

APPENDIX 5

**COMMUNICATIONS BETWEEN THE APPLICANTS AND THE SUBMITTER
MS BARRINGER**

Tim & Anna Read
215 Hillingdon Street
Normanby
Dunedin 9010

1st May 2015

Dear Sir/Madam,

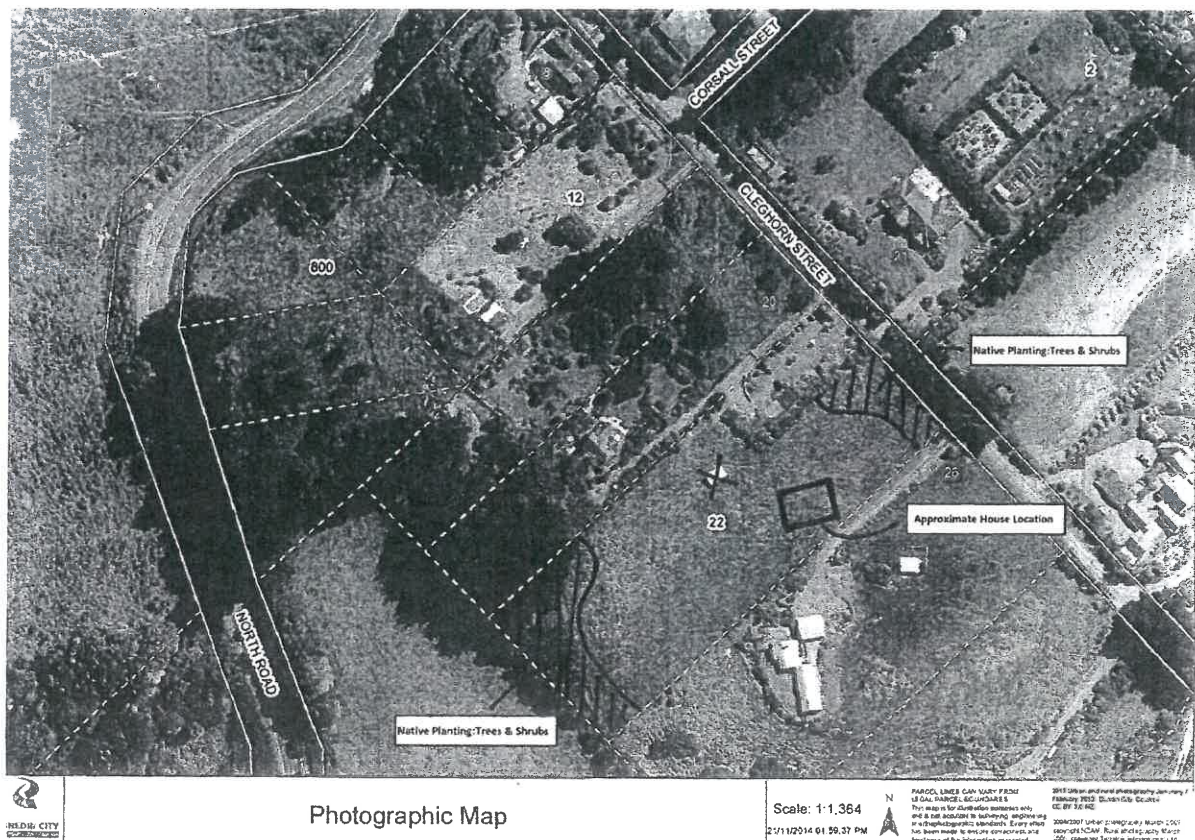
Our offer to purchase the property at 22 Cleghorn street has been accepted and we will be looking to gain resource and building consent to build a modest family home located approximately as shown in the accompanying drawing.

Prior to lodging our application with the Dunedin City Council we would like to ascertain that you, our future neighbours, will be agreeable with our plans. To that end we would like to encourage you to contact us either by phone, email or letter if you have any concerns or questions.

Looking forward to hearing from you and meeting you in the future.

Kindest regards,
Tim & Anna

ph: [REDACTED]
email: [REDACTED]





Tim Read [redacted]

22 Cleghorn St

1 message

Tessa Barringer [redacted]

1 May 2015 at 11:49

To: [redacted]

Dear Tim & Anna,

With regard to your letter received today regarding your plans to purchase and build on the land at 22 Cleghorn St, I most strenuously object to your plans which would seriously compromise my privacy, my outlook and the rural nature of the neighbourhood.

Yours sincerely,

Tessa Barringer
(26 Cleghorn St.)



Annegien Doorn [redacted]

Plans for 22 Cleghorn street

1 message

Annegien Doorn [redacted]

8 July 2015 at 20:04

To: Tessa Barringer [redacted]

Dear Tessa,

We have been mulling over ideas and plans for our property. We have considered your input and Tim put together a layout this week. So, before we go any further we would like to discuss this with you to ensure that I understood your concerns correctly.

