Neville and Pam Jemmett, 39 Chain Hills Road

Neville and I have been residents and owners of our property on Chain Hills Road for the past 24 years. We have enjoyed the rural lifestyle this setting has presented us during that time. We are simple folk, now retired, who haven't got significant amounts of cash to buy lawyers or experts, but rather residents who are very concerned that the nature of the environment we have enjoyed for so long will be significantly and permanently negatively affected should this proposed development be approved.

We believe the area is correctly zoned Rural Residential 1. There are few areas remaining in the Dunedin setting where there are unspoiled rural settlements within close proximity to Dunedin's urban environment. The proposed development along Chain Hills Road sits alongside such a rural setting with very few houses, boasting a handful of single dwellings at the beginning but with predominantly lifestyle properties further along its length. Any significant urban residential subdivision will negatively impact on the nature of this current environment and on the character of the hills.

Should the proposed development go ahead there are two dwellings/duplexes intended to be built directly above our property (numbered 1 and 2 on Stage 3 of the plan). We sit below the contour of the adjacent land and any building(s) will have a significant negative impact on our ability to gather daylight and sunlight into our living spaces, and our home in general. Our house has been built to capture the sunlight from the north facing aspect of the site. We have only two tiny windows on the opposite side of our dwelling and capture our daylight from the north facing side of our property, which has windows along its length. We cannot reiterate strongly enough that should the subdivision go ahead, any dwellings, even single-story dwellings, will cast a significant shadow over our house for a significant period of the day and, as such, have a substantial negative impact on both our property and quality of life.

We are also concerned that because of the natural lie of the hill and site of our property, any subsequent runoff from a considerable number of properties will have adverse effects on drainage across the hillside and our lower lying property is evidence of this. The position of our property, as lower lying, is already negatively affected by natural runoff through the paddock, and we experience adverse effects of undrained runoff from the road via the paddock. In periods of heavy rain this becomes significant. The land is prone to subsidence due to the amount of water and evidence of this can be easily seen on the hillside. In the 24 years since we moved here our house now has a substantial crack on the south wall from movement, and movement in both the driveway and boundary wall can be easily seen. Such slippage a should be of concern to any properties built adjacent to ours, and on the hillside in general. We will not be an isolated case and I suggest if we are experiencing this, there is no doubt in our minds that any dwellings built on the proposed adjacent site will also experience this over time, albeit short or long term.

We reiterate concerns that the proposed road linkage will create significantly more traffic as indicated in the report by the developers' roading expert, Mr Grant Fisher. In fact, we suggest that the adverse effect from increased traffic movement from and to residences on

the North and north-eastern sides of Mosgiel, those choosing to use the proposed linkage to avoid the delays on the Mosgiel interchange during the morning, afternoon, and evening peak hours, will change the road from a rural no exit road into the arterial corridor indicated. This is a significant change for residents along Chain Hills Road, in terms of traffic movement, noise, and safety, but there is no infrastructure plan to support such an arterial route other than the proposed 'plan change' to provide for the development itself.

We recommend the Council reject the submission to rezone the land to General Residential 1 for those reasons outlined in our written submission.