

PC16 - 1

**Teresa Gutteridge****From:** Craig Werner [craigww@ihug.co.nz]**Sent:** Thursday, 14 June 2012 10:07**To:** Teresa Gutteridge**Subject:** Plan Change 16: Formby Street Outram Online Submission

Craig Werner has made a submission to 'Plan Change 16: Formby Street Outram' via the online application form. Below are the details of the feedback.

**Your details**

- First name: Craig
- Last name: Werner
- Organisation:
- Street address: 30 Howard
- Suburb: Macandrew Bay
- Town / city: Dunedin
- Post code: 9014
- Email address: craigww@ihug.co.nz
- Day phone: 476 1333
- Evening phone: 476 1333

**Your submission**

- I wish to be heard in support of this submission at the hearing: Yes
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.: No
- The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:: I oppose the rezoning and creation of 28 urban building sites.
- My submission is that:: Expansion of Outram is contrary to current urban planning principles of densification and expansion focus on settlements where a large range of services exists. Suburbanization of Outram will not allow for minimization of car travel , and containment of Council infrastructure costs.
- I seek the following decision from the Council:: Decline the proposed Plan change.

**Additional information**

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded



PC16 - 2

**Teresa Gutteridge**

**From:** Angela and Sacha Anderson [angsach@xtra.co.nz]  
**Sent:** Saturday, 23 June 2012 20:20  
**To:** Teresa Gutteridge  
**Subject:** Plan Change 16: Formby Street Outram Online Submission

**Follow Up Flag:** Follow up

**Flag Status:** Red

**Attachments:** Letter-to-Council.doc

Angela and Sacha Anderson has made a submission to 'Plan Change 16: Formby Street Outram' via the online application form. Below are the details of the feedback.

**Your details**

- First name: Angela and Sacha
- Last name: Anderson
- Organisation:
- Street address: 43 Formby Street
- Suburb: Outram
- Town / city: Dunedin
- Post code: 9019
- Email address: angsach@xtra.co.nz
- Day phone: 479 7046
- Evening phone: 486 2344

**Your submission**

- I wish to be heard in support of this submission at the hearing: No
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.: Yes
- The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:: Oppose - see attached letter
- My submission is that:: Oppose - see attached letter
- I seek the following decision from the Council:: Decline Proposed District Plan Change 16.

**Additional information**

- Upload supporting information: No file uploaded
- Upload supporting information: Letter-to-Council.doc, type application/msword, 50.0 KB

43 Formby Street  
Outram, Dunedin

22 June 2012

City Development Manager  
Dunedin City Council  
PO Box 5045  
Moray Place  
DUNEDIN 9058

Dear Sir/Madam

**Re: Proposed Private Plan Change 16: Formby Street, Outram**

We oppose the proposed plan change of land at 39A and 81 Formby Street, Outram from Rural to Residential 5.

Our property at 43 Formby Street will be significantly affected if the proposed plan change is approved by Council and the subdivision has approval to proceed.

We note that Balmoral Developments has also submitted a private plan change request and are proposing to rezone 6.7 hectares of rural land as residential 6 near State Highway 87, Holyhead Street and Mountfort Street.

We oppose the proposed plan change at 39A and 81 Formby Street for the following reasons:

**1. Loss of Outram's Uniqueness**

Outram is a unique, quiet, and peaceful village. This is the reason families choose to live in Outram, and also why we choose to live here. An increased population would have a significant impact on the unique and peaceful atmosphere that Outram has and which we all enjoy. We both work in the centre of Dunedin five days per week – this is significant traveling for us during the week but we are happy to do this with the knowledge that we are returning at the end of the day to our lovely quiet home, especially at the weekends.

We would like to mention Mosgiel's increase in population over the last ten years. Council has approved many subdivisions in Mosgiel. It has now become too congested with large houses on tiny sections, and also the amount of traffic on the roads has significantly increased.

We do not want Outram to become congested, lose its rural atmosphere, and end up like Mosgiel. **We want Outram to stay as it is and retain its uniqueness.**

The Council and developer of the proposed subdivision on Formby Street must take into account the current residents' views regarding increasing the size of Outram. **We are the ones who live in Outram and we are ones who will have to put up with any negative effects of increasing the population and residential sections that may occur.**

**2. Stormwater and Sewage Systems**

- Will the existing stormwater system be able to cope with the increased volume? If the subdivisions at Formby Street and Holyhead Street/Mountfort Street are approved, that could

mean an extra 52 properties may be added to the current systems. This seems to us to be a large increase for the current system to absorb.

- Sewer dispersion field – we are concerned that there may be an odour from this dispersion field. This is particularly of concern as our property is extremely close to the proposed sewer dispersion field. We would like to receive further information regarding the sewage system that would be installed if the subdivision was allowed to proceed.

### 3. **Rates Increase**

We are concerned that Council will increase our rates to help pay for the extra roading and stormwater and drainage systems etc that would be required if the subdivision was to go ahead. This would seem to be entirely unfair for current property owners in Outram.

### 4. **Increased Traffic**

- There will definitely be increased traffic along Formby Street, not just during the morning and evening hours when residents are traveling to and from work, but also during the weekends. We value the peace and quiet of Outram after spending a busy week working in the centre of town, so for there to be increased traffic and associated noise at the weekends would be thoroughly disappointing from our perspective.
- Outram is a family oriented community with the Outram School located in Formby Street, and it is definitely not only week days that the children walk and play along Formby Street, but during the weekends also. We notice often at the weekends that there are many children who walk and play along Formby Street on their way to play in the School's grounds. By increasing the residential population in Outram there would be increased traffic which could mean the potential for accidents to occur. We see this as being a significantly important issue for the Council to consider when deciding whether or not to approve the proposed plan change.
- There are two main roads leading from Outram towards Mosgiel and Dunedin, Outram-Mosgiel Road and Allanton Road.
  - Outram-Mosgiel Road is a good but busy road, not only used by motor vehicles but also increasingly by cyclists at the weekends. It is a concern that with the increased residential population at Outram, and the increasing cyclists on this road, that there could be the potential for a disaster to occur.
  - Allanton Road is a narrow, uneven road which we travel on daily. We only need to strike a large truck coming towards us on that road to realise how narrow it is. We do not consider this road adequate enough (i.e. width, surface quality) to cope with the increased traffic of a larger residential population at Outram.

### 5. **Loss of Peace, Quiet, and Privacy for Current Residents in Formby Street and Outram**

Our property at 43 Formby Street is close to one of the proposed entranceways to the proposed subdivision. There would definitely be increased road noise for us.

Our bedrooms are at the back of our house and they look out towards the current rural land. Therefore we currently enjoy the peace, quiet, and privacy that rural land at the back of our property provides. We would lose this if the subdivision was to proceed.

The current fencing at the back of our property which adjoins the rural land is constructed of wooden panels, but unfortunately these panels do not join together and therefore the fence is transparent and we can see through to the rural land. This would not be satisfactory, for us and

any the new property/properties, if residential sections were to be put behind our property. We would totally lose any privacy at the back of our property if the existing fence was to stay. We feel the developer should consider removing the existing fence along the back of our property and erect a replacement fence to the same height or higher at the developer's cost.

## SUMMARY

It is very disappointing that two significant subdivisions have been proposed for Outram at the same time. As mentioned above, the residents who live in Outram live here because of its peacefulness and distance from the "hustle and bustle" of city living. Obviously, we would live closer to Dunedin city, with far less traveling involved, if we didn't like living here so much.

We do not feel there is a need for so many proposed residential sections at this time. Therefore we oppose the Proposed Plan Change 16 to rezone land zoned Rural situated at 39 and 81A Formby Street to Residential 5.

We would like Council to look at the future of Outram and not let this lovely wee village end up becoming too congested.

Yours sincerely



Angela and Sacha Anderson



Department of  
Conservation

*Te Papa Atawhai*

Our Ref. SAR 05-77-03-OTCO6

PC16 - 3

26 June 2012

Paul Freeland

Senior Policy Planner, City Planning, Dunedin City Council

PO Box 5045

Dunedin 9058



Dear Paul

**APPLICATION FOR APPROVAL: RMA**

**PROPOSED PRIVATE PLAN CHANGE 16: REZONE APPROXIMATELY 7.7  
HECTARES OF LAND ZONED RURAL SITUATED AT 39 AND 81A FORMBY  
STREET TO RESIDENTIAL 5**

I have considered your request for approval for the above mentioned proposal and I advise that I grant my approval.

My approval is on the basis that the proposal is as described in the "Proposed District Plan Change 16 Residential 5 Zone (Formby Street, Outram)" public notice sent from Dunedin City Council on 8 June 2012, and is for the purposes described, and will have the effects on the Department of Conservation's interests as described in the documentation received by the Coastal Otago office.

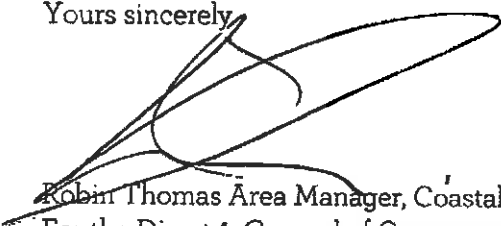
This approval is limited to the likely adverse effects of the proposal on the Department's interests and should not be construed as approval to effects on the environment generally.

This approval is specific to the above notification. As stated above it is not indicative of any associated concession or any other statutory approval which may be required from the Department in regard to this proposal.

This approval will be rendered null and void if the proposal to which it refers is changed between the date of this approval and its consideration by the consent authority without referral back to me for further assessment.

Should you wish to discuss this application further, please contact Catherine Warren (Statutory Ranger) on 03 474-6960.