We would also like to discuss our ideas with Ian and Christine to attempt to accomodate their wishes. Would it suit if we came over to your place for a meeting? Tim would like to meet you too so that might mean all four of us showing up if that's okay. Or you can come over to our place. Whichever you prefer.

If you feel comfortable discussing this with us and Ian and Christine at the same time then feel free to invite them also.

Kind regards,
Anna, Tim
Liam and Caitlyn



Annegien Doorn [redacted]

Re: Plans for 22 Cleghorn street

1 message

Tessa Barringer <[redacted]>

11 July 2015 at 10:51

To: Annegien Doorn [redacted]

Hi Anna,

Thank you for your e.mail. I would be interested to see your plans. Perhaps you would like to come over later on Sunday afternoon, around 4.00 or 4.30. Or early evening during the week if that suits you better. Perhaps a little overwhelming to have all the neighbours at once but I am more than happy to organise an introduction at a later date so that you can meet Christine and Ian and share your ideas with them.

Regards,

Tessa



Annegien Doorn [redacted]

Re: Plans for 22 Cleghorn street

1 message

Annegien Doorn <[redacted]>

11 July 2015 at 19:18

To: Tessa Barringer [redacted]

Hello Tessa,

Thank you for your reply. We will gladly come up tomorrow afternoon to meet with you. We will be there between 4-4:30pm.

Till tomorrow.

Anna, Tim, Liam, Caitlyn



Tim Read [REDACTED]

Re: 22 Cleghorn St

1 message

Tim Read [REDACTED]

20 July 2015 at 22:29

To: Tessa Barringer [REDACTED]

Dear Tessa,

We have been thinking long and hard about how to find a solution that will work for all parties. We have moved the location further back from the road and side boundaries and ensured that it would comply with the DCC Rural Residential side yardage requirements as you suggested. To reduce the visual impact even more we have dropped the roof angle to minimise the overall height of the house.

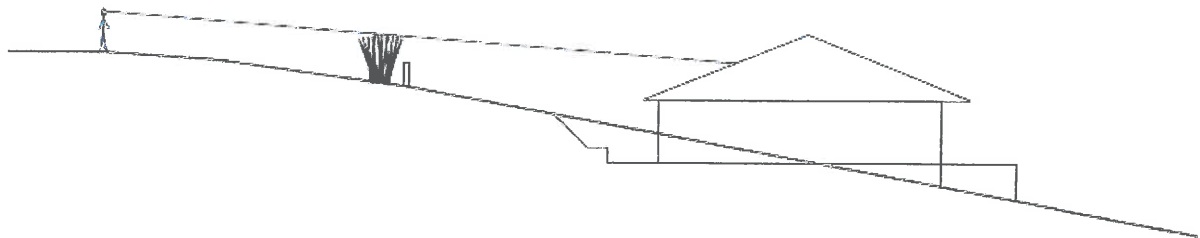
The orientation of the house follows the slope as we will be "cutting in" to lower the house with respect to the land profile. Moving further back would require us to orient unfavourably with regards to building a sustainable passive solar home.

Included is an aerial photo from DCC with an overlay of the new proposed house location and a profile with my estimate of the viewing angle you would have from the location marked with a star on the aerial photo. Moving toward your house from the marked location would result in the our home being completely blocked from view by the shrubs on your property. As we agreed we will plant shrubs along our side of the boundary that will grow to between 2 and 3 meters tall creating a natural barrier without impinging on your view of Mt Cargill.

Please take some time to consider our proposal and do not hesitate to contact us when you would like to discuss further or if we have not been clear in this explanation.

Yours sincerely,

Tim and Anna Read





Tim Read

Re: 22 Cleghorn St

Tessa Barringer

To: Tim Read

4 August 2015 at 14:05

Dear Tim and Anna,

I am sorry I have taken so long to respond to your e.mail. Unfortunately I do find this whole situation very uncomfortable. I appreciate your excitement and enthusiasm for your planned home and I do not enjoy having to frustrate you however my feelings remain unchanged. I am, as I have always been, completely opposed to you building on the brow of the hill, so close to my home and to our shared boundary. The appearance of four metal standards, which I assume mark the intended footprint of your planned house, have done nothing to reassure me about the impact its presence would have on the quality of my life up here on the hill.

Regards,

Tessa



Annegien Doorn

Resource consent application for 22 Cleghorn Street

1 message

Annegien Doorn

To: Tessa Barringer

1 September 2015 at 21:17

Dear Tessa,

It has taken a while but we have just finalised the plans for our property with TL Survey Services Ltd and they have drawn up this plan for us.

In three weeks time they will be lodging the application with DCC. If in the meantime you have any questions or considerations you would like to discuss feel free to contact us.

If you wish to sign your approval for our plans we would be very grateful and we will come and see you with the form to do so.

