

# Plan Change 1 – Minor Improvements

## Submission

15 and 15A Rimu Street,  
Ravensbourne, Dunedin

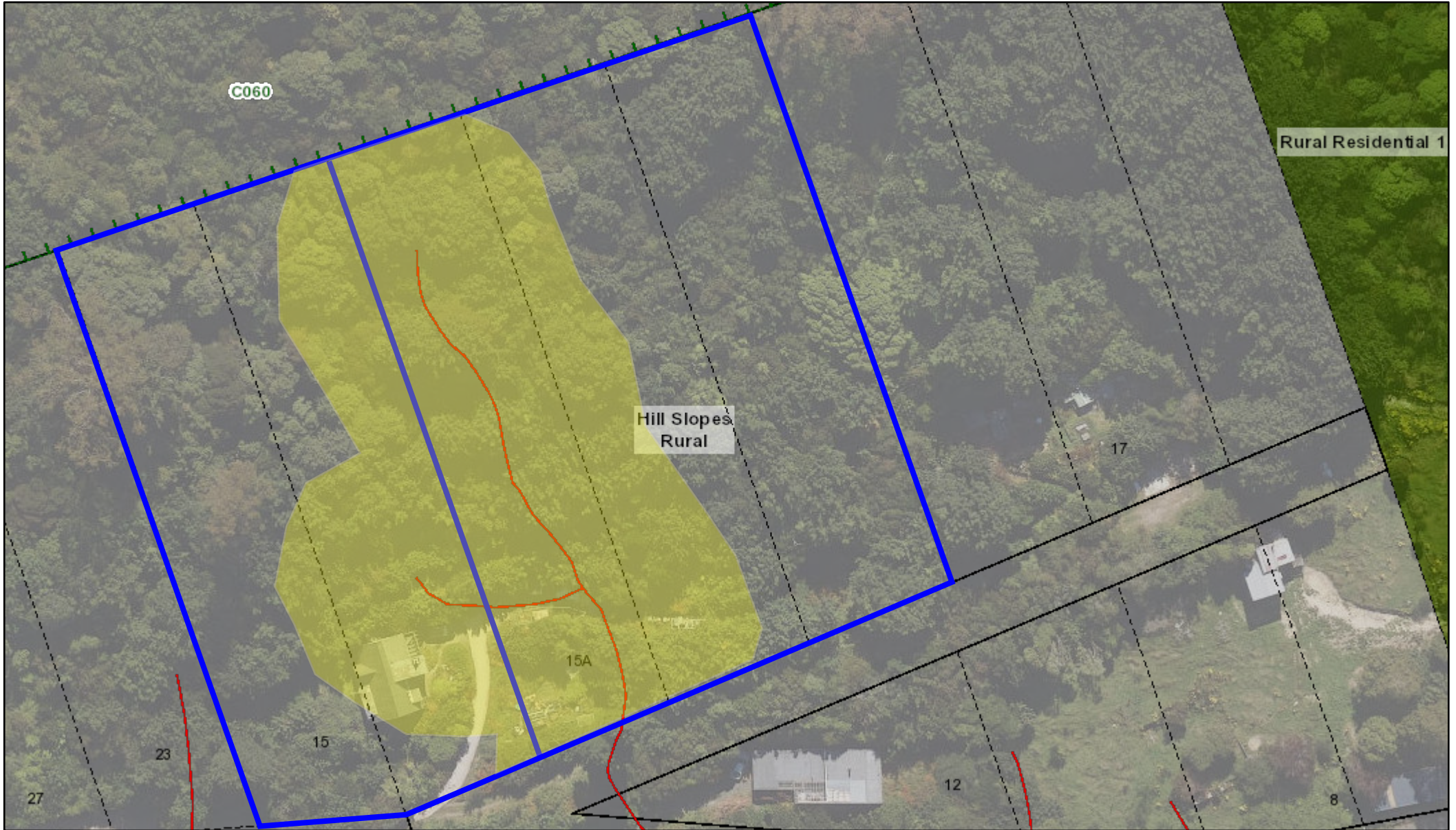
## Effect of Plan Change 1 – Minor Improvements on my Properties

