

SIMON JENKIN – Licensed Cadastral Surveyor

B.Surv., M.-I.C.S.(inc.), N.Z.C.E.(Mech), ACS

P.O. Box 5195

Phone: (03) 477 4940

DUNEDIN 9058

e-mail: stj@ihug.co.nz

29 June 2018

18S16RCA

The Senior Planner
City Planning Department
Dunedin City Council
P.O. Box 5045
Dunedin

Dear Sir

PROPOSED SUBDIVISION – LOT 1 DP 23139 – 46 DISTRICT ROAD, ROSENEATH

Please accept for consideration and consent under Sections 88 and 105 of the Resource Management Act 1991, this application for subdivision of the property described below.

PREAMBLE

This proposal is for a two lot non-complying subdivision, the site is zoned Rural in the District Plan and Rural Residential 2 in the 2GP..

The application is requested to be notified, the deposit of \$8000.00 is part of this application.

REASON FOR APPLICATION

Any non-complying activity requires a Resource Consent. The consent is to include land subdivision and an additional landuse, being a new residential activity on the proposed Lot 2.

1. PROPERTY DESCRIPTION

Please refer to the attached scheme plan, 18S16SP and the locality diagram.

1.a This 4.9 ha site forms the south-eastern quadrant of the Roseneath peninsula. About 75% of the site is reasonably level with a gentle southwards incline. The balance land is quite steep and drops down to sea-level. The site has an extensive sea (harbour) frontage.

A single dwelling exists on the site with a formed and maintained driveway from District Road. The curtilage surrounding the dwelling is commensurate with a large urban site, and the balance of the 'level' land is managed by a flock of territorial geese.

A line of mature macrocarpa trees exists on the north-eastern boundary of the proposed lot 2 and there is a fence generally on the western side boundary of a lot 2.

The dwelling is only a few years old and is well established with good vegetation providing privacy and visual softening of the dwelling for any members of the public, particularly those driving on SH 88.

There are no known culturally significant items or places on or near the site.

The site is not a HAIL site and the NES do not apply.

2. PROPOSAL

2.a As per the Scheme Plan 18S16SP, this proposal is for 2 residential allotments. The existing driveway is to be a right of way access as shown and it is proposed that Lot 2 has a pedestrian right of way over Lot 1 to reach the "private" beach area.

Lot 1 is 3.4 ha (subject to survey) and is serviced in accordance with then Rural Zone.

Lot 2 is proposed to be 1.5 ha (subject to survey) and there is adequate area for an on-site foul drainage disposal system.

Both Lots are to use rainwater storage tanks for the domestic supply and for fire fighting.

3. COMPLIANCE WITH DISTRICT PLAN

The site is zoned Rural in the **Dunedin District Plan (Map 21)**. The existing dwelling is consented. However, both dwellings will be non-complying if consent is granted because of the undersized area.

6.5.3(1) (b) requires a 40m side yard. The proposed new dwelling platform is 15 metres from the proposed boundary. The existing dwelling will retain at least 40 metre side yards.

The site is proposed to be Rural Residential 2 under the 2GP. Thus under the 2GP 1 ha sites for residential activity will be recognised as sustainable.

This proposal is non-complying.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with Section 88 and the Fourth Schedule of the Resource Management Act 1991. The existing environmental situation is considered.

Because of the area undersize, the activity density is significantly non-complying. All the other aspects of this proposal; access, servicing, suitable house site, preservation of neighbour and community amenity are all preserved.

In the current situation, the existing house was initially highly visible, however, the judicious planting and time has resulted in an almost total visual shielding of the current dwelling from public view. Clearly, managed vegetation mitigates any initial or short term visual distraction.

The site is not suitable for 'Rural' farm or agricultural activities. It is too small and is physically constrained by the natural coastline. There are no natural water supplies within the site and it is not the site of choice for any kind of intense horticulture.

The 2GP recognises the development in the locale and the lack of potential for this site to contribute to the agricultural coffers. It is really only suited to larger site residential activities. The surrounding developments support this stance.

Therefore, provided suitable visual mitigation is included, a new dwelling in the position shown on the attached plan will not disturb or disrupt any public view of the site or the immediate environment. This has been proven by the management of the vegetation surrounding the existing dwelling.