Yours sincerely



Robin Thomas Area Manager, Coastal Otago Area Office  
For the Director-General of Conservation  
Acting Under Delegation

Coastal Otago Area Office  
PO Box 5244, Moray Place, Dunedin 9058, New Zealand  
Telephone 03-477 0677, Fax 03-477 8626

1016724





DCC

- 3 JUL 2012

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PC - X-

(Office Use Only)

DUNEDIN CITY  
COUNCIL

Kaunhera-a-rohe o Otepoti

Business Information

## SUBMISSION FORM 5

Clause 6 of First Schedule, Resource Management Act 1991

Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.

## Submissions can be:

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

## Your name and contact details:

Your Full Name: Mrs F Marce Harrington

Full Postal Address: 660 Georgetown - Pukeuri Rd  
15 KRD Oamaru 9494

Telephone: 03-4317744 Facsimile: \_\_\_\_\_

Email Address: \_\_\_\_\_

I: ~~Do~~ **Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I do not support the Private Plan change 16 at all.

S

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I strongly oppose to this Private Plan change 16, Formby St, Outram. I bought this property because of the rural + privacy it gave to me. Why should this change for me and all the property owners on Formby St, Outram.

As my property is at 41 Formby St, Outram, I would require the property Developer to erect a good high fence to my requirements to protect my privacy + keep noise levels down.

**I seek the following decision from the Council:**

(Please give precise details.)

That the zoning be left as is!

**Signature of submitter:**

F. Elaine Harrington  
(or person authorised to sign on behalf of submitter)

**Date:** 4-7-12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)



# **SUBMISSION FORM 5**

## **Clause 6 of First Schedule, Resource Management Act 1991**

### **Submission on publicly notified proposed District Plan - Private Plan Change 16: Formby Street Outram.**

#### **Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

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**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

#### **Your name and contact details:**

**Full Name:** *Henry Bayter Fleet*

**Full Postal Address:** *51 Formby St.  
Outram*

**Telephone:** *4861546*

**Facsimile:**

**Email Address:**

**I: ☒ Do Not** wish to be heard in support of this submission at the hearing

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

#### **The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

*I oppose the Plan change from Rural to Residential on the grounds when we built our home at 51 Formby St. we understood we would not be built out being Rural Land which is also highly productive farming land. Housing on the land will shut off the sun as the*

**DCC**

**- 3 JUL 2012**

Business Information

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Land is much higher than ours. In winter when the frost stays all day in sheltered areas it will take much longer for the frost to go away. At the bottom of the section is a ponding area with water in it 365 days of the year. A malfunction at the Sewer Dispersion Field with 28 septic and household waste waters ending up in the ponding area would be an environmental disaster

**I seek the following decision from the Council:**

(Please give precise details.)

Signature of submitter: MB Leth

(or person authorised to sign on behalf of submitter)

Date: 28/6/2012.

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

DCC  
10 JUL 2012  
Business Information

PC16-6  
PC - X-  
(Office Use Only)



**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

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**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

You and all Name: Paul Edmond Johnston Frances Sarah-Mary Sleeman

Full Postal Address: 51A Formby St Outram Dunedin

Telephone: 486 1426 Facsimile: \_\_\_\_\_

Email Address: paul-fran@xtra.co.nz

I: ☒ **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

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**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

We do not support the specific provisions or wish to have them amended

Our view will be obstructed by multiple houses

Concerns about storm water drainage

Concerns about increased water requirements

Concerns about septic tanks and pollution of the water table

Noise pollution

Air pollution — smoke from houses

Concerns about house heights and recycled homes

Concerns about shading of our property

**I seek the following decision from the Council:**

(Please give precise details.)

We want the council to decline the application to rezone the 7.7 hectares of farm land at 39A Formby St Outram from Rural to Residential 5.

Signature of submitter:

*Paul Whiston* *for M. Sleeman*  
(or person authorised to sign on behalf of submitter)

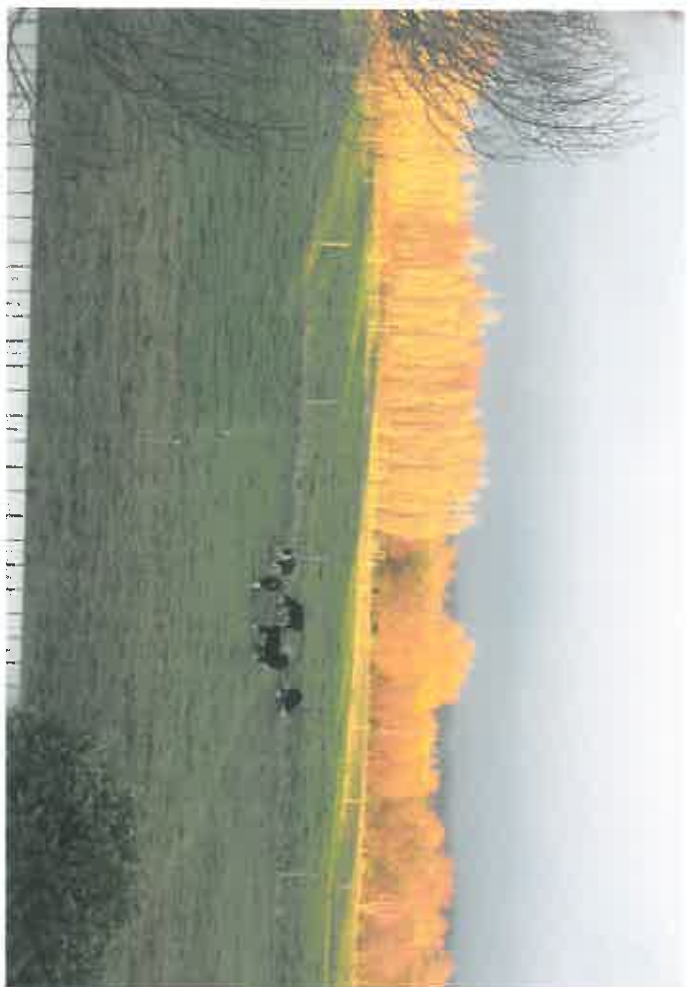
Date:

7-7-12

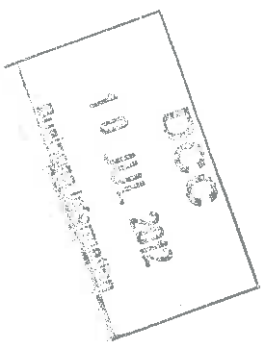
Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)





This is the view we have now



P. Johnson & F. Steeman  
in Farmby St. Ouham



This is the view we will have if the proposal is approved.

P. Johnston & F. Sleeman



10 JUL 2012

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PC16 - 7

PC - X-  
(Office Use Only)



**DUNEDIN CITY**  
**COUNCIL**  
Kaunihera-a-rahe o Otepoti

Business Information  
Services

**SUBMISSION FORM 5**

**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

You Full Name: Peter & Lauren Watkins

Full Postal Address: 63 Formby St, Outram

Telephone: 4861338 Facsimile: \_\_\_\_\_

Email Address: PAWATKINS@XTRA.CO.NZ

If ☒ **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

As per attached sheets

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

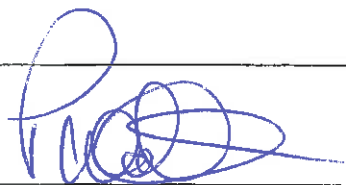
See ATTACHED

**I seek the following decision from the Council:**

(Please give precise details.)

That the council turn down the proposed plan change. And consider stopping any further development outside the current Oatton Boundary.  
This would only apply to large scale subdivisions.

Signature of submitter:



(or person authorised to sign on behalf of submitter)

Date:

5/7/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

### Submission to Proposed Private Plan Change 16: Formby St Outram

We are opposed to the planning change to Private Plan change 16: Formby St, Outram on the following issues.

#### Density:

The proposed plan for the Formby St sub division is outside the current form and density of the existing housing and land use in the Outram Township. The Front/rear section concept is not employed in any other part of the township and detracts from the form and environment and of space and privacy of existing residents. This type of housing is only employed where a developer is trying to maximise profit to the detriment of the existing land use. The section size is small and this will inevitably lead to multi storied homes being built on these sections, this will also lead to loss of privacy and loss of rural and natural surroundings. Our uninterrupted view and amenity of our rural township. There is much reference within the document to the Willow field development; this development is no comparison to this proposal. The development has taken place on land within the existing Outram township boundaries, it is not as densely sub divided and is done in a park type manner.

#### Transportation

The increase of residents in the proposed plan will also impact on the vehicle movement numbers in Formby St and surrounding streets. Formby Street borders the Outram School on its western boundary. Due to the width of the Formby St, The Street has been marked with parking only available on the western side of the street (in the school area) as the roadway is not wide enough for parking on both sides. The increase of 350 vehicle movements a day is not insignificant.

Speeds on this road are frequently higher than the 50 KPH that is signposted.

The roadway is used as walking access to the school and pupils arriving from the southern end of Formby St are forced to walk on the roadway, some pathways have been developed but these are extremely rudimentary.

The roadway from Beaumaris Street to Lynas Street is significantly narrower than the rest of Formby St and due vehicles parking on both sides of the road it can be reduced to one lane when events are held at the school or at the rodeo grounds.

#### Drainage:

##### **Septic:**

Outram township does not have a reticulated sewerage system, and unfortunately there does not seem to be one in the current future plan. The proposal to add 28 (if this is the total number) more sections to the township place further and more stress on the ground water system beneath Outram. The consequences from this will inevitably be a loss of downstream water quality in the lower Taieri Plain and Taieri River. What will be the long term outcome of effluent seepage?

