

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2021-619

Applicant: Jessica-Lea Thompson and Joe Junior Taylor

Site Address: 317 Chain Hills Road Taieri

Description of Proposal: To establish a residential dwelling on the site

☒ **We wish to lodge a submission on the above resource consent application (please read privacy statement):**

Your Full Name:

Michael Grant Rogan and Kristina Lucas and Flamingo Trustee Limited

Postal Address:

Telephone:

I wish the following:

I would like my:

I ~~Am~~/Am Not (delete one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Trade competitors only:

I ~~Am~~/Am Not (delete one) directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Note: If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

I: ~~Support/Neutral~~/Oppose this Application (choose one)

The specific parts of the application that this submission relates to are [give details]:

Compliance with DCC 2GP policy 16.2.1.7

Inconsistency of details of plans and reports

Affects on other parties

Please attach other pages as required

My submission is [Include the reasons for your views]:

Please refer to attached document

Please attach other pages as required

I seek the following decision from the Council [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Total compliance of DCC 2 GP Policy with certainty of current and future position
Certainty of Buildings and Amenities to enable assessment of affects on other parties.

Please attach other pages as required

Note: If you have a right of appeal under section 120 of the Resource Management Act 1991, you may appeal only respect of a matter raised in your submission (excluding any part of the submission that is struck out).

I: **Do/Do Not** wish to be heard in support of this submission at a hearing (delete one)

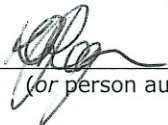
If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes ☒ No ☐ (tick one)

I request, pursuant to section 100A of the Resource Management Act 1991, that you delegate your functions, powers, and duties required to hear and decide the application to 1 or more hearings commissioners who are not members of the Council

Yes ☐ No ☐ (tick one)

Note: If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter:  (or person authorised to sign on behalf of submitter)

Date: 22/3/22

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Wednesday 22 March 2023 midnight**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/- 32 Paterson Road, RD 2 Mosgiel 9092 or email to thompjessica@gmail.com

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the limited notified resource consent process.

Strike Out: Please note that your submission (or part of your submission) may be struck out if the Council is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

9TH March 2023

Ref :317 Chain Hills Road

We currently Oppose this Application as we feel there are at present inconsistencies and issues yet to be resolved.

INITIAL APPLICATION OCTOBER 2021

This Application obtained the written approval of only 2 Affected persons who signed the plans of the proposal. Were any of the other potentially affected parties on the property's boundary approached?

Under this initial submission

" Since 1993 in which time she has restored native bush to the majority of the site to encourage the local birdlife to return and flourish"

APPROACH FROM APPLICANT

Submission Dated October 2021

"Approval was not sought from adjoining neighbours at 34 ... Paterson Road due to the location of the proposed dwelling being more than 100 metres away from the adjoining boundaries "

Subsequent to this under the **Proposed Building Platform** :The Platform "is expected to be ... located: ... - 40 Metres from the Boundary of the adjoining property at 34 Paterson Road"

We were only first approached to sign consent on 31st July 2022 with a very brief description "build a residential dwelling "accompanied by an Aerial photo with an "X" on it and a cover note "any questions give us a bell". Due to a lack of detail, we would not sign "we have read and understand the application as described above and have signed and dated the application and plans attached"

We were then asked on the 5 December 2022 to sign a 30 page document which was also refused on the basis that we would not sign a document we had not had the opportunity to read and therefore could not agree with at that time.

On the 8th of December we had a follow up call at which time I indicated after a quick read we had an issue agreeing to some of the content in the report from Ahika Consulting dated 10 October 2022. However, we would go over the detail more thoroughly.

On the 13th of December I took another call and said we will not agree to the Ahika report in its current form.

We note that the Applicant has agreed with the Ahika report on 19 January 2023

AHIKA CONSULTING REPORT

"This application is supported by an Ecological assessment undertaken by Ahika Consulting".

The Ahika report from 13 October 2021 identifies 8 plant species Native to the area, now increased to 9 in the report dated 10 October 2022 **totally consistent with the previous owner's endeavours**. Yet the report also adds on Page 4 "Currently, the vegetation types at the property have low ecological value and do not meet any of the significance criteria in Policy 2.2.3.2 of the Dunedin City Council 2GP"

The report also identifies species likely in the original forests of the area Page 7 however recommends moderate to low planting of species considered to be "at risk-declining or threatened either Nationally Vulnerable or Naturally Uncommon."

Under DCC 2GP policy 16.2.1.7 should these not be the focus to strive toward "a significant contribution to the enhancement or protection of biodiversity values"?

In the subsequent report dated 10 October 2022 page 7 it is clear the property is surrounded by existing native bush already, replicating these areas is not necessarily a significant enhancement.

We also note some of the Herbicide spraying programme in Table 3 is during flowering and or fruiting time.

"Ahika conducted a thorough investigation onsite" in addition to this Mr Richard Ewans meet on site with the Applicant 1 Oct 2021. The Ahika Restoration plan dated 10 October 2022 concludes:

"No indigenous fauna were observed at the site"

Is this conclusion consistent with the observations of Mr Ewans 1 Oct 2021?

We have resided at our property since May 2007 and see Indigenous fauna every day. Including Forest Birds, Reptiles & Insects

The applicant once told me the attraction to their current residence was due to the presence of Native Birdlife

The marketing material for the sale of properties on the boundary made specific reference to "prolific birdsong" (41 Paterson Road). "A haven for Tuis, Bellbirds and Pigeon" (39 Paterson Road)

We disagree with this conclusion from the report and given that the report "is in order to find a pathway though the policy relying on Y.ii" we expect this conclusion to be justified and thoroughly investigated. Thus requiring a census to be carried out to establish the current population of indigenous fauna thereby establishing a starting measure to compare with in the future.

Mandatory timelines not "Planting timelines are primarily driven by landowners fund and resources" (Page 7) we note much of the narrative throughout the report is lacks certainty and is primarily recommendation only.

Under policy 16.2.1.7 there is a requirement for "long term management and or capital investment"

HILLS SLOPES RURAL ZONE

"The neighbours at 34 Paterson Road...would have a reasonable expectation that the neighbouring site would not be used for residential activity."

To have certainty we would like to see profiles of any intended structures to establish to what degree they are compromising all affected parties.

BUILDING PLATFORM

Submission Dated October 2021

Proposed Building Platform: The Platform "is expected to be approximately 1500 Square metres"

In the request for further information from the DCC 29th November the proposed building platform is stated as 300 square metres on Page 2 contrary to above.

HAZARDS

"The site at 317 Chain Hills Road shows a historical natural hazard in the form of instable land movement" is the proposed overflow from the water tanks onto one of the landslide areas highlighted page 3 Figure 2 of the Geosolve Report?

We are aware of springs and high saturation areas in at least the surrounding area.

DUNEDIN AIRPORT APPROVAL

Has approval also been requested from Taieri Airdrome or Helicopter Otago and others, which regularly fly directly over the property at lower altitude.

SHED

There is very little reference to the shed in the plans or Landscape assessment report.

What is the intention for storm water and waste from this building?

LANDSCAPE EFFECTS ASSESSMENT REPORT

There is no mention in this report for the Large Bluegum on the west boundary of the property are these to be felled, topped or remain untouched?

Figure7 (a) of the Landscape Mitigation plan shows a different location of the water tanks from the Septic tank plan dated 17 February 2023.

ADDITIONAL INFORMATION

In the interests of full disclosure we would have expected to have been provided with a copy of the Notification Assessment dated the 7 February 2023 to accompany the other correspondence we received on 24th February 2023. We reserve the right to refer to this Assessment once provided.