1. Plan Change 1 - Minor Improvements include the following changes which affect my properties at 15 and 15A Rimu Street, Ravensbourne, Dunedin:
  - (a) mapping of stormwater open watercourse on my properties as shown in a red line on the plan attached as Schedule 1; and
  - (b) amendment of “Rule 10.3.3 Setback from Coast and Water Bodies” in Second Generation District Plan (**2GP**) so that all new buildings, structures, additions and alterations, earthworks – large scale, storage and use of hazardous substances, and network utility activities must be set back:
    - (i) a minimum of 20m from a stormwater open watercourse mapped area in the rural zones; and
    - (ii) a minimum of 5m from a stormwater open watercourse mapped area in all other zones.
2. My properties are zoned rural and the area is less than 1 hectare (15 Rimu Street is 3,693m<sup>2</sup> and 15A Rimu Street is 5,767m<sup>2</sup>). I have highlighted in yellow on the plan attached as Schedule 1 the areas that will be affected by the new 20m setback requirements. As shown on the plan, approximately half of my land falls within 20m of the proposed stormwater open watercourse mapped areas.
3. Although the plan in Schedule 1 suggests that only half of my land will be affected, in practice, Plan Change 1 – Minor Improvements will render the entire land useless. This is because the 20m setback requirements affects all usable, reasonably flat areas within my land.
4. Almost two thirds of the northern part of my land cannot be used at the moment because the land is quite steep. The only part of the land that I can actually use is the bottom part of the land where the ground is reasonably flat or less steep than the land further up the hill. This area is where my house is located, as well as a garage, greenhouse and beehives. However, as shown on the plan in Schedule 1, all of the land that I’m currently using, and the location of these existing structures fall within 20m of the stormwater open watercourse mapped areas.
5. If Plan Change 1 – Minor Improvements come into force, all of the usable land will become useless as I won’t be able to build anything or undertake large scale excavation works or install network utilities there without a resource consent. If I wish to make additions or alterations to my house, garage or greenhouse, I will need to obtain a resource consent for that as well.
6. I had intentions to build another garage next year to store beekeeping supplies, but I won’t be able to do that anymore once Plan Change 1 – Minor Improvements come into force. Also, even if I wanted to replace the garage in the future when the garage nears the end of its lifespan, I won’t be able to do that either without a resource consent. Furthermore, I will need to move the beehives and the vegetable gardens. The result is that I won’t be able to do anything within my land without resource consent from the Dunedin City Council.




## **What I request from the Dunedin City Council**

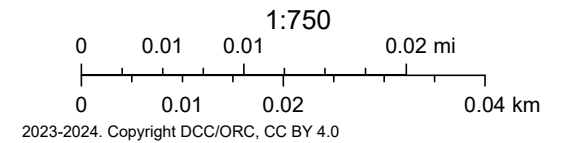
7. I understand the need for the Dunedin City Council to protect the stormwater open watercourses in Dunedin by mapping them in the 2GP plan and requiring activities to be setback from the watercourse. However, the proposed changes have a significant impact on the use and value of my properties.
8. As a condition of my acceptance of the stormwater open watercourse being mapped on my properties, I would like the Dunedin City Council to change the zoning of my properties from rural to rural residential. The change in zoning would mean that the required setback will be 5m instead of 20m.
9. Applying the 20m setback requirements to my land seems excessive when the size of my land is less than 1 hectare. If the size of my land was 50 hectares and the land was just being used for grazing or farming, then I would understand the 20m setback rule being applied. However, as shown in the plan attached as Schedule 2, the land is currently being used for residential purposes. Also, the properties to the east of my land are zoned Rural Residential 1 and the properties to the south of my land are zoned General Residential 1.
10. I'm not sure why the activities listed above are required to be setback 20m from the stormwater open watercourse mapped areas for my properties, but only 5m for the surrounding properties. The size of my properties is similar to the size of properties in the General Residential 1 zoned areas to the south, and they are used for the same purpose as well.
11. If a 5m setback requirement is sufficient to protect stormwater open watercourses in surrounding properties, then 5m should be sufficient to protect the watercourses on my properties as well. If the required setback is 20m for my properties, then it means that the same 20m setback requirement needs to be applied to surrounding properties zoned Rural Residential and General Residential as well to properly protect the stormwater open watercourses.
12. Even if the zoning is changed for my properties, I will still be in a worse position than I was prior to the Plan Change 1 – Minor Improvements coming into force, as I still will not be able to build any structures within 5m of the stormwater open watercourse mapped areas or make additions or alterations to my garage or replace the garage. However, this seems to be the most reasonable solution in this situation.
13. It would be appreciated if you consider and approve my request in light of the significant impact Plan Change 1 – Minor Improvements will have on my properties.

# Schedule 1



09/12/2024, 10:16:06

-  = proposed stormwater open watercourse mapped areas under Plan Change 1 - Minor Improvements
-  = areas affected by the proposed 20m setback rule applicable to stormwater open watercourse in rural zones
-  = property boundary of 15 and 15A Rimu Street, Ravensbourne

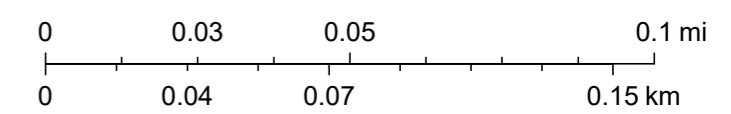


# Schedule 2



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1:2,000



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