**Storm Water:**

The water in the plans is the old river course which is used as the soak pit for all of Outram's storm water. During high rain fall or high river flows the area is prone to water level fluctuations. In the recent past water level have risen over a metre and remained for some considerable time, due to the high flows in the river and the inability for it to soak away.

**Water Supply**

It is stated by the DCC water and Waste that the water supply in Outram is not up to supplying the extra demand for residential and fire fighting purposes of this sub division. Costs for this upgrade should not be borne by the ratepayers but by the developers of this proposed sub division

**Roadway:**

The roadway on the southern end directly crosses over the mud tank and drain for the gutters on the western side of Formby St. The drain and the mud tank would have to be relocated.

**Rural Land**

The land in this proposed change is within the boundaries of the Taieri high glass soils area. This block of land has for the last 13 years been used for grazing and the growing of winter feed (baleage) by previous land owners and currently leasees. Historically the land was used as a market garden, and proposals have been made to previous landowners for use of the land for growing flower bulbs, such is the quality of the soil.

Outram land has always been known to produce early crops as the land is extremely fertile and the microclimate allows for early planting.

Are there lower class soil areas in the Western or Lower Taieri area that could be utilised if necessary for sub division, rather than using this land?

**Land contour:**

From the information given, the land development appears to contain significant modification to provide a flat area. This will significantly change the character of the land as nowhere else in Outram has such large scale land modification taken place. This excavation could have serious ramifications to the structure of the soil within this area

The plan provided gives a land contour height of 106.8 as the development design height. The topography of the land ranges from 109.00+ to 106.00(on the Southern end) on my section alone the land contour will range from 1.2 m below my section to 0.8m above land contour on my section. My concern is the effect on the lower part of my section, which will be now affect drainage and privacy on my southern and western boundary.

### Actual need

Is there an actual need for these sections? Or is this pure speculation. Can this need, be proven? There are currently 500 residential sections available in Mosgiel and 30-50 in Outram if the other "within town boundary sub divisions" go ahead. The council should strive to have all land within the Outram residential zone utilised before land outside the zone is even considered for re zoning. Under the DCC spatial plan develop is encouraged to be closer to the needs of people e.g. work, University etc. These sections do not fall into this category with rising transport costs people are travelling less. These sections are 25 minutes' drive to Dunedin.

### Personally

We have lived in our property 63 Formby St since 1998 and have developed it to suit our lifestyle. We bought in Outram to escape living in an urban residential area. We came to enjoy uncrowded rural living with great views and privacy. This calls in to question the integrity of the District Plan as it now proposes to allow all this to be taken. We stand to lose all of our privacy, our rural outlook and lifestyle all because Mr Mockford comes down from Ashburton, and wants to make some money. Contrary to his blurb in his prepared document, he has not been living on the Taieri for many years and he is not currently a resident of Outram. So this development apart from increasing his bank balance will not affect his lifestyle in any way.

The sub division southern access road runs along the total length of our section. Our daily living areas and all our outdoor living is on this side of our section. The roadway in the plan is shown at 106.8 metres which is the same as the raised building pad at 81 Formby St; this would make the roadway 800-1000mm above the level of my section. This situation will exacerbate the loss of privacy and the exposure to much more traffic around our section. The roadway I feel will also have a negative effect on the value and desirability of our home and section.

The building of houses behind our property will like for all other existing Formby St property owners contribute to the loss of our rural character and amenity of the Rural Residential zones. ***These are meant to be maintained or enhanced; the variation quite obviously has a major negative effect.***

Under the prescription set out in the district plan the section for the protection of rural land 8.14.7 in the district plan sets out guidelines for the protection of small towns such as Outram it is there to ensure that ***"The rural and natural surroundings of rural townships and settlements are retained"***. Outram' character is what it is, because it is a small town which currently has restrictions because of the district plan. There are existing and other proposed subdivisions which have or will numerous sections that are much greater in size than 1000m<sup>2</sup> and much more in keeping with the character of the town and are within the existing town's natural borders. So there is little reason to force an Urban type (Bush Rd Mosgiel) residential develop on a country village. The council should have the fortitude to reject this type of extensive development as it has many more negative effects and very few positive for the existing affected residents. Overtime we have seen the loss of much of the Taieri' vegetable producing land. And once this land gone there is no turning back, with a growing population and pressure to grow food locally this land should be banked for future generations, rather than the short term profit of a developer.

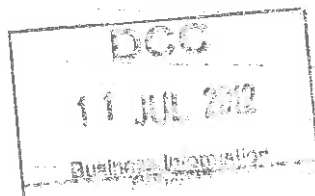


Planning Policy Manager  
Dunedin City Council

I am writing to say I approve  
of the sections in Formby Street.  
I think more homes in Outram  
would be an asset to the community.  
It would help to keep the  
businesses & other facilities  
in Outram viable. Sports  
Senior Citizens, Fire Brigade,  
Guides, Scouts, for example,  
would all benefit.

Yours sincerely  
Barbara Milne

28 Orme St  
Outram



2

REG IN DWX







**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

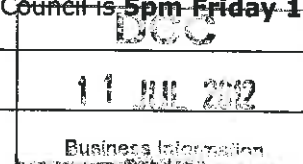
**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**



**or name and contact details:**

Your Full Name: DAVID LESLIE COTTLE.

Full Postal Address: 3 Skerries Street  
Outram.

Telephone: 4861834 Facsimile: \_\_\_\_\_

Email Address: hdc.outram@xtra.co.nz

I: ~~Do~~ **Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

1 Fully support the specific provisions of the Proposed District Plan Private Plan Change 16: Formby Street Outram.

Adequate provision has been made in the plan for sewage disposal  
Adequate provision has been made for stormwater disposal.

REG IN DWX

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I support the specific provisions and see no need for any amendments. The development as proposed will bring numerous benefits to the township of Otrorum. I see these as being:

- Increased population base which will enhance existing infrastructure including local shops and businesses as well as the school and other community based organisations including sports clubs and this in turn may also require a need for more expenditure in the town and the Tareira area in general.

An expanding town will ensure its long term viability and that of the city in general.

**I seek the following decision from the Council:**

(Please give precise details.)

I seek the Council to fully support the Private Plan Change 16: Formby Street Otrorum.

Signature of submitter:



(or person authorised to sign on behalf of submitter)

Date:

10/7/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

12 JUL 2012

PC16-10

PC - X-

(Office Use Only)



**DUNEDIN CITY**  
**COUNCIL**

Kaunihera-a-rohe o Otago

Business Information  
Services**SUBMISSION FORM 5****Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: Anne Warrington-Blair

Full Postal Address: 33 Formby St,  
Outram. 9019

Telephone: (03) 4861825

Facsimile: (03) 4861425

Email Address: \_\_\_\_\_

I ~~Do~~ **Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I support this submission because, I believe, the Septic System provided, would not be an issue for me, as a neighbour at 33 Formby St. I see this is being organised, thus not an issue, personally. I think the dispersion field would not cause any issue for me.

4

REG IN DWX

**My submission is that:**

(You should include whether you ~~support~~ or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I do, however, wonder about the infatuous water, that provides Outram. Can this sustain a drag, when there is another development being looked at, to look at changing from ~~rural~~ to residential, as well?.

This property is N Ferguson; not far from my home. My personal issue, as a neighbour, is that I would wish that if there became changes from rural to residential this would be considered carefully, as other land in this Outram area would then just become from my point of view, another developers dream!!

Furthermore increasing traffic could cause issues, particularly as the primary school backs onto this Rd.

**I seek the following decision from the Council:**

(Please give precise details.)

I wish that you would inform me of Council decision; Namey my above query regarding the thought that if land in Outram changes from rural to residential where will this go in the future.?)

More importantly, can the infrastructure sustain more development in this district

Signature of submitter: G. J. Warrington - Blair  
(or person authorised to sign on behalf of submitter)

Date: July 10<sup>th</sup> 2012

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

PC16 - 11

**Teresa Gutteridge**

**From:** Brian Miller  
**Sent:** Wednesday, 11 July 2012 22:09  
**To:** Teresa Gutteridge  
**Subject:** Plan Change 16: Formby Street Outram Online Submission

**Follow Up Flag:** Follow up

**Flag Status:** Red

Brian Miller has made a submission to 'Plan Change 16: Formby Street Outram' via the online application form. Below are the details of the feedback.

**Your details**

- First name: Brian
- Last name: Miller
- Organisation:
- Street address: 77 Riccarton Rd West. 2RD Mosgiel.
- Suburb:
- Town / city: Mosgiel
- Post code: 9092
- Email address: b.a.miller@actrix.co.nz
- Day phone: 4897779
- Evening phone:

**Your submission**

- I wish to be heard in support of this submission at the hearing: Yes
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.: No
- The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:: I do not support Plan change 16. I do not support this land being changed from rural to residential 5
- My submission is that:: By changing this land from rural to residential 5, the classification of the soils of high class is lost forever. This area contains Pomahaka soils. Pomahaka soils are deep silty and fine sandy loam soil types, and are most valuable for horticulture.
- I seek the following decision from the Council:: To turn down plan change 16

**Additional information**

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded

**Teresa Gutteridge**

**From:** Brian Miller  
**Sent:** Friday, 13 July 2012 13:10  
**To:** Teresa Gutteridge  
**Subject:** Plan Change 16: Formby Street Outram Online Submission  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Brian Miller has made a submission to 'Plan Change 16: Formby Street Outram' via the online application form. Below are the details of the feedback.

