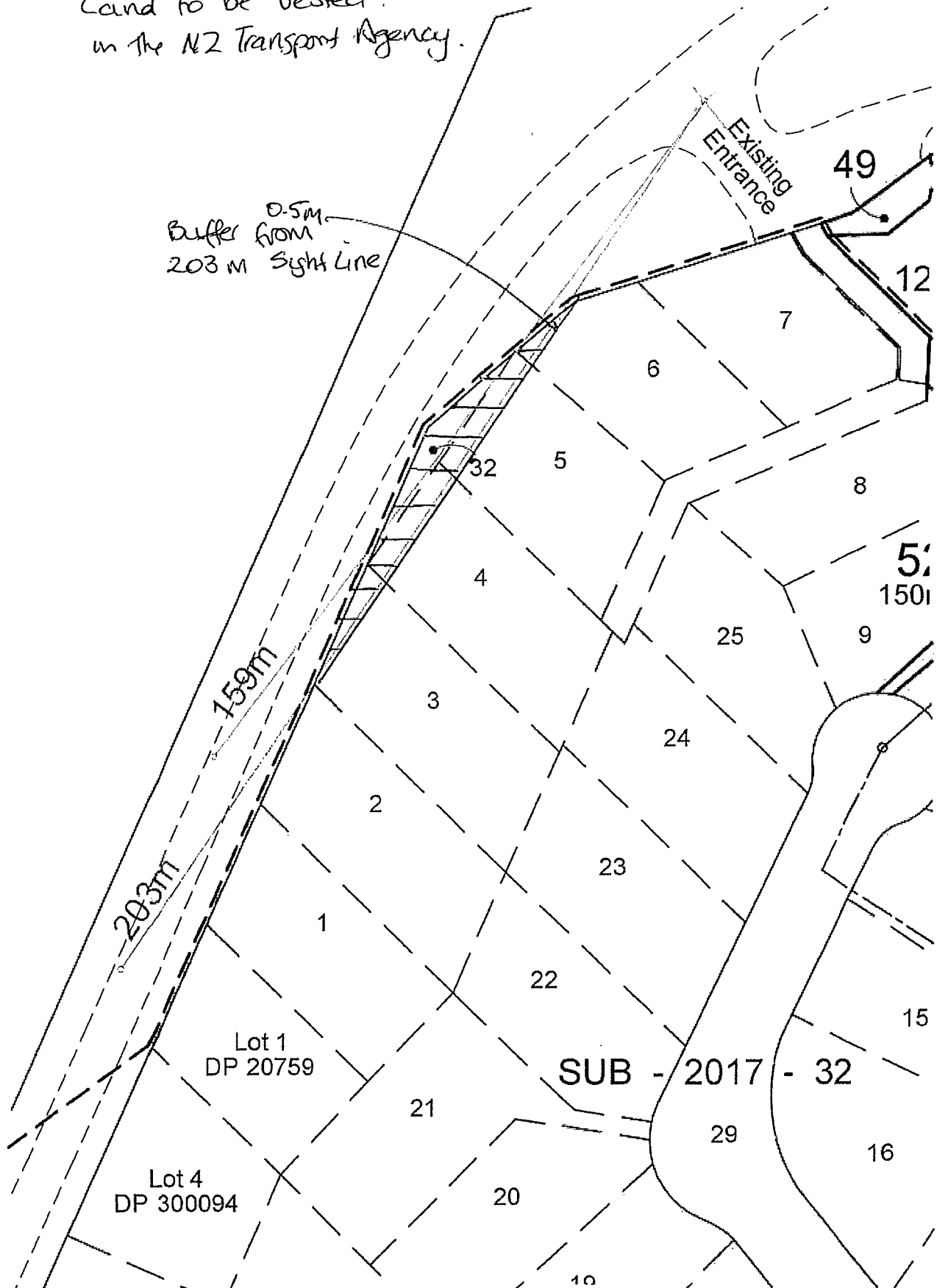
NZ Transport Agency
PO Box 5245
Moray Place
DUNEDIN 9058

Attention: Julie McMinn

Phone: (03) 955 2996
Facsimile: (03) 951 3013



Building Restriction Area
or
Land to be vested
in the NZ Transport Agency.



