

Roxanne Davies

From: Kurt Bowen <Kurt.Bowen@ppgroup.co.nz>
Sent: Thursday, 4 March 2021 12:07 p.m.
To: District Plan Submissions
Subject: Variation 2 Submissions
Attachments: J Kennedy Form 5.pdf; W Layland Form 5.pdf; A Broad Form 5.pdf; J Layland Form 5.pdf

Hi

Please find the attached Variation 2 submissions.
These comprise four (4) separate submissions (included in a single email for convenience at this end).

Regards
Kurt

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From: judy@layland.co.nz
To: [District Plan Submissions](#)
Subject: Variation 2 submission
Date: Wednesday, 3 March 2021 09:32:17 p.m.
Attachments: [attachment-1-submission.JPG](#)
[Attachment-2-Back-of-our-house.pdf](#)

Submission Form Submitted

Reference number 808395

Submitter name

Judith Layland

Organisation

Contact person/agent

Postal address

50 Birchfield Avenue NEV Dunedin 9010

Email

judy@layland.co.nz

Contact phone number

0276304466

I could gain an advantage in trade competition through this submission

No

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

Variation 2 change ID

GF12

Provision name and number, or address and map layer name

My submission seeks the following decision from the Council

Accept the change with amendments outlined below

Details

Policy [2.2.4.1](#) Objective 2.2.5 The impacts of the development of housing on this site on established properties that sit below the site need to be considered, particularly on properties at the top of Birchfield Avenue. Concerns relate to: * any changes of natural water courses from building on the land. * wastewater and sewerage discharge * potential development of Pleasant Place as access to new development.

Reasons for my views

Water catchment from Mt Mera naturally flows into the lowest part of the hill slope. This, in turn, filters down into the land below, through 50 Birchfield Avenue and neighboring sections. Concern about the additional load onto the current natural watercourse that runs through 50 Birchfield Avenue and neighboring properties. This watercourse is classed as a private watercourse on the DCC online water services map meaning the house-owner is responsible for the upkeep, maintenance, replacement of said pipeline through their

property. Additional pressure on this piped water course will further deteriorate the aging network. This water course floods regularly and is potentially a cause of running springs in the property of 50 Birchfield Avenue. ***Earthworks could also change natural lie of the land and flow of natural water course** See attachment. The use of/development of Pleasant Place from number 14 to the development site is of concern. The road is currently unstable, due to unauthorised dumping of materials by the previous owners of number 14 Pleasant Place to raise its level for use for parking and access to the side of the property. Use of the road would have negative impacts on the bank down to the property below. See attachment 2. Concern that any tree removal in the process of developing the road would have a negative impact on land stability; natural birdlife and wind protection.

Supporting documents (file name/s)