**Your details**

- First name: Brian
- Last name: Miller
- Organisation:
- Street address: 77 Riccarton Rd West, 2RD Mosgiel
- Suburb:
- Town / city: Mosgiel
- Post code: 9092
- Email address: b.a.miller@actrix.co.nz
- Day phone: 4897779
- Evening phone:

**Your submission**

- I wish to be heard in support of this submission at the hearing: Yes
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.: No

- The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are::  
 I wish to add to my original submission with the following.  
 1. That no further residential development be allowed in the Outram Township until a proper sewerage system similar to the Allenton sewerage system is in place. A system that does away with septic tanks. 2. Any future residential development in Outram only be allowed after a Variation to the District plan that would determine where residential development (if any) could take place. A variation similar to the Variation 9a the residential expansion of Mosgiel, should be carried out.
- My submission is that::  
 Plan change 16 be turned down until a proper sewerage system is in place, and a variation to the district plan has been held to determine any future residential development of Outram is completed.
- I seek the following decision from the Council::  
 Plan change 16 to be turned down

11

**Additional information**

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded





PC16-12

PC - X-  
(Office Use Only)



**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

**Your Full Name:** LYNDIA MAY LIN CHOI

**Full Postal Address:** 99 FORMBY STREET, OUTRAM,  
DUNEDIN

**Telephone:** 4861794 **Facsimile:**

**Email Address:**

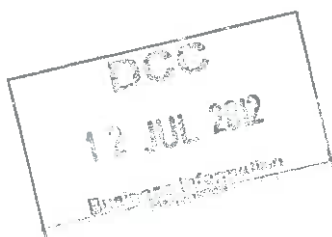
**I: ~~Do~~/Do Not** wish to be heard in support of this submission at the hearing

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I SUPPORT THIS SUBMISSION  
AS PRESENTED TO ME.



REG IN DWX

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**I seek the following decision from the Council:**

(Please give precise details.)

I WOULD LIKE THE COUNCIL TO APPROVE  
THE PROPOSED PLAN.

Signature of submitter: \_\_\_\_\_

(or person authorised to sign on behalf of submitter)

Date: \_\_\_\_\_

8-7-2012

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

PC16 - 13

PC - X-  
(Office Use Only)



**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: Bernadette Hay

Full Postal Address: 2 P.O. Box 34, Outram 9062

Telephone: 03 486-2034

Facsimile: \_\_\_\_\_

Email Address: bjhay@timepieces.co.nz

I: ~~Do~~/Do Not wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents

**My submission is that:**

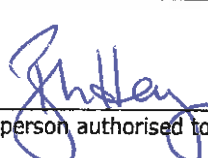
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents****I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

**Signature of submitter:**

  
(or person authorised to sign on behalf of submitter)

**Date:**

12.7.2012

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**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
 District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: Sue Frances Whitty (Rebber) / Maree Harrington (Owner)

Full Postal Address: 41 FORMBY STREET 03-4317744  
OUTRAM

Telephone: 4861464 Facsimile: \_\_\_\_\_

Email Address: rivergems@extra.co.nz

I ☒ **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
 (Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents**

Living at 41 with the drive in + or out access, would be busy, noisy + in full view of where I am + no privacy. Also at night there will be car lights as turning in shining full on into our house. Potential double story behind us, moved here for the rural outlook our view to the mangatūia is just spectacular + is a big factor for my mental state of mind. We have absolutely loved having the different animal life in area behind us. Please Please Consider all that is written in this submission. - do not build here  
 Sincerely SJW

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents****I seek the following decision from the Council:**

(Please give precise details.)

**Decline the Plan Change Application**

**Signature of submitter:**

*S J Whitty*  
(or person authorised to sign on behalf of submitter)

**Date:**

*11/7/12*

*Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.*

*Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)*

**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991****Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.****Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: Pamela Joy Gant

Full Postal Address: 485 SKERRIES ST

OUTRAM

Telephone: 486 1686 Facsimile: \_\_\_\_\_

Email Address: \_\_\_\_\_

I: **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents

**I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter: \_\_\_\_\_

(or person authorised to sign on behalf of submitter)

Date: \_\_\_\_\_

12/07/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)



PC16-16

PC - X-  
(Office Use Only)**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991****Submission on publicly notified proposed**  
**District Plan - Private Plan Change 16: Formby Street Outram.****Submissions can be:****Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)**Emailed to:** planning@dcc.govt.nz**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.****Your name and contact details:****Your Full Name:** Peter + Rosina Crossan**Full Postal Address:** 47 Formby Street, Outram 9019**Telephone:** 03-4862016**Facsimile:****Email Address:** peteandrossecrossan@gmail.com**I: ~~Do~~/Do Not** wish to be heard in support of this submission at the hearing**If others make a similar submission, I will consider presenting a joint case with them at a hearing.**  
(Delete the above statement if you would not consider presenting a joint case at a hearing)**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents



**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents****I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter:

R. A. Brown P. R. Grossman  
(or person authorised to sign on behalf of submitter)

Date:

12-7-12

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# **SUBMISSION FORM 5** **Clause 6 of First Schedule, Resource Management Act 1991**

## **Submission on publicly notified proposed District Plan - Private Plan Change 16: Formby Street Outram.**

### **Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

### **Your name and contact details:**

Your Full Name: Susan Miller

Full Postal Address: 39 Lynas St

Outram

Telephone: 4862348

Facsimile: \_\_\_\_\_

Email Address: su-paul@xtra.co.nz



I: ~~Do~~ **Do Not** wish to be heard in support of this submission at the hearing

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

### **The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

#### **Refer Attached Documents**

I support the following points as listed in this document. In particular, statements related to

- 1) Loss of rural land resources & productivity.
- 2) Developing a residential area on "land fill" which has not been fully investigated.
- 3) Pressure on ratepayers (potentially) with regard to provision of potable water to the development.
- 4) Lack of an effective/efficient waste water system currently operating in Outram - & the resultant pressure these additional properties would add to this system. (Physically & financially)

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents****I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter:



Date:

12-7-12

(or person authorised to sign on behalf of submitter)

*Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.*

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PC16 - 18

PC - X-  
(Office Use Only)**DUNEDIN CITY  
COUNCIL**  
Kaunihara-a-tahi o Otago**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991****Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.****Submissions can be:****Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)**Emailed to:** planning@dcc.govt.nz**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.****Your name and contact details:****Your Full Name:** NEIL JOHN SIMPSON**Full Postal Address:** 45 FORMBY ST OUTRAM  
OTAGO 9019**Telephone:** 03 4861699 **Facsimile:** N/A**Email Address:** neilandmargreeta@xtra.co.nz**I: ~~Do~~/Do Not** wish to be heard in support of this submission at the hearing~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~  
(Delete the above statement if you would not consider presenting a joint case at a hearing)**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents



**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

**Refer Attached Documents****I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter: \_\_\_\_\_

(or person authorised to sign on behalf of submitter)

Date: 12 July 2012

*Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.*

*Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)*

PC16 - 19

PC - X-  
(Office Use Only)**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991****Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.****Submissions can be:****Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)**Emailed to:** planning@dcc.govt.nz**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.****Your name and contact details:****Your Full Name:** Neil Allan Johnston**Full Postal Address:** 47A Formby Street, Outram**Telephone:** 03 486 2800**Facsimile:** \_\_\_\_\_**Email Address:** sc.johnston@clear.net.nz**I: ~~Do~~/Do Not** wish to be heard in support of this submission at the hearing**If others make a similar submission, I will consider presenting a joint case with them at a hearing.**  
(Delete the above statement if you would not consider presenting a joint case at a hearing)**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents



**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Refer Attached Documents

**I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter: \_\_\_\_\_

(or person authorised to sign on behalf of submitter)

Date: 10/07/2012

*Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.*

*Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)*



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**Your name and contact details:**

Your Full Name: SEAN LYNDAY MAURICE AGER

Full Postal Address: 2 BEAUMARIS ST  
OUTRAM

Telephone: 4862352

Facsimile: \_\_\_\_\_

Email Address: M.AGER@XTRA.CO.N.Z

I: **Do** / ~~Do Not~~ wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
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PC16-21

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**SUBMISSION FORM 5**  
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**Your name and contact details:**

Your Full Name: Garrett Michael Hogan

Full Postal Address: 39 Formby St,  
Outram

Telephone: 4861622

Facsimile: \_\_\_\_\_

Email Address: \_\_\_\_\_

I: **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
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**My submission is that:**

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**I seek the following decision from the Council:**

(Please give precise details.)

Decline the Plan Change Application

Signature of submitter:

  
(or person authorised to sign on behalf of submitter)

Date:

11-7-12

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### **Submission On Proposed Plan Change 16: Formby Street, Outram**

We oppose the application by Two Note Ltd to re-zone the site legally described as Pt Lot 1 SO 61 ("the site") located at Formby Street, Outram, from Rural to Residential 5.

We oppose the application for the following reasons.

**1.0 Part II - Resource Management Act 1991**

1.1 The application is contrary to Section 5 and Section 7 of Part II of the Resource Management Act 1991 ("The Act").

**1.2 Section 5 – Purpose**

1.3 The application to rezone the subject site from Rural to Residential 5, and therefore provide for the residential development of rural land does not sustain the natural and physical rural land resource for rural purposes. The land is zoned rural and the soils are, and have been, used for productive rural purposes such as grazing. The application will alter the use and development of the land, and will remove the ability of the land to be used for rural purposes.

1.4 The application states that Case Law has found that the protection of versatile soils and productive soils is not within the intent of the Act, however, we consider that the life supporting capacity of the soils will be adversely affected and rendered unusable by residential development of the rural land resource and the soils. Therefore the application is contrary to Clause 5(b).