Laura Mulder

From: Warren Hanley <warren.hanley@orc.govt.nz>
Sent: Friday, 14 July 2017 04:14 p.m.
To: Resource Consent Submissions; kurt.bowen@ppgroup.co.nz
Subject: Balmoral Developments (Outram) Ltd - ORC submission full copy signed (A1020632)
Attachments: Balmoral Developments (Outram) Ltd - ORC submission full copy signed.pdf

Good afternoon,

Please find attached ORC's submission on the application by Balmoral Developments (Outram) Ltd for 94 Holyhead Street.

Regards



Warren Hanley
Resource Planner - Liaison

Otago Regional Council
70 Stafford St, Private Bag 1954,
Dunedin 9054
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DUNEDIN CITY
COUNCIL
Kaitiaki - Rauhi o Te Pahi

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

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

Resource Consent Number:

SUB-2017-49 & LUC-2017-255

Applicant: Balmoral Developments (Outram) Ltd

Site Address:

94 Holyhead Street, Outram

Description of Proposal:

Council has received an application to subdivide the land of Lot 27 SUB-2017-32 (part of 94 Holyhead Street) into fifteen residential lots, road, and pedestrian accessway

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Otago Regional Council

Address for Service (Postal Address): 70 Stafford Street, Dunedin

Post Code: 9016

Telephone: 474 0827

Email Address: warren.hanley@orc.govt.nz

☐ I would like my contact details to be withheld.

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.

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

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

The whole of the application. ORC is not a trade competitor for the purposes of s308B of the Resource Management Act 1991.

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

See attached reasons for opposing the granting of consent.

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]:

The application be declined.

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 14 July 2017

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, **14 July 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is Balmoral Developments (Outram) Ltd C/- Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058 or kurt.bowen@ppgroup.co.nz.

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, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

OTAGO REGIONAL COUNCIL**Balmoral Developments (Outram) Ltd****Reasons for Opposing the Application**

The Otago Regional Council ("ORC") opposes the application for the following reasons:

1. The application fails to consider the effects the proposal has on ORC flood control infrastructure.
2. The proposals for stormwater and wastewater disposal are inadequate.
3. The development has the potential to contaminate groundwater.
4. The site is subject to natural hazards (including liquefaction, earthquake amplification and flooding) that make the site inappropriate for residential development. The risk to people and property from natural hazards will be increased if consents are granted.
5. The proposal is for increased subdivision of rural land.
6. The proposal involves residential activities on rurally-zoned land.
7. The proposal entails ad hoc and sporadic intrusion of non-rural activities into the rural zone.
8. The site has high-class soils which should be retained and used for primary production.
9. For these reasons the proposal is contrary to the objectives and policies for the Operative District Plan and Proposed District Plan.
10. The proposal is also contrary to the Operative and Proposed Regional Policy Statements.
11. The effects the activity has proposed will be more than minor.
12. The effects cannot be adequately avoided or remedied or mitigated if consent is granted.
13. There is nothing unique about either the proposal or the site to justify granting the consents applied for. The application is not a true exception.
14. The proposal is contrary to Part 2 of the Resource Management Act.





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Site Address: 94 Holyhead Street, Outram
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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Cheryl & Stuart Mitchell

Address for Service (Postal Address):

Post Code: 9019

Telephone: _____ Email Address: _____

☐ I would like my contact details to be withheld.

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.

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]:

In favour of the proposed subdivision as I think it will be good for the community of Outram, as we are short of building sections. This land has been vacant for many years.

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]:

In favour of the subdivision

Signature of submitter: C Mitchell
(or person authorised to sign on behalf of submitter)

Date: 14/7/17

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