

Preface

- We flatly object to the 17 and 12 Lot layout for the site, we flatly object to any more than 5 new dwellings and five new residential lots.
- We acknowledge the owners wish to realise some capital gains from the site, with its current zoning this is not possible, and we have no issue with that.
- We also acknowledge the owner has broadly speaking cleaned up the site
- The below is to be reviewed in conjunction with the supplied site diagram.
- All of the following points and technical statements go some way to significantly reduce the significant negative effects that a 17 or 12 Lot proposal will have on transport networks, infrastructure, natural landscape and negative effects on neighbouring properties by simply reducing the density, all while still creating sites for up to five new homes, and be economically viable to develop through less onerous servicing requirements.
- There are 10 copies of the plan, photographs and this hearing document supplied.
- I may run out of time to speak to everything, but this document covers all of our important points, and we allow this information to be tabled by council.

Our alternative solution or acceptable structure plan for the site

- Large Lot residential (averaged over site 3500m2 each), some Lots may not meet the minimum area but averaged over the site it meets the overall density. No commercial activity.
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- Up to a maximum of five (5) new allotments with a single dwelling (as per supplied plan), we will accept less than five sites, but not more than five, this is our red line, non-negotiable.
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- Foul sewer serviced via individual household pump tanks (like Allantown) and individual pump lines up to nearest foul sewer manhole/line. Maintenance of each is borne by owner of each new site. No septic tanks be allowed.
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- 25000l min stormwater tank per household, for roof and hard surfaced pavements, restricted outlet with dispersal field for restricted and overflow water, Lot 5 drain to gully through bubble up filtration and filter planting downstream of outlet. Dispersal fields to be planted with native filtration plants, and designated and protected by covenant area, tank 95% empty with no rainfall and drained (5% to weigh down tank). 80% predevelopment runoff principle applied to restricted outlets.
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- 25000l min separate potable water tank per household fed by restricted city water supply, to be generally kept full for firefighting purposes.
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- Full electricity and telecom connection (fibre)
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- Designated building platforms (subject to signoff by affected residents), working on 2/3 cut 1/3 fill (or less fill) for any earthworks for the physical platform, legally designated and protected by covenant area, earthworks restricted to legal building platform.
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- Fully formed ROW including kerbing to be drained to gully through mudtank/catchpits and bubble up manhole for filtration before gully outlet, must have regular maintenance, filter planting to be created 4.0m downstream of any outlet. Outflows based on 80% of

predevelopment runoff principle, will require some buried tank/pipe detention, no ponding areas, swales or similar.