**1.5 Section 7 – Other Matters**

1.6 Clauses (b), (c), and (g) are relevant to the proposal.

1.7 As per Section 1.3 above, and clause (b) of Section 7, the rezoning will not achieve the efficient use and development of natural and physical resources being the existing rural land resource as the productive soils will not be able to be used for rural purposes.

1.8 Clause (c) refers to the maintenance and enhancement of amenity values. The rezoning of the land from Rural to Residential 5 will irrevocably change the amenity values of the site and the surrounding areas. The site currently exhibits rural amenity and the change to residential development does not maintain and enhance the rural amenity values. While it is acknowledged that residential development exhibits a different set of amenity values, the proposed change is significant and clause (c) cannot be met. There will also be a substantial effect on the amenity of adjoining property owners, which is further discussed at Section 5 of this submission.

1.9 Clause (g) relates to the finite characteristics of natural and physical resources. It is noted that the soils are classified as high profile productive soils. These types of soils are an important limited natural resource, which will be rendered unusable should residential development occur on the land.

- 1.10 Accordingly it is considered that the proposed Plan Change is not consistent with Sections 5 & 7 of Part II of the Act and therefore should be declined.

## **2.0 Traffic**

- 2.1 It is acknowledged that the applicant has provided a Traffic Impact Assessment ("TIA") which details how the proposed subdivision will be served, proposed traffic levels and the integration and functioning of the surrounding roading network.
- 2.2 Paragraph 86 of the application states, *"There will be an increase in traffic generation as a result of the future development on this site... It is considered that although this Plan Change will alter the character of what was a rural environment, it will have very minor effects on the existing neighbourhood and Outram Community"*. The TIA also refers that the proposed development has potential to generate up to 350 vehicle movements per day.
- 2.3 We do not consider that this level of traffic will have "very minor" effects on the existing neighbourhood and community, given the potential increase in traffic from what currently exists from the rural property, and the potential noise effects associated with the increase in traffic. The increase in traffic is likely to generate significant additional traffic noise on the existing properties located along Formby Street.
- 2.4 Paragraph 103(ii) of the application states *"These modest levels of additional traffic on the surrounding road network will have a negligible effect on the continued safe and efficient operation of the surrounding road network, including existing and proposed intersections"*
- 2.5 Whilst we cannot argue with the TIA in terms of proving that the existing roading network is capable of accommodating the traffic from a residential subdivision, to deem that the proposal would have a "negligible" effect is incorrect and suggests that there will be almost nil effect on the roading network. We consider that the proposed traffic as a whole, will affect the roading network including Formby St and the SH 87/Formby St Intersection and the effects of this will definitely not be negligible, rather will be significant and adverse.

## **3.0 Servicing**

- 3.1 It is acknowledged that the applicant has provided a servicing and infrastructure report with the application.
- 3.2 Water Supply
- 3.3 Paragraph 81(i) of the application document states, *"There is a 100mm Dunedin City Council Water Main in Formby Street. The gradient across the site should ensure few issues in terms of water pressure. Discussions with the City Council have confirmed that there is adequate water supply available to the site. A network of water mains up to*

*150mm is proposed with the opportunity to provide ring main supply to ensure a fire fighting water supply"*

- 3.4 However the servicing report at Appendix 4 states, *"We have discussed the proposed development with council staff and acknowledge that the head works and some pipes may need to be upgraded in order to supply this development with sufficient flows and pressure for drinking water and fire fighting protection ... When the plan change is granted we will request a special consultative procedure (described in Section 83 of the Local Government Act) to include the subdivision within the drinking water network and begin discussions with council on financial contributions required to upgrade the network and supply this subdivision with potable water.*
- 3.5 The above statements are contradictory and we seek clarity on whether or not water supply is currently available, and whether the existing infrastructure is able to support the proposed development.
- 3.6 If new infrastructure is required to serve the development and Council were to approve the plan change, then the developer will be responsible for 100% of the costs associated with this and there would be no increase in rating for existing property owners for either upgrading existing infrastructure or to install new infrastructure to serve the development. It is also expected that the developer would need to pay financial or development contributions as appropriate.
- 3.7 There should be no effects on water supply to existing properties or costs on existing residents in Formby St and the wider Outram Township.
- 3.8 Wastewater
- 3.9 *Section 5 of the services report states, "The wastewater pipe network within the road corridor and council reserve(s) is proposed to be vested to council. The treatment plant, pipe work in non council land and the soakage field will be managed by a body corporate for the subdivision. The applicant proposes a maintenance agreement with the wastewater treatment plant supplier as a condition of the effluent discharge consent to ensure best practice operations and maintenance of the plant and soakage field"*
- 3.10 We consider that it is appropriate to install a managed wastewater system as opposed to individual systems. However if Council is to approve the Plan Change then the treatment plan and soakage field should be also be vested with and managed by Council, to ensure consistency of operation and management.
- 3.11 Stormwater
- 3.12 If Council is to approve the Plan Change, then all stormwater must be managed and controlled on site and no additional run off created that would affect the adjoining Formby Street properties.

#### **4.0 Effects on Versatile Soils**

- 4.1 The application has provided an assessment of effects on the versatile and productive soils of the site where it states at paragraph 119 *"Planning Map 75 shows the areas of high profile soils within the Taieri area as relatively localized areas (in particular Outram). This current Rural zone soil can be said to be land which has superior potential for primary production. This is because of its inherent soil qualities which allow it to sustain a given level of outputs with fewer inputs than would be required for less versatile soil. Such versatile land is a valued resource"*
- 4.2 The application then infers however that in certain circumstances, the use of the soils for urban, commercial or industrial purposes would better provide for communities social and economic wellbeing and that the removal of 7.6ha of the productive soils from potential productive use, is not significant given the potential pool of soils available in the District.
- 4.3 We consider that 7.2ha is a substantial area of versatile and productive soil that will be lost indefinitely should the site be developed for residential purposes. The cumulative impacts of the loss of versatile and productive soils on the Taieri Plains is ever increasing with lifestyle developments such as Tirohanga Road and residential developments on Mosgiel.
- 4.4 Accordingly, we consider that the effects of residential development on versatile soils will be significant and the loss of these soils is irreversible.

#### **5.0 Amenity Effects**

- 5.1 The application includes an assessment of visual effects which we consider is inadequate. The assessment of effects also fails to **assess** other amenity factors such as noise, shading, lighting and glare and privacy.
- 5.2 We acknowledge that view protection cannot be taken into account under the Act however outlook is an important amenity factor. The application states in Paragraph 76 *"...the location of the site, its proximity to the river and the views from the site to the surrounding basin and mountains, make it potentially an attractive living environment"*. The applicant therefore acknowledges that the outlook from the site is important. The residential development brought about by the rezoning of the site will have significant impacts on the outlook and visual amenity of the existing residents along the western side of Formby Street, adjoining the site. The proposed Residential 5 Zoning will potentially allow for dwellings up to 9 metres in height to be located 2 metres from the existing property boundaries (subject to daylighting requirements). This could potentially result in a "wall" of two storey dwellings being constructed along the eastern boundary of the subject property and almost completely block the outlook for the existing residential sections. This would lead to the existing rural views being obscured as well as the outlook to the Outstanding Natural Landscape of the Maungatuas. We strongly oppose this rezoning to Residential 5, given that under the status quo Rural Zoning, a building



up to 10 metres in height could be built, however the minimum yard setback is 40 metres which provides a far greater separation distance and would have significantly less impact on outlook and visual amenity.

- 5.3 The potential for two storey dwellings would also lead to increased shading on the existing residential properties adjoining the site. Whilst buildings would have to comply with the relevant daylighting standard, two storey dwellings will still affect the afternoon sun of the existing sections from the west by increasing shading on these properties.
- 5.3 Given the proposed 2 metre yard setback and the possible building height of 9 metres there is also potential for privacy effects on the existing adjoining residential properties, with double storey dwellings being able to look directly into adjoining sections.
- 5.4 We reiterate that we strongly oppose the rezoning of the site from Rural to Residential 5 and consider that the status quo Rural zoning should be retained to ensure that the existing amenity of the site and the surrounding sites and adjoining properties is upheld. If Council decided to re-zone the property, then a minimum 10 metre building setback should be imposed along the eastern boundary of the site with a maximum building height limit across the subdivision of 4.5 metres, therefore restricting the development to single storey dwellings. If Council is unwilling to undertake this, private restrictive covenants should be offered by the applicant.
- 5.5 It is assumed that there will also be street lighting within the proposed new access road and possibly within the proposed private right of ways, although there is no mention of this within the application. This is a substantial change from the existing rural site environment which does not contain any lighting after dark. Lighting from dwellings and streetlights has the potential to adversely affect the amenity of the existing adjoining Formby Street residential properties.
- 5.6 The application makes very brief mention of noise related effects. By rezoning the land from Rural to Residential 5 there will be a substantial change in the type and level of noise experienced by existing adjoining residents on Formby Street. Residential development of 36 sections will increase traffic noise on Formby Street and the proposed new road through the subdivision, including cars accessing the sections, will introduce new traffic noise to the eastern side of the existing Formby Street properties.
- 5.7 In terms of the existing Rural environment noise, this is intermittent and includes animals and other Rural based sounds such as farm machinery when needed. These noises are not continuous and it is expected that the development of 36 residential sections would significantly alter and increase the ambient noise levels experienced by existing adjoining Formby Street residents. Noises such as parties and lawn mowers are typical residential noises that will be added to the environment which do not currently occur, reducing amenity levels for existing residents.
- 5.8 No noise or acoustic assessment has been provided by the applicant and we request that this should be provided to address any potential noise effects and ensure that if

there are noise effects, there will be no adverse noise effects created from the development on existing Formby Street residents and appropriate mitigation should be required.