If we do not hear from you then the council will notify you if required during the processing of our application.

With kind regards,
Tim and Anna Read

2 attachments



Plan_for_DCC.pdf
1408K



Plans for 22 Cleghorn street.pdf
21K



Annegien Doorn [REDACTED]

Re: Resource consent application for 22 Cleghorn Street

1 message

Tessa Barringer [REDACTED]

10 September 2015 at 09:34

To: Annegien Doorn [REDACTED]

Dear Tim & Anna,

Thank you for your e mail of 1/09/2015 regarding the resource consent process for 22 Cleghorn St. While I appreciate you keeping me informed, I am greatly saddened that you do not feel able to compromise at all on the proposed building site of your planned home.

I do not enjoy finding myself in this situation - indeed quite the opposite, I am finding it very distressing - but I must again reiterate my opposition to your plans. You have said how much you want to live in this neighbourhood and be part of this community and yet you seem completely unaware of (or indifferent to) the impact your plans will have on those around you. Those of us who live here all share very similar values; we have chosen to live here so that we can have the space, privacy and quiet that are lacking in the city and suburbs; we are good neighbours in no small part because the configuration of this small community allows us to maintain our privacy and therefore our social equilibrium. This has always been a very special neighbourhood to live in because the people who come here have been sensitive to and respectful of the needs of their neighbours.

By insisting on building on the crown of the hill, you will crowd and close in the open rural aspect that is a distinctive part of the character of Cleghorn St. By insisting on your right to build as close as you legally can to our shared boundary, you will compromise the peace and privacy that is what I most cherish about my home. Your plan indicates an intention to plant on your boundaries to screen the visual impact of your house but the reality is it will take several years before any planting is sufficiently established to mitigate the impact of what you propose to do; if indeed plantings can be established given the adverse weather conditions on the site. Your aspiration to plant an orchard and to have a large vegetable garden on the southwest facing slope suggests you have a totally unrealistic expectation of what you will be able to achieve up here. It has taken me fifteen years to establish a garden and I have only been able to achieve that by compromising and growing the most hardy of plants and even then there are areas on my property where fierce winds and thin soil have defeated all attempts to establish shelter.

As you said when you visited me, you may indeed get what you want through the consent process, but only by taking what I already have. It would seem that my loss and the distress you are causing me is collateral damage you are willing to sustain.

yours sincerely,

Tessa Barringer



Annegien Doorn · [redacted]

22 Cleghorn St

1 message

Annegien Doorn · [redacted]

26 October 2015 at 21:18

To: Tessa Barringer · [redacted]

Hello Tessa,

As you may have realised our consent application is moving slower than we had imagined. This has given us ample time to ponder our plans since we last had contact. Although we are very happy and enthusiastic about our project we do not savour the idea of upsetting you, one of our future neighbours, before we even start building.

You have mentioned before that you would much prefer us to move the building site further down and further back on the slope. With moving further toward the back of the section we are very concerned the house may become visible above the ridge line when coming up the North road. We could possibly move down another few metres and reorient the house slightly to in effect move back on the property a couple of meters. This would make the distance to your boundary approximately 12-14 metres. Could this be enough to alleviate your concerns?

If not, would you be able to indicate an area on the section that you would feel comfortable with? I can come by any time this week with a map or aerial photo if you are willing to discuss this further.

Hope to hear from you.

Kindest regards,

Anna Read



Annegien Doorn [redacted]

Re: 22 Cleghorn St

1 message

tessabarringer@xnet.co.nz [redacted]

29 October 2015 at 08:19

To: Annegien Doorn [redacted]

Dear Anna,

Thank you very much for your e.mail. I appreciate you making contact and your willingness to re-open discussion in an effort for us all to find a positive way forward. I really do appreciate your enthusiasm for starting a life up here in Cleghorn St - it is a very special place to live - and, like you, I do not relish the thought of being at odds with my new neighbours. I am more than willing to sit down with you again and talk through possible changes that might make the situation more amenable for me.

Unfortunately, this week has rather got away on me - it is a very busy time at work with senior students only days away from the end of their academic year and external exams. Though I only work part time, I have my hands full with piles of late marking and panicked kids who have suddenly realised they've left their run too late ... so really this week is not (and would not be) a good time for us to meet. I would rather wait until next week when things have calmed down a bit. Perhaps Monday afternoon around 2pm if that suits?

Yours sincerely,

Tessa



Annegien Doorn [redacted]

Re: 22 Cleghorn St

1 message

Annegien Doorn <[redacted]>

29 October 2015 at 20:04

To: Tessa Barringer [redacted]

Dear Tessa,

Thank you for your response. I'm very happy that you are open to meeting again. Monday 2pm is fine. I have to pick up Liam at 3pm but that's just down the road.

Good luck this week with the work load and enjoy your weekend!

Anna