



Variation 2 Submission Form 5

8 pages (4 pgs form 5
in total (4 pgs attached))

Last updated: 17 Feb 2021 1:17pm

Clause 6 of First Schedule, Resource Management Act 1991

This is a submission on Variation 2 to the Second Generation Dunedin City District Plan (2GP).

Your submission must be lodged with the Dunedin City Council by **midnight on 4 March 2021**.

Submitter details

First name *(required)

ALICE WOUTERS

Last name *(required)

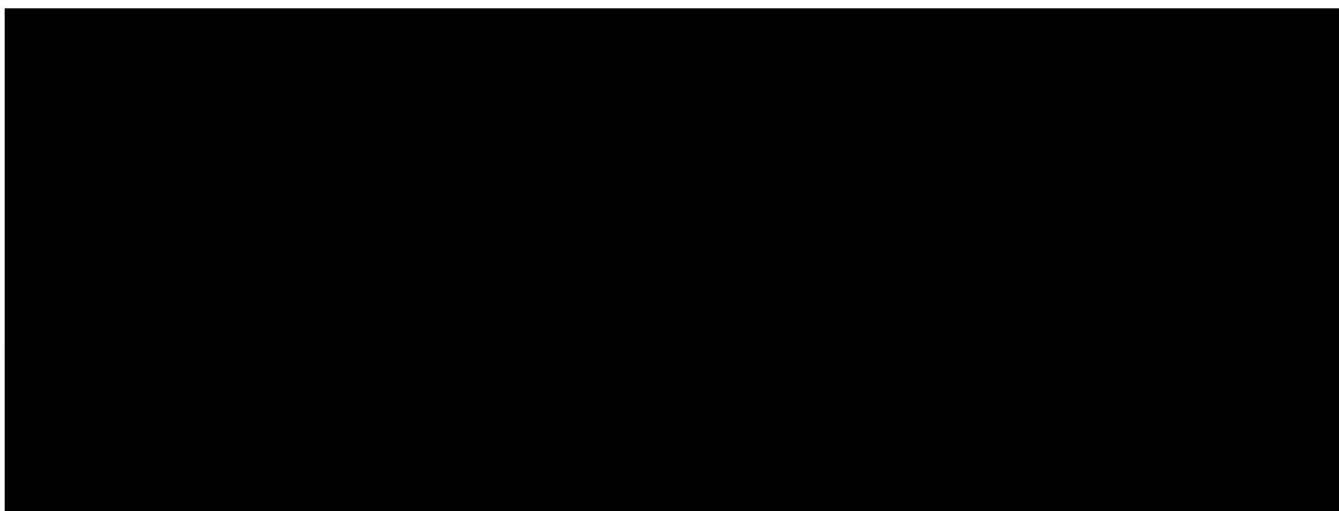
WOUTERS

Organisation

(if applicable)

Contact person/agent

(if different to submitter)



Email

(please type in a valid email address - name@domain, name.name@domain (eg name@name.co.nz, name.name@name.org etc)

Trade competition

Please note: If you are a person who could gain an advantage in trade competition through your submission, your right to make a submission may be limited by clause 6(4), Schedule 1 of the Resource Management Act.

I could gain an advantage in trade competition through this submission *(required)

- ☐ Yes
- ☒ No

If you could gain an advantage in trade competition through this submission please select an answer

My submission relates to an effect that I am directly affected by and that

a. adversely affects the environment; and

b. does not relate to trade competition or the effects of trade competition.

- ☐ Yes
- ☐ No

Submission

Submissions on Variation 2 can only be made on the provisions or mapping which are changing or alternatives that are clearly within the scope of the 'purpose of the proposals' as stated in the s32 report. Submissions on other aspects of the 2GP are not allowed as part of this process.

You must indicate which parts of the variation your submissions relates to. You can do this by either:

- - making a submission on the Variation Change ID (in which case we will treat your submission as applying to all changes related to that change topic or alternatives within the scope of the purpose of that proposal); or
- - on specific provisions that are being amended.

Variation 2 change ID

(please see the [Variation 2 – Summary of Changes](#) for the change ids: (for example: D2 or D2, A3, F3)

Provision name and number, or address and map layer name

(where submitting on a specific proposed amendment): please see the [Variation 2 – Summary of Changes](#) for the provision name and numbers, addresses or map layer name: (for example: Rule 15.5.2 Density or Amend 15.1.1.1, zoning of 123 street name, Add new Policy 12.2.X.3).

please see attached.

My submission seeks the following decision from the Council *(required)

(Please give precise details, such as what you would like us to retain or remove, or suggest amended wording.)

- ☐ Accept the change
- ☐ Accept the change with amendments outlined below
- ☒ Reject the change
- ☐ If the change is not rejected, amend as outlined below
- ☒ Multiple submission points/decisions outlined below

Details

If you are submitting on multiple points please format the decision options below (for example: D3 – Accept the change, Add new Policy 12.2.X.3 – if not rejected change to this rule needs to be changed, F3 – reject the change)

D3 – Accept the change

Add new Policy 12.2.X.3 – if not rejected change to this rule needs to be changed

F3 – reject the change

Reasons for my views

please see attached documents
4 pages

Supporting documents

(You can load up to 2 files by using the + button. Each file must be a maximum size of 10MB. Files may only be of .doc, .docx, .jpg, .jpeg or .pdf type and no larger than 10MB in file size.)