## **6.0 Former Landfill Site**

### **6.1 Section 7 of the engineering assessment attached at Appendix 4 notes the following:**

*There is a landfill located on site that was used as one of the Outram townships up until the early 1990's. Little is known about the:*

- Materials located in the land fill,*
- Depth and extent of the landfill or*
- Effect of the landfill on the existing water bodies or groundwater.*

*As far as the applicant is aware there are no issues with leachate at the site from the landfill and there are no visual effects on plants or the landscape resulting from the landfill.*

*If leachate is produced under the land fill by rainfall infiltrating through the soil to the landfill layers the proposed subdivision activity is likely to be beneficial. The increase of impervious areas on the site will decrease the proportion of surface runoff that can potentially soak through the landfill area (and thus decrease the quantity of leachate produced).*

*As further mitigation, it is proposed (at the subdivision and building consent stage) that the landfill area is surveyed off and consent conditions limiting construction over the landfill are recorded against the title of the lots affected. The effect of any leachate from the existing activity is expected to be minor or neutral as existing infiltrating runoff will be cut off from the landfill area.*

### **6.2 It is not appropriate to consider the re-zoning of a site from Rural to Residential that contains a former land fill area and little investigation has been undertaken into the materials contained within the landfill, the depth and the extent of the landfill and the effects of the landfill on groundwater and water bodies. Until this is investigated further, Council must not approve the re-zoning due to the potential risk to human health.**

### **6.3 There is no assessment contained in the application of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health which requires activities on contaminated sites to obtain resource consent to subdivide and remediation of contaminated areas. It is noted that the site contains a landfill which is identified in the Hazardous Activities & Industries List (HAIL) contained within the above national environmental standard, and therefore the applicant must provide an investigation of this to prove or otherwise that the land is safe for human habitation and use. As above, Council must not approve the re-zoning until the land is deemed suitable for development and necessary consents if required have been granted in respect to the National Environmental Standard.**

## **7.0 Summary**

7.1 In summary, we reiterate that we oppose Plan Change 16 to re-zone Pt Lot 1 SO 61 from Rural to Residential 5. The proposed rezoning is opposed on the following basis:

- The proposal is inconsistent with Part II of the Resource Management Act 1991 (Sections 5 & 7);
- The impacts on the high profile versatile soils are significant;
- The amenity effects on existing residents adjoining the site will be more than minor and no mitigation measures have been proposed;
- The potential traffic effects including traffic noise are more than minor;
- There is uncertainty of the servicing of the development, particularly with regard to water supply;
- The site contains a former landfill area which requires further investigation and resource consent under National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

7.2 We recommended that Council therefore decline the application for the Plan Change to re-zone the site from Rural to Residential 5.

7.3 Should Council decide to grant the application then we recommend the following:

- That a maximum building/dwelling height limit of 4.5 metres is imposed;
- That there is a minimum building yard setback of 10 metres from the eastern boundary of the site;
- That a noise or acoustic assessment is required detailing potential noise effects on existing adjoining residents including any potential mitigation measures if required;
- That the developer is responsible for 100% of the costs associated with providing new infrastructure to serve the site and shall also pay full financial and/or development contributions as appropriate and there shall be no increase in the rating requirements for existing properties;
- That the water supply including whether or not upgrading of existing infrastructure is required and there shall be no effects in supply and pressure on existing residents;
- That full investigation of the landfill is carried out including resource consents being obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health if required.



# **SUBMISSION FORM 5**

## **Clause 6 of First Schedule, Resource Management Act 1991**

### **Submission on publicly notified proposed District Plan - Private Plan Change 16: Formby Street Outram.**

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#### **Your name and contact details:**

**Your Full Name:** Patricia Allison Bosshard - Browne

**Full Postal Address:** Rapid 277 Murrays Road  
RD3 Middlemarch

**Telephone:** 464 3321 **Facsimile:**

**Email Address:**

I: ☒ **Do** / ☐ **Do Not** wish to be heard in support of this submission at the hearing

☒ If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

#### **The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

( I should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

- I oppose the above application.
- I submit that the D.C.C. should not extend building permits out side the existing Outram township boundary,
- By doing so you will require:
  - more services: better roading
  - create more pollution eventually having to provide public transport
  - For the population of Dunedin we should not, as it cannot be afforded.
  - you will spoil the exact character of Outram that attracts day visitors (its smallness.) + country ambience.

Farmland even in small blocks should be kept. Look at Chch + Auckland where food producing areas are now miles out + casual labour cannot get to to work as wages + expenses do not match.

**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

My reasons for this view is that our planning is generally too short term.

That our boundaries while there have no meaning

That there are numbers of subdivisions already in existence.

That the travel/transport bumps up the price of production. With building laws we are now heading towards monopolies & less workers.

We need to create a climate where now is seen as not always better & value the path we have all trodden.

X The DCC should stop settling presidents

**I seek the following decision from the Council:**

(Please give precise details.)

To not grant this application now or in the future!

Signature of submitter:

PA Besshard-Browne  
(or person authorised to sign on behalf of submitter)

Date:

9/7/2012

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this is self interest  
as is letter from Outram Publican

grows away from (enlarges)  
new of the type we know does not enhance rural charm  
as it no longer is of the small scale villages that we know  
the place

Otago Daily Times • Monday, June 25, 2012

## EDITORIAL

TO develop or not to develop. That is the question facing the Dunedin City Council later this year when it considers two separate bids to create subdivisions in the village of Outram.

Rural landowners are eyeing an opportunity for development and are seeking changes to the Dunedin District Plan, rezoning rural land for residential use. If the bid is successful, it will create room for more than 50 extra homes on sections ranging in size from 1000sq m to 2000sq m.

Both bids have been considered by the DCC planning and environment committee and accepted for notification with plan process hearings expected later this year.

Outram has long been considered by "townies" as something of a country backwater, a quaint Sunday drive destination where you stop for an ice cream or fresh fruit and vegetables while the Taieri River and Outram Glen provide a relaxing spot to cool off on a hot summer day. For others,

Outram is simply a place to drive though en-route to Middlemarch and beyond.

But to the hundreds of people who live in the area — and many are second and third generation family members who have returned to reside in Outram — it is a hidden gem. Now, it seems, the secret is out. The charm of Outram is obvious. Its river, walking tracks and country roads, which are ideal for cycling, give it an almost English village feel.

Consequently, homes offered for sale in the area are quickly snapped up, increasingly by families from "over the hill" in Dunedin looking for better weather and a more sedate lifestyle. Vacant sections suitable for building a home are difficult to come by. It seems the 50km-plus

round trip to Dunedin for work no longer seems a hindrance with better roads and more efficient vehicles making the commute a pleasant experience. The dairy industry boom has also attracted families to the Taieri Plain in search of work, adding more pressure to housing stocks.

But with demand comes opportunity. Both companies' applications argued rezoning was needed to meet demand for new houses in Outram, and said their plans represented a "logical

extension" of residential development in Outram. In reality, the amount of land to be developed is no longer sustainable as stand-alone farms or market gardens and fits naturally within the village boundary. In the 2006 census, Outram had a population of 682 and 249 homes. Those figures have increased since the last census. There is an excellent argument that another 50 homes will not be significant.

Local businesses, such as the store, hotel, cafes and craft shops,

as well as the thriving Outram School, would naturally welcome more residents. Tradesman and contractors within the area are also likely to benefit from any development opportunities.

However, there are fears the expansion of villages like Outram heighten the risk of spoiling all that makes the area so special. While neither subdivision is huge, the creation of any additional housing inevitably puts pressure on infrastructure, particularly in a small village. There will be more demands on water supplies, and stormwater systems. More septic tanks will be required and, while tank technology has improved significantly in recent years, they inevitably impact in some way on the environment.

These are factors the DCC must consider but should not be reason enough to reject the applications. Any concerns can likely be remedied with appropriate consent requirements. In many ways, the council has already paved the way for future developments, such as those proposed in Outram, with the release last October of its spatial plan, a planning vision for the city.

The draft document, which is now being "tweaked" after public consultation, identified future housing as a key issue for the city as planners look at ways to deal with an expected extra 7600 residential units needed in the city by 2031.

Provided the Outram subdivisions adhere to planning and environment guidelines set out by council, there is no reason the plan changes should not be approved, and the village still be able to retain its rural charm.

# Developing rural charm

The Otago Daily Times

DCC advice to existing businesses & in full travel the world. — pollution etc  
Cartoonist's view — Tremain

small is beautiful  
+ extra housing of 50 can only be a hindrance  
agents selling  
plans

S  
P  
C




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**Your name and contact details:**
**Your Full Name:** Raymond Jeffrey and Evelyn May BERRDSMORE

**Full Postal Address:** WOODSIDE MANOR, Woodside,  
No 1 RD, OUTRAM 9073

**Telephone:** 4861685 **Facsimile:** 4861685

**Email Address:** —

**I: Do/Do Not wish to be heard in support of this submission at the hearing**
**If others make a similar submission, I will consider presenting a joint case with them at a hearing.**  
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All

See attached Submission. 2 pages.