The land is not suitable for Rural activities, it is not currently providing any landowner or community amenity, it is recognised by the forward thinking of the 2GP as being suitable for 'Life-style' residential activity, and it is reasonable to state that with suitable visual mitigation, the establishment of a second dwelling in the position shown will have less than minor adverse effects on the environment.

5 PROPOSED CONSENT CONDITIONS

1. That the subdivision be carried out in accordance with this application proposal,,
2. That any new dwelling on Lot 2 include a adequate water storage tank with coupling, for domestic water and fire-fighting.
3. That rights of way A & B be granted or reserved and that any service easements found to be necessary are granted or reserved.
4. That the first 5 meters of the driveway off District Road be hard-surfaced.
5. That a landscape design and management program to visually shield the new dwelling platform from SH 88 be provided to Council for approval and that the program be implemented prior to any construction of any building s within Lot 2.
6. That a consent notice be prepared and registered on the certificate of title for each of Lots 1 and 2 specifying:

"That all areas of vegetation included in the site management plans be maintained by any current or future owners of the site."

"That any dwelling on Lot 2 shall be constructed wholly within the designated building platform as shown on the attached plan"

6. CONCLUSION

This application is for a non-complying 2 lot subdivision, with 1 new proposed residential allotments which included a designated building site. The potential for adverse effects is confined to visual impact, mitigation of this has been proven by the management of the existing dwelling.

This proposal will utilise an underutilised area of land which is only suitable for the lifestyle-type development proposed. The 2GP also recognises this restricted potential.

Whilst the non-compliance is significant, the net result is a better, more sustainable and higher amenity and financial value of the land for the betterment of the City.

Because of the area non-compliance it is anticipated that Council will request that this application be notified. This action is supported by the applicant.

Thank You

Yours faithfully

A handwritten signature in black ink, appearing to be 'SJ' or 'Simon Jenkin', written in a cursive style.

Simon Jenkin

Encl. 3 x A4 coloured copies of Plan 18S16SP
Locality diagram
Form 9
Copy of CT OT15B/52



FORM 9

APPLICATION FOR RESOURCE CONSENT
Under Section 88 of the Resource Management Act 1991

To the:

City Planning Department
Dunedin City Council
P O Box 5045
DUNEDIN

I, B C Alexander & M A Wilkinson, 46 District Road, Dunedin

Address for service: **% S Jenkin,**
 P.O. Box 5195
 Dunedin

Apply for resource consent as described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

as above.

2. The location to which this application relates:

Address: *46 District Road, Roseneath, Dunedin*

Legal Description: *Lot 1 DP 23139*

Computer Register *CR OT15B/52*

Valuation Number *26651-02900*

Other relevant information which identifies location:

South-Eastern quadrant of the Roseneath Peninsula, near Port Chalmers.

3. The type of resource consent(s) sought is/are:

Subdivision & Landuse

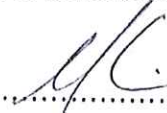
4. A description of the activity to which the application relates is:

Please refer to attached letter from Simon Jenkin.

5. The following additional resource consents are required as part of this proposal:

Subdivision & Landuse

6. I attach an assessment of any affects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act (this does not apply to a controlled activity unless otherwise specified).
7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.
8. I attach information in accordance with Section 219 of the Act sufficient to adequately define:
 - (a) The position of all new boundaries.
 - (b) The areas of all new allotments (not required for cross lease or Unit plans).
 - (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
 - (d) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act
 - (e) The location and areas of land to be set aside as new road.

.....  on behalf of Applicant

..... 29/6/18 Date

Address for Service of Applicant:

Simon Jenkin,
P.O. Box 5195
DUNEDIN
Attn. Simon Jenkin

Telephone (03) 477 4940
e-mail stj@pawprint.nz

Annexures

1. An assessment of the effects on the environment in accordance with the fourth Schedule to the Act (if required);
2. Any other information required by the District Plan or regional Plan or Act or Regulation to be included;
3. Other information in accordance with Section 219 of the Act (for subdivisions only).
4. Payment of \$8000.00 (deposit) fee for a Notified Subdivision application.



LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 DP 23139

46 DISTRICT ROAD, ROSENEATH, DUNEDIN

18S16_SP

QuickMap Title Details

Information last updated as at 25 Jun 2018



COMPUTER FREEHOLD REGISTER DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier OT15B/52

Land Registration District Otago

Date Issued 21 July 1993

Prior References

OT40/89

Type	Fee Simple
Area	4.9000 hectares more or less
Legal Description	Lot 1 Deposited Plan 23139

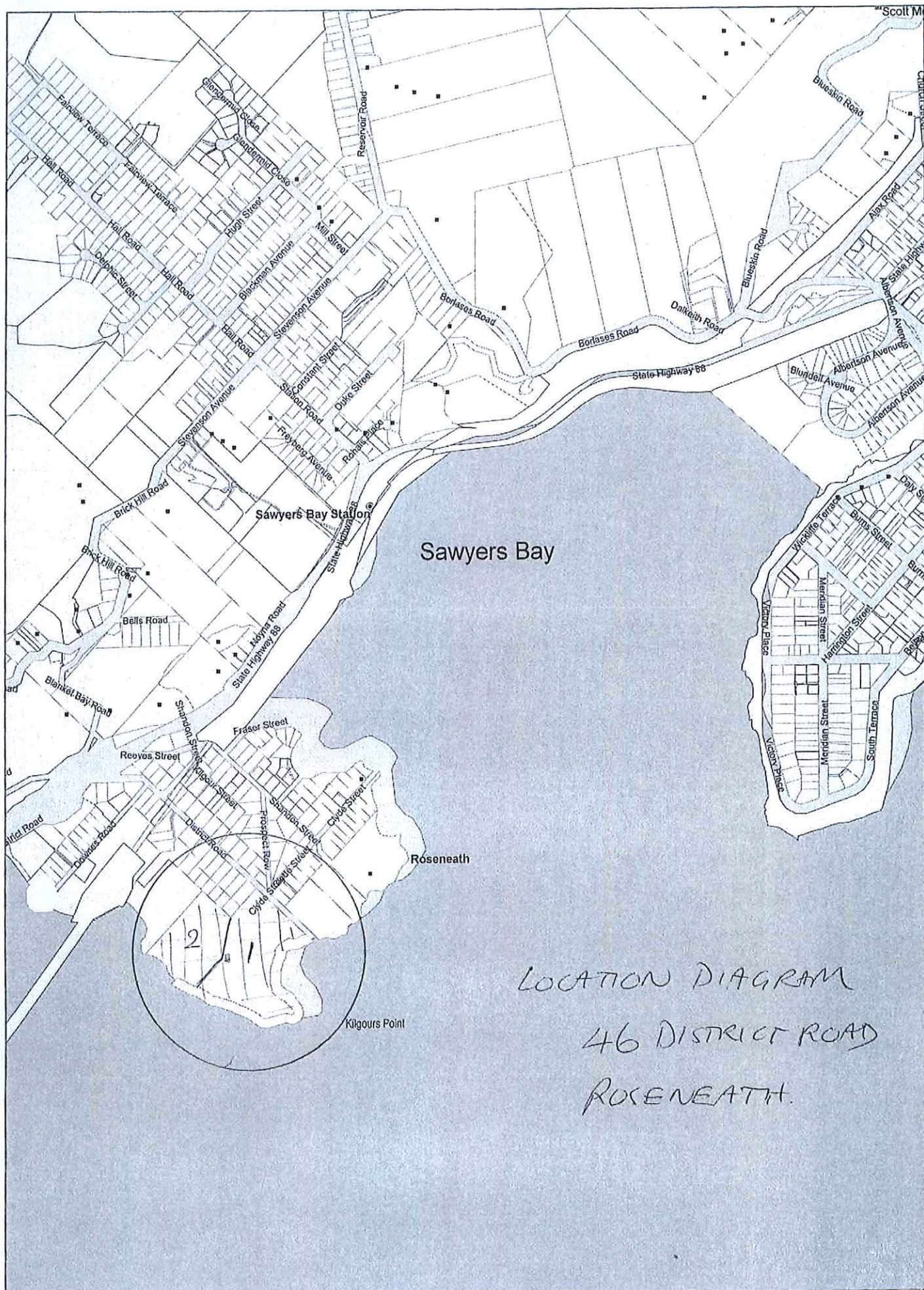
Proprietors

Brian Carswell Alexander and Margaret Anne Wilkinson

6790405.1 Mortgage to (now) Westpac New Zealand Limited - 16.3.2006 at 9:00 am

7808875.1 Variation of Mortgage 6790405.1 - 8.5.2008 at 9:00 am

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LOCATION DIAGRAM
46 DISTRICT ROAD
ROSENEATH.