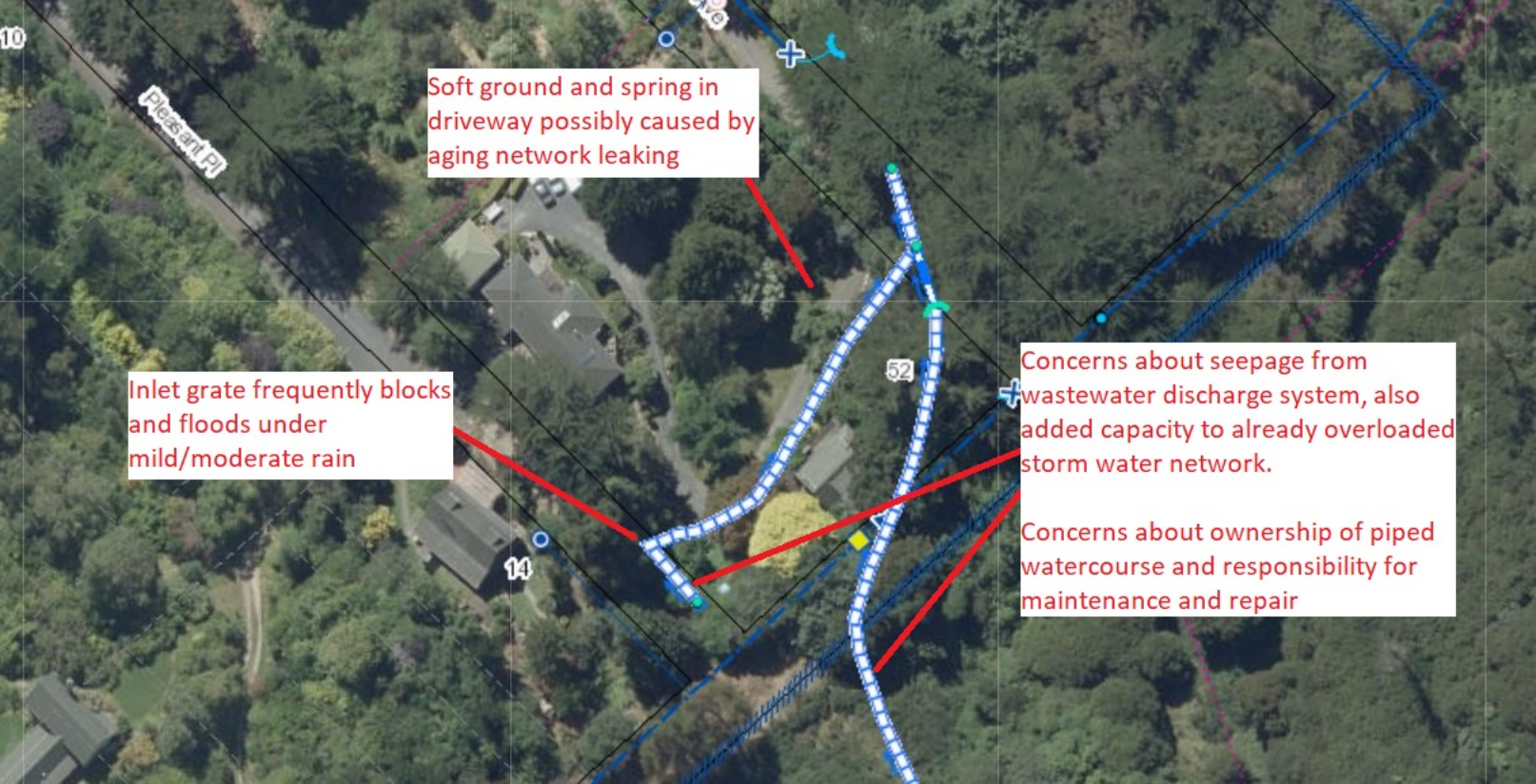
attachment-1-submission.JPG, type image/jpeg, 277.7 KB | Attachment-2-Back-of-our-house.pdf, type application/pdf, 97.5 KB

Do you wish to speak in support of your submission at a hearing

No

If others make a similar submission, would you consider presenting a joint case at a hearing

Yes



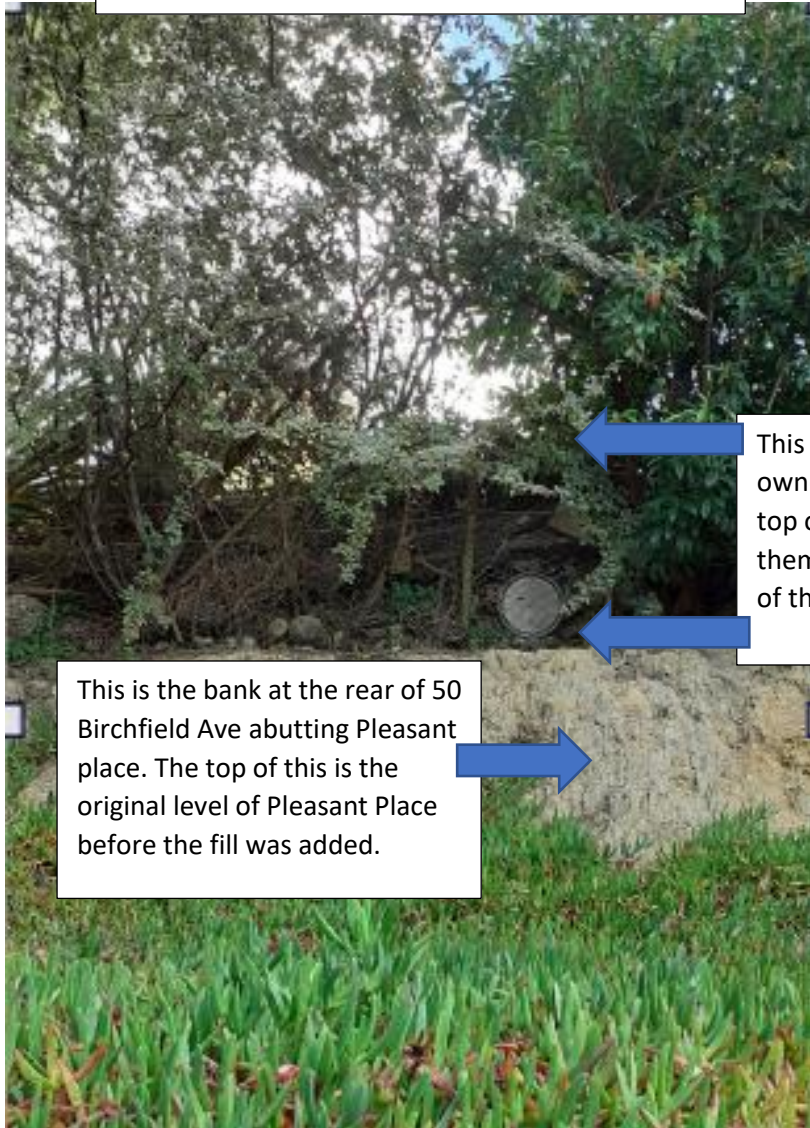
Soft ground and spring in driveway possibly caused by aging network leaking