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- Each new dwelling is single story (no downstairs garage), earth tones for paint finishes for cladding externally or natural colour-stained wood, non-reflective coating for roof finish, top of roofline no higher than 6 m above finished building platform level. Overall floor area of dwelling limited to 300m² inc internal garaging, maximum of one up to 7 x 7 double garage per site located within legal building platform, single level, finished in earthy non reflective tones and coatings, and one up to 3x3 metre garden shed per dwelling, earthy tones. Fireplaces to be urban clean air approved, not those approved for rural homes, heatpumps located to reduce nuisance to neighbours. No trees or structures (camera poles, light stands etc) higher than 5.0m from existing ground level. Lot 5 built to minimise impact on views.
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- Each new dwelling has native planting on the south side over its full length to soften the impact to views of neighbours to the south, these trees will grow no higher than the roofline of each new dwelling as viewed from the windows of homes located along the sites south boundary and will be entirely native species.
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- Minimum of 10 metre side yards for each new dwelling from existing external boundaries for Lots 1 – 4, Lot 5 be 10m from east boundary shared with Ann Venables, with typical residential 1 offsets for the balance for Lot 5, or at the adjoining owners discretion.
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- Restricted pedestrian only right of way provided to link existing ROW with council reserve over the shortest distance, both sides deer fenced, reserve end install manual key in code locking gate, to be maintained by residents, with signage showing “trespassers will be prosecuted” at both ends of the corridor, all residential homes with the 2004/2005 Sretlaw Place subdivision have legal access, not the public, physically restricted by the coded gate and deer fence. No motorised vehicles, push bikes dismounted on ROW corridor to reduce damage, no horses or stock. 2.5m wide legal corridor, simple non paved formation, 200mm thick aggregate?
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- Five metre riparian planting of native species on south side of public reserve boundary beside Frasers Creek/Kaikorai Stream. Remove any structures from grazing areas shown on plan and reserve areas. Provide a more secure handrail or similar on the concrete ford in the stream and unblock the existing ford pipes to keep ford dry on top in normal flow conditions, these pipes have been blocked for as long as I can remember. Ensure regular ford maintenance for public access purposes.
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- Fully cattle fenced and covenanted planted area over gully beside Ann Venables Property as shown on plan, all planted in native filtration species near the water course with larger species on the outside edges, to be regularly maintained, i.e. getting rid of gorse, broom etc, replacing dead plants. Make sure all of the previous owners rubbish is removed from site.
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- The hawthorn hedge located on the east boundary of the subject site (shared with Ann Venables’s property, originally planted by my great grandfather in the 1920’s) is to be fully fenced on its west side by a high quality tanalised post and galvanised cyclone netting fence of typical cattle fence height (1.2 – 1.4m high) for its full length along the common boundary, the fence will be 0.50m offset from the boundary line/hedge on the developers side (west) not Ann’s to allow maintenance for hedge, the area between the hedge and the fence a covenant area be created solely for the purpose of legally protecting the hedge and the new fence from damage in the future. Hedge is to be kept at a minimum of 2.00m high

and a maximum of 3.00m high from ground level and to be sympathetically trimmed on its west side, any permanent damage deliberate or otherwise will result in legal recourse to put the hedge back to its original healthy state, including replanting, all costs legal and otherwise will be sought from those who damaged it. Hedge is to be commercially cut to correct size before fence is built, and not deliberately destroyed by the contractor or property owner/s.

- We grant approval for the removal of the big blue gums and other trees if found to inhibit the building platform of any new dwelling.
- The big shed and any other smaller sheds, structures or shipping containers located on the Lot 5 as shown be removed before the new house is built / subdivision completion.
- Lot 5 has its own access onto the east ROW, other Lots use main Right of Way shown. Existing ROW owners and users be adequately compensated (via negotiation) for the use of the right of way, all redevelopment of any existing pavements, kerbs and paths work on betterment principle and to be brought up to current standards, any works done not to create unnecessary nuisance (dust, mud, noise, damage, access restrictions etc) to all surrounding properties.
- Soft tone lighting required for all streetlights and external private property lighting to reduce glare.
- Dogs and other pets to be fully restricted to individual properties on the five new sites (especially while left alone during the day) unless they are being exercised on a lead. This is to protect stock on surrounding sites.
- All new lots be included on an extensive right of way maintenance agreement, no heavy trucks or equipment (over 5 tonnes) be driven or stored on any private rights of way or any of the five new sites after construction of all new pavements, buried services and dwelling are completed and signed off by council, any damage will be corrected or payed to be corrected by those who caused it (i.e. owners, builders, earthworks contractors or others). Speed restrictions are to be put in place and suitable pedestrian pavements and delineations be created (15kmh upper speed limit on ROW).
- A no further subdivision restriction/consent notice/covenant be applied over the whole site and be in place for a minimum of 40 years.
- No houses or structures are to be built north of the projected line of the trees on Ann Venables's property to the reserve as per the supplied plan, this is to protect Ann's viewport up the valley. The positions of each building platform be physically shown to Ann and myself, the coordinates of each corner point of each legal platform/build area be provided (North Taieri 2000 Projection) to less than 100mm north and south accuracy, these will be checked against the final coordinates of the covenanted building platforms in any lodged survey dataset relating to the subdivision, these will be checked independently by a surveyor commissioned by myself or Ann for correctness, and we are allowed access onto site for this work at a sensible time, these will be corrected if wrong in final survey dataset as deposited, all costs be borne by developer to correct.
- All neighbouring properties will incur zero monetary costs as a result of the development, all monetary costs of legal and physical works necessary for the subdivision are to be borne by the developer and nobody else, including any legal changes to existing registered titles.