16 July 2018

Brian Carswell Alexander & Margaret Anne Wilkinson
C/O Simon T Jenkin
PO Box 5195
Moray Place
Dunedin 9058

Via email: stj@pawprint.nz

Dear Brian & Margaret

SUB-2018 -67 & LUC-2018-357 – 46 District Road - Request for Further Information

Thank you for your application for subdivision and land use consent to subdivide a site zoned Rural and establish an additional dwelling at the above address. After initial assessment of your application, the Dunedin City Council has determined that further information is required pursuant to section 92 of the Resource Management Act 1991. After an initial assessment, we are intending to process this application on a non-notified basis, but this depends on your response to this further information request.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

1. *The site contains coastal habitat and it is highly visible from the State Highway and the coastal marine area. It has coastal amenity values and as a result adverse visual impact appears to be the primary effects consideration. The application proposes a landscape plan to mitigate the adverse visual effects of a second dwelling on this site but little detail is provided. Experience has shown that it may be a decade before any planting is effective at screening the proposed dwelling. Appropriate species will need to be selected and careful management will be required. The time taken to mitigate the impact may be material to determining the outcome of the consent. Further detail on landscape matters is considered necessary prior to notification. Please provide a landscape plan by a suitably qualified person which includes the following:*
 - (i) *Location and extent of additional hard surfacing i.e. road/driveway etc.*
 - (ii) *Location and details of any other structures, water tanks, sheds, fences etc.*
 - (iii) *Details of any vegetation that will be removed;*
 - (iv) *The details of landscaping being proposed for the mitigation of any new buildings within the designated platform when viewed from the state highway and the coastal marine area. Identify appropriate plant species, planting densities, and proposed maintenance including pest control. Provide estimated time frames for the landscaping to be effective having regard to the coastal conditions that exist on the site.*

- (v) *The detail of design controls being proposed for the mitigation of any new buildings within the designated platform when viewed from the state highway and the coastal marine area. Is a height limit being proposed? Is there an intended colour scheme to manage visual effects?*
 - (vi) *Details of the earthworks necessary to establish a platform for a building and proposals for mitigating the effects of any earthworks.*
2. *The proposed building platform is located within an area of the site which contains high class soils – please provide an assessment of the effects of removing this area of the site from productive use.*
 3. *Please provide evidence, either through a Council's records search or a Preliminary Site Investigation (PSI), that the site is not a HAIL site and that the NES does not apply.*
 4. *Please confirm what the area (m²) of the building platform is?*

Responding to this request:

Within 15 working days from the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put **on hold from 16 July 2018**.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it; and
- the likely date that you will be able to provide it by; and
- any constraints that you may have on not being able to provide it within the set timeframe.

The Council will then set a revised timeframe for the information to be provided. If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

Restarting the processing of your application:

The processing of your application will restart:

- when all of the above requested information is received (if received within 15 working days from the date of this letter being **6 August 2018**); or
- from the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to meet the above timeframe and the Council has set a revised timeframe for the information to be provided; or
- from the date that you have provided written confirmation that you do not agree to providing the requested information; or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation being **6 August 2018**).

Once the processing of the application restarts:

If you have provided all the requested information, then we will commence with the public notification of the application as requested.

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application:

- If the Council decides to give public or limited notification of the application, then the Council must publicly notify the application under section 95C(1) of the Resource Management Act 1991. You will be invoiced for any outstanding payment needed to make up the \$6,500 deposit required for public notification.

- if the Council decides to process the application on a non-notified basis, and all written approvals have been received, then the application must be considered under section 104 of the Resource Management Act 1991. The Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, the Council must have regard to whether this request resulted in further information being made available.

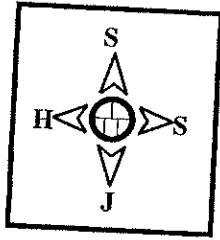
Please note that requests for further information, interim correspondence and assessment of the further information can introduce additional work and therefore costs. Deposits are based on the average cost of processing similar consents in the previous year. There is normally a sizable range between the lowest and highest cost for similar consents. These additional costs incurred as a result of the further information request will be passed onto you and, as such, the final cost of processing this application may be higher than previous 12-month average for similar applications.

Please do not hesitate to contact the writer on 474 3448 if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Melissa Shipman', with a stylized, cursive script.