Browse...

+

Hearings

Do you wish to speak in support of your submission at a hearing *(required)

- ☒ Yes
- ☐ No

If others make a similar submission, would you consider presenting a joint case at a hearing *(required)

- ☒ Yes
- ☐ No

Privacy Please note that submissions are public. Your name, organisation, contact details and submission will be included in papers that are available to the media and the public, including publication on the DCC website, and will be used for processes associated with Variation 2. This information may also be used for statistical and reporting purposes. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at dcc@dcc.govt.nz or 03 477 4000.

You will receive a Thank-you page in this browser window and a confirmation email upon successful submission of this online form.

If the form does not submit successfully, there will be an error message listed at the top of the form

Submit

Submission for 2GP variation 2.

Greenfield Rezoning (GF09) 41-49 Three Mile Hill Road

Concerns

Setting precedent - Owners /developers on bordering rural residential properties will then start to subdivide their land for residential houses.

This would then change the area from rural residential (which is why the original people moved here) to another residential suburban area. This would then push people out of their homes as their rural residential home could be surrounded by urban residents and their rates could be increased.

Do the people of 41-49 want this? As their rates would increase.

Water runoff/ flooding - There are natural springs in the area and when there is a heavy rain this leads to flooding across Dalziel Road and into my neighbours at 19 Dalziel road and in the past causing damage to shed and property. The clean-up from these occurrences is very labour intensive as well as costly. As there is a major problem there already, with increase housing this would intensify the problem and could lead to even more property damage.

Pony Club

The Dunedin Branch pony club is directly across the road from these properties. By intensifying the housing this could potentially increase noise and traffic concerns for both ponies and their riders.

New Development mapped area Dalziel Road (NDMA05)

Concerns

Water run off/ flooding - Water run-off is already a problem in the area as when there is heavy rain there is water crossing the road, in river like fashion, on both Dalziel Roads and Three Mile Hill road/Taieri Roads. This leads to the excess water going onto residents properties .Our property gets excess water from the road which then runs onto our paddocks. My neighbour gets excess water resulting in gravel being dumped on their lawn and damage to their shed. The increase water also runs into Frasier's Gully harming ecosystems, wiping out walking tracks and increasing in volume until it reaches Kaikorai Valley. The mapped area also has land slips.

If there is more development than there is less paddock area to soak up the excess water .This would mean that the area that is not coping now would have even a greater volume of water to deal with. This could lead to increases in damage to walking tracks, land slips and also an increased risk of flooding downstream in Kaikorai Valley.

The mapped area also has land slips.

Traffic /safety concerns

This area has safety problems.

The Dalziel Road subdivision road is unsafe as cars leaving the subdivision cannot see the vehicles approaching and go onto the road which causes oncoming cars on Dalziel road to serve into the opposite lane.

The purposed Taieri road entry/ exit is an area which lacks visibility, has sun strike problems and will also make it difficult/unsafe for existing residential owners on Taieri Road to leave their properties safely.

The current Taieri road residents will be exposed to increases in traffic noise at all times of the day and night with vehicles accelerating and decelerating when entering and leaving the subdivision.

Gravel roads

Dust causes health issues which is an ongoing problem in this mapped area.

Currently the Dalziel Road entry/exit is a gravel Road and causes a lot of dust. I live beside it and every time a vehicle goes past there is a huge amount of dust. This is not good for my health or my family's.

Any road or shared driveway should be tar sealed to prevent this.

Noise from gravel roads travels far. The sound of vehicles on gravel roads is loud especially during the night causing sleep disturbances and this is already an issue in the mapped area.

Pony Club

The Dunedin Branch pony club is about 200metres away.By increasing housing in the area this would lead to an increase in traffic and noise which could compromise horse riders safety.

New Development Mapped area Halfway Bush (NDMA10)

Concerns

Water run off

There is already a water run off problem in the area. When there is heavy rain the water becomes a river that crosses Taieri Road. The water then flows down into Frasier's Gully which then harms the delicate ecosystems and wipes out the walking tracks.

If this land is built on then the water run-off problems would intensify as there would be less green paddocks for the water to be soaked into so a greater volume of water crossing the road ,destroying walking tracks and going down to Kaikorai Valley with a greater chance of flood down there.

There would also be a greater chance of landslides.

Traffic problems

There will be more traffic problems/safety issues as there is also a potential subdivision access not far from this area.

The current Taieri road residents will be exposed to increases in traffic noise at all times of the day and night with vehicles accelerating and decelerating when entering and leaving the subdivision.

Gravel road

I live beside a gravel road which is not good for health with all the dust .I hope that gravel roads/shared driveways are not allowed as the dust with blow and effect a large number of people.

Pony Club

The Dunedin Branch pony club is about 200 metres along the road from this site (there is a private psychiatric hospital in between).

The increase of houses in the area which would lead to an increase in traffic and noise which has the potential to compromise horse riders safety.