Inlet grate frequently blocks and floods under mild/moderate rain

Concerns about seepage from wastewater discharge system, also added capacity to already overloaded storm water network.

Concerns about ownership of piped watercourse and responsibility for maintenance and repair

View of rear of 50 Birchfield Avenue



This is the bank at the rear of 50 Birchfield Ave abutting Pleasant place. The top of this is the original level of Pleasant Place before the fill was added.

This is fill added by a previous owner of 14 Pleasant Place to the top of the original road to allow them access and parking to the side of their house.

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

SUBMISSION FORM 5



SECOND
GENERATION
DISTRICT PLAN

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. All parts of the form must be completed.

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.

Make your submission

Online: www.dunedin.govt.nz/2GP-variation-2 | Email: districtplansubmissions@dcc.govt.nz

Post to: Submission on Variation 2, Dunedin City Council, PO Box 5045, Dunedin 9054

Deliver to: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

Submitter details (You must supply a postal and/or electronic address for service)

First name: JUDITH

Last name: LAYLAND

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 50 BIRNFIELD AVE NEV

Suburb: NEV

City/town: DUNEDIN

Postcode: 9010

Email address: judy.layland@xtra.co.nz

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: ☐ Yes ☒ No

If you answered yes, you could gain an advantage in trade competition through this submission, please select an answer:

- ☐ Yes ☐ No
- My submission relates to an effect that I am directly affected by and that:
- adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

Submission

Submissions on Variation 2 can only be made on the provisions or mapping which are proposed to change, or alternatives that are clearly within the scope of the 'purpose of the proposals', as stated in the Section 32 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 submission 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.

The specific aspects of Variation 2 that my submission relates to are:

Variation 2 change ID (please see accompanying Variation 2 – Summary of Changes document or find the list on www.dunedin.govt.nz/2GP-variation-2)

All aspects of Variation 2 that relate to the land at 231, 233 and 235 Signal Hill Road.

For example: D2

Provision name and number, or address and map layer name (where submitting on a specific proposed amendment):

All provisions that relate to and/or affect the land at 231, 233 and 235 Signal Hill Road.

For example: Rule 15.5.2 Density or zoning of 123 street name.

My submission seeks the following decision from the Council: (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

1. Consider rezoning the land at 231 Signal Hill Road to a residential zone format (possibly one of the Large Lot Residential zones), and
2. Proceed with the proposed rezoning of the land at 233 Signal Hill Road (I support this rezoning), and
3. Reconsider rezoning the land at 235 Signal Hill Road to a residential zone format (possibly one of the Large Lot Residential zones).

Reasons for my views (you may attach supporting documents):

If you wish to make multiple submissions, you can use the submission table on page 3 or attach additional pages.

I believe that the residential capacity interests of the City can be well served by the changes described above.

Hearings

Do you wish to speak in support of your submission at a hearing: ☒ Yes ☐ No

If others make a similar submission, would you consider presenting a joint case at a hearing: ☒ Yes ☐ No

Signature: 

Date: 3.3.21

Multiple Submissions Table

Variation 2 change ID
or provision name and
number or address and
map layer name

Decision Sought

- a. Accept the change
- b. Accept the change with
amendments outlined
- c. Reject the change
- d. If the change is not rejected,
amend as outlined

Reasons for my views