Melissa Shipman
Planner



SIMON JENKIN – Licensed Cadastral Surveyor

B.Surv., M.I.C.S.(inc.), N.Z.C.E.(Mech), ACS

P.O. Box 5195 DUNEDIN

Phone: (03) 477 4940

e-mail; stj@pawprint.nz

cell: 027 243 9765

29 June 2018

18S16RCA

The Senior Planner
City Planning Department
Dunedin City Council
P.O. Box 5045
Dunedin

Attn. M Shipman

Dear Melissa

SUB 2018 67 & LUC 2018 357– 46 DISTRICT ROAD, ROSENEATH

Regarding the further information request, our response is as follows:

The attached scanned documents prepared by A-ZTEC cover request #1.

Comments

- (i) The driveways will be pretty much as now, the access to the new dwelling site will not change and no earthworks are envisaged.
- (ii) Water tanks will be underground, no sheds are anticipated, and any fences will be only visible from within the site.
- (iii) No vegetation will need to be removed (apart from noxious plants which are almost non-existent thanks to the geese)
- (iv) Please see attached scanned documents.
- (v) Please see attached scanned documents
- (vi) Because of the flatness of the site, no earthworks permits will be required and any soil excavated for foundations will be retained (evenly spread) on site. The land is not productive now and it is too small to have anything other than less than minor impact on any potential productivity.

The second question relates to High Class Soils. The site is not productive and the soils, if excavated will be retained on site.

The site has been investigated by the DCC archives team, there is no evidence of any HAIL activity.

The proposed building platform is 20m x 30m

Thank you

Simon Jenkin



L A N D S C A P E
A R C H I T E C T U R E
S C U L P T U R E

Dunedin City Council

4 September 2018

50 The Octagon, DUNEDIN

Attn. Melissa Shipman – Planner

SUB-2018 -67 & LUC-2018-357 – 46 District Road - Further Information Request

In reply to your letter dated 16 July 2018

Item 1. (iii) No vegetation will be removed from the grass covered site.

Any vegetation affected by the final location and design of the new dwelling will be relocated if possible, or recycled in the compost bin and replaced after the build is complete.

Item 1. (iv) The Property Owners have displayed great enthusiasm and skill in choosing the plantings that are growing on site. Further plantings of the taller varieties will be installed at 2m spacing this spring and autumn as the new build site is settled. The Planting Plan dated May 2004 is still appropriate and will mitigate the new site usage from the highway and coastal marine areas within five years.

The local flock of approx. 30 wild geese provide all the maintenance needed; they eat the grass, fertilise the soil, keep other pests away and do not touch the native plants!

Item 1. (vi) The proposed building site is almost level, any excavated topsoil will not be visible from any point off site. The soil will be used to establish new gardens around the new dwelling. All storm water will be disbursed to on-site gardens and existing natural water courses.

Two plans and six photos are included.

Sincerely,

A-ZTEC Associates Limited
D O N B A R H A M
REGISTERED LANDSCAPE ARCHITECT
POST BOX 5919, DUNEDIN 9058
PHONE/ TEXT 0274-508-046
EMAIL aztec.otago@gmail.com

1.

ENTRY
DRIVE



2.

DRIVE
TO
PROPOSED
DWELLING



3.

LEVEL
BUILDING
PLATFORM
WITH
SCREEN
VEGETATION



4.

SURROUND
SHELTER
AND
SCREEN



5.