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- Any stress, coercion, threats or otherwise being placed upon neighbours by the developer be met with legal action and be fully supported and monitored by council against the developer. Neighbours must also act properly and respectfully towards the developer with similar recourse for any indiscretions, all parties must act reasonable.
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- Mass earthworks and contour modification be restricted to building platforms and legal ROW areas only, no filling in of gullies or flatting out of other areas. Minor earthworks for landscaping are acceptable for the purposes of creating outdoor amenity for each dwelling as long as they are all within the designated building platform. Retaining walls can be used as required to create flat building platform if required.
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- Grazing animals such as sheep, cattle and horses are acceptable for any large green spaces provided the paddocks are adequately secure and the fences are in good condition.
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- Proper formation of a walking track in the reserve which links the ford on Frasers Creek/Kaikorai Stream to the reserve is to be done. No requirement to form track in reserve from existing track to the new pedestrian ROW. Simple aggregate path will suffice.
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- New fences be provided on all internal boundaries where necessary prior to public disposal of any new site.
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- We will only grant a signature to this development based upon the requirements and limitations listed above being recognised by council and developer by consent notice and other means in the final consent application. Final 223/224 certification should require our signature to ensure all consent conditions have been met to not only council standards but our satisfaction, including all physical and legal work required. We will however be reasonable and we will recognise any genuine attempts to address our concerns on a case by case basis.
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- All of the previous statements and the plan will carry down to any future owner or developer of the site, none of these redlines will be renegotiated.

Conclusion

Providing the conditions above are met we are happy to support a significantly reduced scale/density development of this land, the current proposals (17 or 12, or anything over 5 residential Lots) lodged under variation 2 are rejected outright. We believe our variation is a good compromise, it allows the development to realise some capital gains, and Dunedin to gain up to five new homes while providing a better outcome for affected parties in comparison to if it were allowed to be developed into 12 Lots, much worse if 17. We have provided our red line, or limit, at a minimum council should allow the property to be developed with one residential dwelling serviced in a similar manner to four or five lots, as the land needs at least one permanent resident to love it and look after it, the building platform even for one house needs to be designated and certain restrictions on the scope and scale of house need applied based upon input from neighbours. We support one to five (1 – 5) residential dwellings on their own individual residential allotment, and any decision is to be based not only on this information provided by and wishes of ourselves but the wishes of other residents. We fully support one dwelling built at least 20m south of the red line on the plan supplied by us in a suitable location well away from any existing boundary or existing home (30m minimum in any direction), we will reluctantly expand this scope out to more than one but no more than five in total provided all our conditions are met, we reserve the right to add extra

conditions (generally minor) up until consent approval if our signature is required. We flatly object to any development of the site more than five lots and five new dwellings, attached or standalone. No commercial activities allowed on site or storage of industrial equipment and heavy machinery be allowed, no large farm buildings be erected, all sites are residential and residential only.

The performance standards put forward by myself and Ann apply to 1 or 5 building sites, however we acknowledge if only Lots 1 and 5 as shown are built they will each have a private driveway formed to the applicable standard for private accesses in a residential zone.

Thanks.

Justin Venables

Ann Venables

24/08/2022

1:100



Road Names

Parcel

1:1,000

Road / Rail

+++ Track

— Hydro

=== Tunnel

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Strata

Addresses

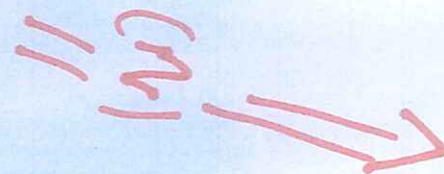
Justin Venables 27-08-22

Roading Information

Dunedin City Council

VIEWPOINT 27-08-22

A VIEWPOINTS



VIEW AREA

TO STAY CAZED PADDocks
NO TAGS EXCEPT NATIVE
SPECIES

ANN.