**Re. Private Plan Change 16, Formby St, Outram.**

**Our submission is as follows;**

**1**

**We have a number of concerns about this proposed plan change for the area known as 'The old Outram Tip'. This fact would make it an archaeological site and we trust this has been taken into account.**

**The lagoons of Outram used to breed mosquitoes and sandflies which were of great annoyance to nearby neighbours. How will these be controlled?**

**The lagoons exist because these low lying areas were part of the old Taieri river bed which filled to capacity in times of flooding. The Outram Flood Banks hold back the floods but with Global Warming and changing rain patterns we may see the next deluge breach the floodbank and what a catastrophe it would be. The more houses allowed, the greater the number of citizens at risk!**

**More people living in the township will create more septic waste. At some stage the water table will become contaminated and saturated requiring a proper disposal system for the town. More houses and people will hasten this necessity and burden the townsfolk with hefty rate increases to pay for a sewage system.**

**Formby Street has recently seen a lot of new housing and now the road is extremely congested especially at the Main Street end. For some reason, 'Townies' want kerbing, channelling and wide sealed footpaths. This has caused this congestion. Outram is a rural township and part of its character is its gravel footpaths and gravel edges to the roads.**

**Mosgiel and Allanton have had recent subdivisions and these sections should be supported and taken up as an alternative to Outram.**

**To allow this Plan Change will create a precedent and open the doors for others to follow!**

③ 23

2

Recent subdivisions in Outram have been removing exceptional high class soils that were available for horticultural and agricultural purposes. The exceptional climate in conjunction with these excellent soils make this a unique area of land for the production of food crops. By increment these soils are being lost forever to residential activity.

We believe that it is now time to stop and have a proper look at the overall situation for the area!

We will leave it to the Hearings Committee to make a wise decision on this Plan Change.



13/7/12

Ray and Eve Beardsmore.



PC16-24

**Teresa Gutteridge**

**From:** Paul Freeland  
**Sent:** Monday, 16 July 2012 08:46  
**To:** Teresa Gutteridge  
**Subject:** FW: Private Plan Change 16 Formby Street, Outram Submission  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Private Plan Change 16 Formby Street, Outram Submission#2.doc

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**From:** Sarah Valk [mailto:Sarah.Valk@orc.govt.nz]  
**Sent:** Friday, 13 July 2012 4:54 p.m.  
**To:** Paul Freeland  
**Subject:** Private Plan Change 16 Formby Street, Outram Submission  
**Importance:** High

Hi Paul

Fraser has now signed off on this submission, so please disregard my previous email as some changes have been made.

Cheers  
Sarah

\*\*\*\*\*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

\*\*\*\*\*

16/07/2012

RMA Form 5  
Submission on a publicly notified plan change  
*Clause 6 of First Schedule Resource Management Act 1991*

To: Dunedin City Council  
PO Box 5045  
Dunedin 9058

Name of submitter: Otago Regional Council

This is a submission on: Private Plan Change 16 (Formby Street, Outram)

The specific parts of the proposal that this submission relates to are:

1. Stormwater Quality and Quantity
2. Potential Regional Plan Consent Requirements
3. Potential Flood Protection Management Bylaw Approval Requirement

This submission is:

The Otago Regional Council (ORC) opposes this plan change.

**1. Stormwater Quality and Quantity**

Stormwater quality and quantity is an important matter in a greenfield development situation such as that proposed. This is shown through the Regional Policy Statement for Otago and the Regional Plan: Water for Otago, as detailed below.

The Regional Policy Statement for Otago Policy 6.5.5 states *"To promote a reduction in the adverse effects of contaminant discharges into Otago's water bodies through: (a) Adopting the existing water quality of Otago's water bodies as a minimum acceptable standard; and..."*

The Regional Plan: Water for Otago Policy 5.4.2 states *"In the management of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding, in preference to remedying or mitigating:... (2) Causing or exacerbating flooding, erosion, land instability, sedimentation or property damage."*

The Plan Change proposes that stormwater be discharged to the 'wetland' area within the subject site. The proposed development will increase the volume and rate of stormwater runoff and has the potential to decrease water quality.

The Plan Change does not sufficiently address these matters.

## 2. Potential Regional Plan Consent Requirements

### Potentially Contaminated Land

The Plan Change site is a known historic landfill area and has recently been used for commercial nursery operations. These activities may have resulted in land contamination. Under the Regional Plan: Waste for Otago the disturbance of contaminated land requires consent (Rule 5.6.1).

### Defence Against Water

The Plan Change proposal contains a plan titled *Calculation for Flood Storage* which indicates that a defence against water (bund) is to be created at RL106.8. Under the Regional Plan: Water for Otago the creation of a defence against water requires consent (Rule 14.3.2.1).

### Effluent Disposal

ORC notes that the applicant has resource consent for the disposal of effluent to land.

## 3. Potential Flood Protection Management Bylaw Approval Requirement

The 'wetland' partially contained within the subject site has been mapped as an overland flow path under the Proposed Flood Protection Management Bylaw 2012. Once adopted, any works associated with the 'wetland' may require Bylaw Approval, particularly the connection of any pipe, channel or other conduit.

### **The Otago Regional Council seeks the following from the Dunedin City Council:**

1. That the Dunedin City Council be assured that that the level of contamination is appropriate for rezoning for residential activity; and
2. That the applicant undertake further investigations to address stormwater quality and quantity issues in order to ensure that:
  - a. the rate of stormwater discharge remains equal to or less than that of pre-development; and
  - b. the quality of the water in that discharge remains equal to or better than that of pre-development.

The Otago Regional Council wishes to be heard in support of this submission.

.....  
Fraser McRae  
**Director Policy and Resource Planning**

13 July 2012

.....  
Date

Address for service of submitter: Otago Regional Council  
Private Bag 1954  
DUNEDIN  
Telephone: (03) 474 0827  
Email: [Sarah.Valk@orc.govt.nz](mailto:Sarah.Valk@orc.govt.nz)  
Contact person: Sarah Valk  
Resource Planner - Liaison

PC16-25

**Teresa Gutteridge**

**From:** Nic Jepson  
**Sent:** Friday, 13 July 2012 16:56  
**To:** Teresa Gutteridge  
**Subject:** FW: Plan Change 16: Formby Street Outram can i submitt this version with paragraphs instead?  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

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**From:** Teresa Stevenson  
**Sent:** Friday, 13 July 2012 04:52 PM  
**To:** Paul Freeland; planning@dcc.govt.nz  
**Cc:** Teresa Stevenson  
**Subject:** FW: Plan Change 16: Formby Street Outram can i submitt this version with paragraphs instead?

Hi here is my submission to Plan change 16, the electronic version i sent through changed the formate, and removed all paragraphs making is unreadable, could you submit this version instead, which is easier to read.

I am sorry my submission is so rushed, i hope it is okay - regards from Teresa.

---

**From:** planning@dcc.govt.nz [mailto:planning@dcc.govt.nz]  
**Sent:** Friday, 13 July 2012 04:39 p.m.  
**To:** teresa.stevenson@dcc.govt.nz  
**Subject:** Plan Change 16: Formby Street Outram Online Submission Receipt

Dear Teresa Stevenson

Thank-you for your submission to 'Plan Change 16: Formby Street Outram' via the online submission form. Below are the details of your feedback.

**Details of the submission****Your details**

**Applicant's full name:**  
Teresa Stevenson

**Full Address:**  
12 Harold Street North East Valley Dunedin

**Postcode:**  
9010

**Phone (Day):**  
03 4737587

**Phone (Evening):**

**Email Address:**

16/07/2012



teresa.stevenson@dcc.govt.nz

## Your submission

### I wish to be heard in support of this submission at the hearing

Yes

### If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes

### The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:

The council staff are likely to raise these issues under their evaluation, however their views are unknown until after the submission process, hence I raise the following issues which can be more fully covered during the hearing if necessary. I oppose the plan change, or the scale of the plan change, as proposed for the following reasons:

#### Precedent reasons:

1. This proposed plan change will set a precedent and result in more plan change applications being considered for low density residential activity on productive farming soils, in areas adjacent to existing R5. This precedent effect could spread creating a larger negative end result.
2. Allowing this plan change and supporting the argument that there is an under utilisation of existing services such as roading and reticulated water, will result in further expansions to dovetail with this or similar developments, hence no limit to the residential activity can be achieved.

#### No need for additional residential to warrant the negative effect of the loss of farm land:

3. There are sufficient existing urban and rural residential sites available in Dunedin (including the Mosgiel/Taieri area) to meet demand. Planning staff have indicated this to council previously. Therefore further residential activity is not necessary on productive soils, where reticulated sewage infrastructure is not provided.
4. There is no evidence that the 26 additional residential sites will add to the resilience of the existing Outram village. There is no indication that the proposed residential activity will be connected to local rural activity or Outram village activity.

#### Scale:

5. This proposed plan change increases the R5 area in Outram by a reasonable percentage; this combined with the possibility of other similar residential expansions will make the growth in residential and the loss of farm land a more than minor effect.

#### Infrastructure issues:

6. The infrastructure in Outram is currently insufficient for residential expansion as it has no reticulated sewage and this requires large sites for the discharge of sewage, hence additional residential activity results in a greater encroachment into the potentially productive farm land.
7. There have been previous requests to council for Outram to have reticulated sewage at a cost to the general ratepayer, this indicates a general dissatisfaction with septic tanks already in the area and the additional 26 residential activities will increase this pressure for the wider public to supply

reticulated sewage.

8. The Outram area does have reticulated water, with the resulting negative effect of a higher discharge of water into the septic and grey water systems, in comparison to areas with only rain water. This makes the area less suitable for further residential expansion without a reticulated sewage system.

9. The area includes a water draining area which may make the surrounding area unsuitable for residential as the activity and the hard surfaces associated with additional residential activity with intensify the run off and contamination effects.

Loss of potentially productive farm land:

10. The transfer of the land to the activity of low density residential will result in the loss of valuable farming soil being available for future generations for the purposes of agriculture and horticulture.