EXISTING
HOUSE

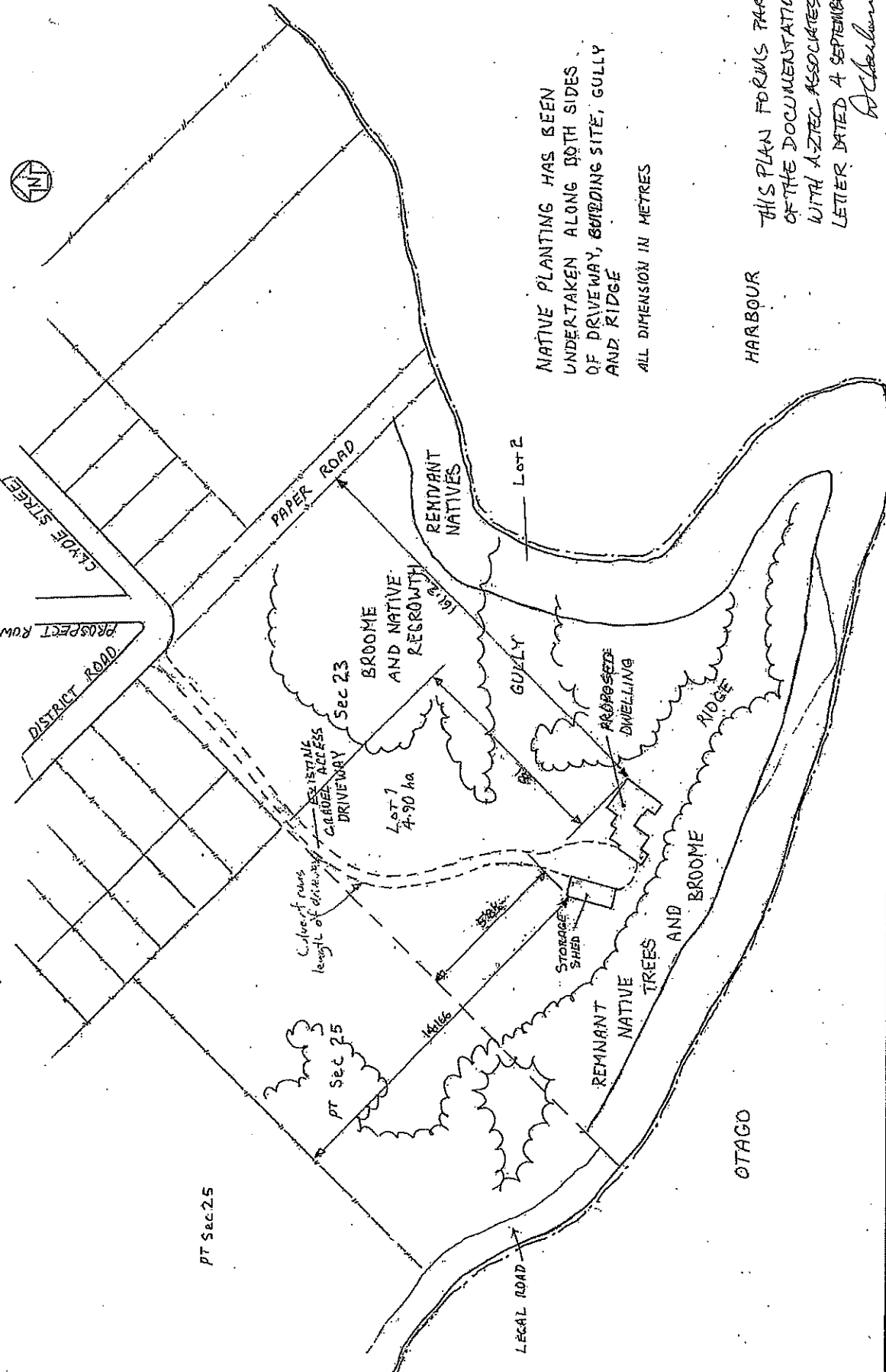


6.

WELL
PLANTED
AND
MAINTAINED



SAWYERS BAY S.D



NATIVE PLANTING HAS BEEN UNDERTAKEN ALONG BOTH SIDES OF DRIVEWAY, BUILDING SITE, GULLY AND RIDGE
ALL DIMENSION IN METRES

HARBOUR

THIS PLAN FORMS PART OF THE DOCUMENTATION WITH AZTEC ASSOCIATES LTD LETTER DATED 4 SEPTEMBER 2018.

A. Chubb

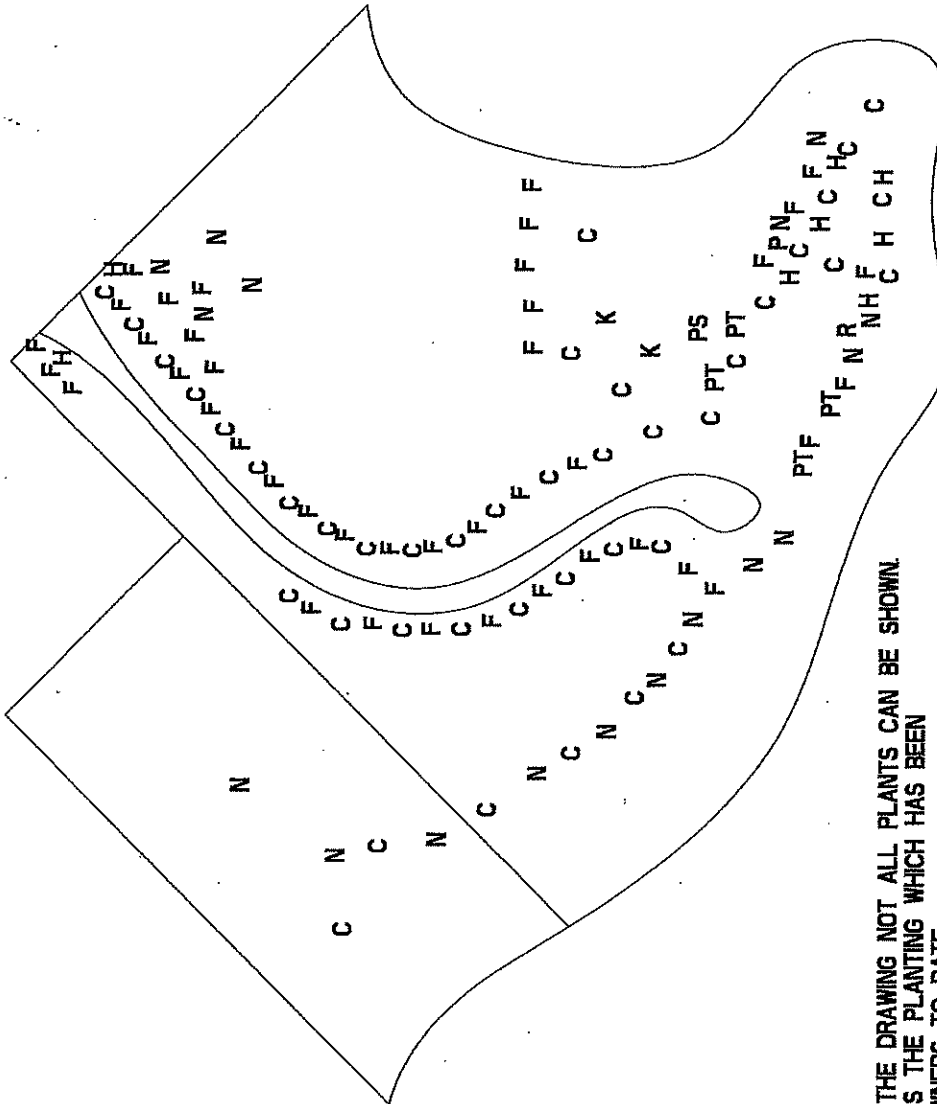
PROPOSED DWELLING AND STORAGE SHED
46 DISTRICT ROAD
TOWNSHIP OF ROSENEATH, DUNEDIN

SITE PLAN

1

DATE	SCALE	SHEET	REF
17-5-04	1:1000	6	
DATE	SCALE	SHEET	REF

KEY:
 F-FLAX
 N-NGAIO
 C-CABBAGE TREE
 H-HEBE
 R-RATA
 PS-PSEUDOPANAX
 P-POHUTUKAWA
 K-KOWHAI
 PT-PITTOSPORUM



NOTE:
 DUE TO THE SCALE OF THE DRAWING NOT ALL PLANTS CAN BE SHOWN.
 THIS SCHEDULE INDICATES THE PLANTING WHICH HAS BEEN
 CARRIED OUT BY THE OWNERS TO DATE.
 IT IS INTENDED THAT THIS PLANTING REGIME WILL
 BE CONTINUED FOR THE DURATION OF THE OWNERS OCCUPATION
 OF THE PROPERTY WITH PARTICULAR ATTENTION BEING PAID TO
 THE PLANTING AROUND THE PROPOSED DWELLING TO MITIGATE ANY
 VISUAL IMPACT THAT IT MAY HAVE.
 THE OVERALL INTENTION OF THE OWNERS IS TO REVERT MOST OF THE
 PROPERTY BACK TO NATIVE BUSH.

THIS PLAN HAS BEEN REVISED
 AND FORMS PART OF THE
 DOCUMENTATION WITH
 A-Z REC ASSOCIATES LTD LETTER
 DATED 4 SEPTEMBER 2018.

W. J. J. J.

DRAWN BRIAN ALEXANDER	SCALE 1:1000	PROPOSED DWELLING 46 DISTRICT ROAD PLANTING SCHEDULE SHEET 1 OF 1	APPROX DATE: MAY 2004
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