The need to consider alternatives that may mitigate negative effects:

11. The large size of the proposed residential sites are required for the discharge of sewage and would lead to the negative effect of requiring the use of larger amounts of agricultural land to achieve septic tanks. It would be preferable for the developer to consider mitigation options such as infill or a lesser number of smaller sites with suitable reticulated sewage supplied by the developer. The sites would need to be well designed to maintain rural amenity and a sense of connection to the neighbouring rural activity land and village activities. The lesser number and smaller sites would leave the balance of the site for agricultural purposes.

12. The developer could also consider the farm park or cluster model which could hold a lesser number of smaller residential sites, while the balance of the land was managed collectively for farming purposes and collective sewage discharge. This model would mitigate against the negative effect of the loss of productive farm land and have the benefit of ensuring a higher degree of linkage between the new residents and the farming land. In addition the smaller sites are more likely to attract lower valued homes with a lesser focus on commuting and greater resident utilisation of Outram services such as shops and school.

Other potential negative effects:

13. The effect of numerous shared driveways may have a negative effect on the residents sharing these driveways and those neighbouring the driveways.

14. The vesting of the proposed reserve land to council, may not match the priorities for council for additional reserve land, as other neighbourhoods with limited reserves may be a higher priority. Likewise maintenance of this proposed reserve land may not be the council's priority for reserve maintenance.

15. For the reasons outlined above the extension of 26 large residential sites in this area does not achieve the purposes of the Resource Management Act (1991) I therefore seek either a rejection of the plan change or a lesser number of smaller residential sites serviced by a more efficient shared sewage scheme, with the majority of the land on the site being retained for farming purposes for future generations.

**My submission is that:**

The council staff are likely to raise these issues under their evaluation, however their views are

unknown until after the submission process, hence I raise the following issues which can be more fully covered during the hearing if necessary. I oppose the plan change, or the scale of the plan change, as proposed for the following reasons:

Precedent reasons:

1. This proposed plan change will set a precedent and result in more plan change applications being considered for low density residential activity on productive farming soils, in areas adjacent to existing R5. This precedent effect could spread creating a larger negative end result.
2. Allowing this plan change and supporting the argument that there is an under utilisation of existing services such as roading and reticulated water, will result in further expansions to dovetail with this or similar developments, hence no limit to the residential activity can be achieved.

No need for additional residential to warrant the negative effect of the loss of farm land:

3. There are sufficient existing urban and rural residential sites available in Dunedin (including the Mosgiel/Taieri area) to meet demand. Planning staff have indicated this to council previously. Therefore further residential activity is not necessary on productive soils, where reticulated sewage infrastructure is not provided.
4. There is no evidence that the 26 additional residential sites will add to the resilience of the existing Outram village. There is no indication that the proposed residential activity will be connected to local rural activity or Outram village activity.

Scale:

5. This proposed plan change increases the R5 area in Outram by a reasonable percentage; this combined with the possibility of other similar residential expansions will make the growth in residential and the loss of farm land a more than minor effect.

Infrastructure issues:

6. The infrastructure in Outram is currently insufficient for residential expansion as it has no reticulated sewage and this requires large sites for the discharge of sewage, hence additional residential activity results in a greater encroachment into the potentially productive farm land.
7. There have been previous requests to council for Outram to have reticulated sewage at a cost to the general ratepayer, this indicates a general dissatisfaction with septic tanks already in the area and the additional 26 residential activities will increase this pressure for the wider public to supply reticulated sewage.
8. The Outram area does have reticulated water, with the resulting negative effect of a higher discharge of water into the septic and grey water systems, in comparison to areas with only rain water. This makes the area less suitable for further residential expansion without a reticulated sewage system.
9. The area includes a water draining area which may make the surrounding area unsuitable for residential as the activity and the hard surfaces associated with additional residential activity with intensify the run off and contamination effects.

Loss of potentially productive farm land:

10. The transfer of the land to the activity of low density residential will result in the loss of

valuable farming soil being available for future generations for the purposes of agriculture and horticulture.

The need to consider alternatives that may mitigate negative effects:

11. The large size of the proposed residential sites are required for the discharge of sewage and would lead to the negative effect of requiring the use of larger amounts of agricultural land to achieve septic tanks. It would be preferable for the developer to consider mitigation options such as infill or a lesser number of smaller sites with suitable reticulated sewage supplied by the developer. The sites would need to be well designed to maintain rural amenity and a sense of connection to the neighbouring rural activity land and village activities. The lesser number and smaller sites would leave the balance of the site for agricultural purposes.

12. The developer could also consider the farm park or cluster model which could hold a lesser number of smaller residential sites, while the balance of the land was managed collectively for farming purposes and collective sewage discharge. This model would mitigate against the negative effect of the loss of productive farm land and have the benefit of ensuring a higher degree of linkage between the new residents and the farming land. In addition the smaller sites are more likely to attract lower valued homes with a lesser focus on commuting and greater resident utilisation of Outram services such as shops and school.

Other potential negative effects:

13. The effect of numerous shared driveways may have a negative effect on the residents sharing these driveways and those neighbouring the driveways.

14. The vesting of the proposed reserve land to council, may not match the priorities for council for additional reserve land, as other neighbourhoods with limited reserves may be a higher priority. Likewise maintenance of this proposed reserve land may not be the council's priority for reserve maintenance.

15. For the reasons outlined above the extension of 26 large residential sites in this area does not achieve the purposes of the Resource Management Act (1991) I therefore seek either a rejection of the plan change or a lesser number of smaller residential sites serviced by a more efficient shared sewage scheme, with the majority of the land on the site being retained for farming purposes for future generations.

#### **I seek the following decision from the Council:**

I therefore seek either a rejection of the plan change or a lesser number of smaller residential sites serviced by a more efficient shared sewage scheme, with the majority of the land on the site being retained for farming purposes for future generations.

#### **Additional information**

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#### **Additional information**

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**DUNEDIN CITY**  
**COUNCIL**  
Kaitiaki-Matarua Otago

**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (If you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** planning@dcc.govt.nz

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: BRIAN FRANCIS DOHERTY

Full Postal Address: 9 HUNTLY ROAD

OUTRAM 9019

Telephone: 03 4861785

Facsimile: 03 4861895

Email Address: doherty1@xtra.co.nz

**I ~~Do~~/Do Not wish to be heard in support of this submission at the hearing**

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Issue 8.1.2 of D.P. ALTHOUGH THE NO OF PROPOSED SECTIONS IS SMALL IN RELATION TO LARGER DEVELOPMENTS, I DO NOT BELIEVE THAT THE EXISTING WATER RETICULATION OF OUTRAM HAS BEEN DESIGNED WITH THE CAPACITY TO SERVICE THIS DEVELOPMENT. ANY MODELLING HAS BEEN DONE ON ESTIMATED KNOWLEDGE OF PIPE AGE/CONDITION (ENERS REPORT). — OPPOSE

Issue 8.3.9. — I BELIEVE THAT EXISTING PROPERTIES TO PROPOSED DEVELOPMENT, IE FORMBY ST WILL NOT RETAIN THEIR VIEWS OF RURAL SURROUNDINGS FROM THE URBAN AREA, AS NEW HOUSING WILL OBSTRUCT THEIR PRESENT VISTAS. — OPPOSE

I DO NOT BELIEVE THAT THIS DEVELOPMENT WILL BRING "AFFORDABLE" HOUSING SECTIONS TO OUTRAM. NO ESTIMATE OF MARKET ASKING PRICE SUPPLIED.



**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

THE TOWNSHIP OF OUTRAM SHOULD EXPAND IN THE AREA TO THE NE OF THE TOWN, BOUNDED BY THE RIVER, MOUNTFORT ST, AND HOLYHEAD ST.

THIS AREA IS ALREADY EXPANDING WITH NEW HOUSING AND WOULD BE A LOGICAL PROGRESSION OF THE TOWN BOUNDARY.

**I seek the following decision from the Council:**

(Please give precise details.)

~~THAT~~ THAT COUNCIL OPPOSE THE PRIVATE PLAN CHANGE 16.

Signature of submitter:

*B. J. Kelly*

(or person authorised to sign on behalf of submitter)

Date: 13.07.12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)



**DUNEDIN CITY  
COUNCIL**  
*Kaunihera-a-rohe o Otago*

**SUBMISSION FORM 5**  
**Clause 6 of First Schedule, Resource Management Act 1991**

**Submission on publicly notified proposed  
District Plan - Private Plan Change 16: Formby Street Outram.**

**Submissions can be:**

**Posted to:** Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

**Delivered to:** Planning Enquiries, Customer Service Centre, Civic Centre, 50 The Octagon, Dunedin

**Faxed to:** 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

**Emailed to:** [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)

**Note to Submitter:** The closing date for serving submissions on the Dunedin City Council is **5pm Friday 13 July 2012.**

**Your name and contact details:**

Your Full Name: Trevor Alan Braid

Full Postal Address: 82 Formby Street  
Outram 9019.

Telephone: 03 4861837 Facsimile: 03 4861597

Email Address: barbarabraid@extra.co.nz

I: **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Delete the above statement if you would not consider presenting a joint case at a hearing)

**The specific provisions of Proposed District Plan Private Plan Change 16: Formby Street Outram that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I oppose the proposed plan change.

My objection is based on the continued development of Outram without a sewerage system

PFO



**My submission is that:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

As an adjacent land owner who has to deal with part of Outrams storm water on my property and the ground water affected by ~~the~~ Outrams Septic Tanks I would like to see an improvement to this situation.

I did my own subdivision about 11 years ago and would not have gone ahead if I could not have got approval for the sewerage scheme I installed for the 20 lot subdivision

**I seek the following decision from the Council:**

(Please give precise details.)

To delay the subdivision until a better way of dealing with septic sewerage is provided.

Signature of submitter:

*Y. Braid*  
(or person authorised to sign on behalf of submitter)

Date: 11-7-12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz)