

Resource Consent Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): David Cismeciak & Katrina Jean Gale

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property): 63 Bell St, Outram, Otago 909

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)): Dean Wainock & Outha Vets

to (description of proposed activity):

Subdivision of the site into two allotments and establishment of a vet practice on the vacant lot.

on the following property (address of application site): 60 Bell Street, Outram

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed:

[Signature] [Signature]

Date:

20/3/24 Telephone: 0274989205

Contact person (name, and designation if applicable): David Gale

Postal address: 63 Bell St, Outram

Email address:

Telephone:

Method of service: ☒ Email ☐ Post ☐ Other

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz



Written Approval of Affected Person(s) in Relation to an Application for Resource Consent under the Resource Management Act 1991

Introduction

Any proposal to do something that is not a Permitted Activity in the Dunedin City District Plan requires a Resource Consent.

If you have been asked to sign this form, it will be because your neighbour proposes to do something that is not a Permitted Activity, and therefore their proposal requires a Resource Consent. This is not a bad thing in itself, but the Resource Consent process provides the opportunity to determine whether the proposal can be granted consent in terms of the Resource Management Act 1991.

Why is your written approval required?

If an application for a Resource Consent is to be processed as a non-notified application, the Resource Management Act 1991 requires that:

- The activity have or be likely to have adverse effects on the environment that are no more than minor; and
- Written approval be obtained from all affected persons, in relation to an activity, if the activity's adverse effects on the parties are minor or more than minor (but are not less than minor).

If you have been asked to give your written approval it is because you may be adversely affected by the proposed activity. However, just because your written approval is being sought does not mean that you are definitely adversely affected. The affected persons written approval process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are adversely affected and/or the degree to which you may be adversely affected.

What should you do?

If you are asked to give your written approval to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Request that your neighbour (or their representative) explain the proposal clearly and fully to you.
2. Study the application and associated plans for the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you are quite entitled to wait until they are available.
3. Decide whether the proposal will adversely affect you or your property and, if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant for more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its adverse effects on you.
4. If you are satisfied that the proposed activity will not adversely affect you, complete and sign the affected person's written approval form on the reverse side of this page and sign a copy of the associated plans. If you wish to give written approval to the proposed activity subject to conditions, these should be discussed with your neighbour (or their representative) directly and a satisfactory conclusion reached before your written

approval is given. This may require your neighbour amending the application or plans, or entering into a private (side) agreement with you. The Council will not enter into any negotiations on the subject.

5. Return all documentation to your neighbour (or their representative).

Please note that:

- You do not have to give written approval if you are unhappy with what is being proposed;
- The Council will not get involved in any negotiations between you and the applicant;
- The Council will not accept conditional written approvals;
- Side agreements do not bind the Council in any way.

Important information

Please note that even though you may sign the affected person(s) written approval form, the Council must still give full consideration to the application in terms of the Resource Management Act 1991. However, **if you give your approval to the application, the Council cannot have regard to any actual or potential effects that the proposal may have on you.** If Resource Consent is granted by the Council there is no way for either you or the Council to retract the Resource Consent later. You are therefore encouraged to weigh up all the effects of the proposed activity before giving written approval to it.

If you do not give your approval, and you are considered to be an adversely affected party, then the application must be treated as a limited notified or publicly notified application, as a result of which you will have a formal right of objection by way of submission.

If the proposal requires resource consent and you change your mind after giving your written approval to the proposed activity, your written approval may only be withdrawn and the effects on you considered for the notification decision if a final decision on affected parties has not already been made by the Council. Accordingly, you need to contact the Council immediately if you do wish to withdraw your written approval.

If the Council determines that the activity is a deemed permitted boundary activity under section 228A of the Resource Management Act 1991, your written approval cannot be withdrawn if this process is followed instead.

For further information

Read the Council's "Written Approvals of Affected Persons - What Are They?" pamphlet.

Refer to the Ministry for the Environment's publication "Your Rights as an Affected Person" available on www.mfe.govt.nz.

Privacy: Please note that written approvals form part of the application for resource consent and are public documents. Your name, and any other details you provide, are public documents and will be made available upon request from the media and the public. Your written approval will only be used for the purpose of this resource consent application.

Sweep Consultancy Limited
P.O. Box 5724, Dunedin 9054
email: emma@sweepconsultancy.co.nz
mobile: 0274 822 214
www.sweepconsultancy.co.nz

13 February 2024

Dear Sir / Madam,

We have been engaged by Dean & Carryn Warnock and Clutha Vets to prepare and lodge with Dunedin City Council an application for resource consent for:

- subdivision of a property legally described as Lot 3 DP 362560 contained in record of title 255260 located at 60 Bell Street, Outram (**site**);
- land use for a vet practice.

The site contains approximately 8,997m² and is zoned *Taieri Plain Rural*. There are a number of other mapped areas and overlays relating to the site being: *Groundwater Protection Mapped Area, High Class Soils Mapped Area, Hazard 2 (flood) Overlay Zone and Swale Mapped Area*.

Dean & Carryn and Clutha Vets seek affected parties' consent from you as the owner/occupier of your property, to the proposed subdivision of the site and establishment of vet practice on one of the resultant lots.

We have included the following information:

1. A copy of the application form (please refer to Attachment 1).
2. Copies of the subdivision scheme plan (please refer to Attachment 2a), site layout for the vet practice (please refer to Attachment 2b) and elevations for the vet practice (please refer to Attachment 2c).
3. A preliminary assessment of environmental effects (please refer to Attachment 3). Please let us know if you would like the full assessment of environmental effects emailed to you.

Once you have read this information, if you are satisfied that, in your assessment, there will be no adverse effects to your property, then please complete and sign the affected party's consent form and initial one of the copies of this letter (including all pages and attachments).

The other copy of the affected party's consent form and letter with attachments is for your records. We thank you for your time and please contact Emma Peters of our office if you have any questions.

Regards,



Emma Peters
Consultant
Sweep Consultancy Limited



Initials of Affected Party: _____

ATTACHMENT 1: Application Form



APPLICATION FORM FOR A RESOURCE CONSENT

PLEASE FILL IN ALL THE FIELDS

Application details

I/we: Mr Dean Warnock & Ms Carryn Warnock and Clutha Veterinary Association Incorporated
(must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable. In those situations, use the trustee(s) and director(s) names instead) hereby apply for:
☒ Land Use Consent ☒ Subdivision Consent

I opt out of the fast-track consent process: ☒ Yes ☐ No
(only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity:
See attached AEE.

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA: ☒ No

Site location/description

I am/We are the: ☒ owner, ☐ occupier, ☐ lessee, ☒ prospective purchaser etc) of the site (tick one)

Street address of site: 60 Bell Street, Outram

Legal description: Lot 3 Deposited Plan 362560

Certificate of Title: 255260

Contact details

Name: Emma Peters, Consultant, Sweep Consultancy Limited ☐ applicant ☒ agent (tick one)

Address: P.O. Box 5724 Dunedin

Postcode: 9054

Phone (daytime): 0274822214 Email: emma@sweepconsultancy.co.nz

Chosen contact method

(this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service (tick one): ☒ Email ☐ Post ☐ Other

Ownership of the site

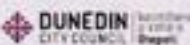
Who is the current owner of the site? Mr Dean Warnock & Ms Carryn Warnock

If the applicant is not the site owner, please provide the site owner's contact details:

Address:

Postcode:

Phone (daytime): Email:

Page 1 of 7

Initials of Affected Party

Planning Application Fees Payment Details (Who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email planning@dc.govt.nz

Deposit Payment Payee Details:

Full Name of Deposit Payee (Person or Company): Clutha Veterinary Association Incorporated

Mailing Address of Deposit Payee (please provide PO Box number where available):

C/o Sweep Consultancy Limited, P.O. Box 5724 Dunedin 9054

Email Address of Deposit Payee: C/o-emma@sweepconsultancy.co.nz

Daytime contact phone number: C/o- 0274822214

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unused, it will be refunded to the payee.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email developmentcontributions@dc.govt.nz

Occupation of the site

Please list the full name and address of each occupier of the site:

Mr Dean Warnock & Ms Carryn Warnock

Page 2 of 7

Initials of Affected Party

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

Please see attached AEE.

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Please see attached AEE.

(Attach separate sheets if necessary)

Page 3 of 7

Initials of Affected Party

District plan zoning

What is the District Plan zoning of the site? Taiari Plain Rural Zone

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Hazard 2 (flood) Overlay Zone
Groundwater Protection Mapped Area
Swale Mapped Area
High Class Soils Mapped Area

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Please see attached AEE.

Affected persons' approvals

If we have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name:

David Gale

Address:

63 Bell St

Name:

Katrina Gale

Address:

63 Bell St

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. I.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991 (RMA) provides some guidance as to what to include.

Please see attached AEE.

(Attach separate sheets if necessary)

Page 4 of 7

Initials of Affected Party

The following additional Resource Consents from the Otago Regional Council are required and have been applied for: ☐ Yes ☐ No
☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☐ Not applicable

Assessment of Objectives and Policies

In this Section you need to consider and assess how your application proposal aligns with the relevant objectives and policies in the District Plan relating to your activity. If your proposal is a discretionary or non-complying activity under the District Plan more attention to the assessment will be necessary as the objectives and policies of the District Plan may not always be in support of the proposed activity.

Please see attached AEE.

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of: ☒ Applicant ☐ Agent tick one:

Emma Peters, Consultant, Sweep Consultancy Limited

21/9/2023

Date:

Page 5 of 7

Initials of Affected Party

Privacy - Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsman.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Māori or disclosing location of wahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

IN WRITING: Dunedin City Council, PO Box 3845, Dunedin 9054

IN PERSON: Customer Services Centre, Ground Floor, Civic Centre, 30 The Octagon

BY PHONE: (03) 477 4000

BY EMAIL: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz

Information requirements

- ☐ Completed and Signed Application Form
- ☐ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Written Approvals
- ☐ Payee details
- ☐ Application fee (cash, effpos, direct credit or credit card (surcharge may apply))
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons

In addition, subdivision applications also need the following information:

- ☐ Number of existing lots
- ☐ Number of proposed lots
- ☐ Total area of subdivision
- ☐ The position of all new boundaries

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

Page 6 of 7

Initials of Affected Party.....

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information)? ☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments:

If this subdivision does go ahead
we would like to see the road
tidied up for vehicles turning
into the property & going out.
Herb to channelling on both sides
of the road since its going
to be a commercial operation

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____

Date: _____

Page 7 of 7

Initials of Affected Party: _____

Lot 1
DP 362560
4000m²

Lot 2
DP 362560
5100m²

Bell Street
Legal - Street

Proposed Vet Clinic

House

Shed

Entrances:
Existing Entrance to relocate
Proposed Entrance
Proposed Exit
Ex Entrance

Setbacks:
22.9
23.5
23.5
23.5

Other Labels:
DP 23553
3
F20

North Arrow

Applicant: DC & CIL Warnock
Comprising in: RT 255260
Local Authority: Dunedin City
Date: 4 October 2023

Notes:
1. Changes may occur to the layout of the proposed owner as a result of Resource Consent conditions.
2. Areas and dimensions on this plan may be subject to change following final consent.

Ref: Warnock
1

Scale: 1:1000

Interest of Affected Party

115



1000

**PROBABLY
NOT FROM CHESTERMAN**
4000 20th St. N. #100
Edmonton, AB T6A 1A1

GENERAL AREA: ☐ GENERAL DATE: ☐ DATE TIME: ☐ TIME NAME: ☐ NAME ADDRESS: ☐ ADDRESS CITY: ☐ CITY STATE: ☐ STATE ZIP: ☐ ZIP PHONE: ☐ PHONE FAX: ☐ FAX E-MAIL: ☐ E-MAIL WEBSITE: ☐ WEBSITE COMMENTS: ☐ COMMENTS		WJ CADZOW 2000 W. 10th St. Suite 100 Minneapolis, MN 55408 (612) 338-1111 www.wjcadzow.com	
---	--	--	--

Initials of Affected Party

MO.02
Affected Party

ATTACHMENT 2b: Site Plan for Vet Practice.



Site Plan Overlay



Scale: 1" = 100'

CADZOW A DIVISION OF	
Prepared For: City of St. Louis Project: St. Louis Vet Practice Address: 1000 N. 1st St. City: St. Louis, MO 63102 Date: 1/15/15 By: John Doe	
Sheet No. 10.03 Total Sheets 10	Date: 1/15/15 By: John Doe

includes of Affected PM

[Handwritten signature]

ATTACHMENT 3: Preliminary Assessment of Environmental Effects

Introduction

The subject property is located at 60 Bell Street, Outram, legally described as Lot 3 DP 362560 contained in record of title 255260 (site) and contains approximately 8,997m². The site is zoned *Taieri Plain Rural* pursuant to the Second Generation (Appeals Version) Dunedin City District Plan (2GP). There are a number of mapped areas and overlays relating to the site being: *Groundwater Protection Mapped Area, High Class Soils Mapped Area, Hazard 2 (flood) Overlay Zone and Swale Mapped Area*.

The owners of the site, Dean and Carryn Warnock, have entered into a sale and purchase agreement with Clutha Vets which is subject to resource consent being obtained for the subdivision of the site into two lots and land use consent to establish a vet practice on one of the lots. The subdivision scheme plan is attached at Attachment 2a with the vet practice site lay out attached at Attachment 2b and elevations attached at Attachment 2c.

2GP Rules

Resource consent is primarily required because:

- The allotments resulting from the subdivision will not meet the minimum site size of 40 hectares required by Rule 16.7.4.1.g.
- Veterinary services (large animal practice) have an activity status of restricted discretionary pursuant to Rule 16.3.3.37.
- The earthworks may not meet the relevant earthworks small-scale thresholds set out in Rule 8A.5.1.

Preliminary Assessment of Effects

This preliminary assessment of effects of the proposed subdivision and land use covers:

- Character and amenity of the area.
- Transportation.
- Services.
- Flood hazard overlay and swale mapped area.
- High Class Soils



Character and Amenity of the Area

The site is located adjacent to the township of Outram. Bell Street is a busy arterial route connecting Outram to Allanton and SH1. There is a reserve area on the corner of Huntley Road and Bell Street. Bell Street has a reasonably wide verge of approximately 10m on the left hand side heading to Outram with several homes on residential sized sections directly opposite the site. These existing homes are all set back a minimum of approximately 9m from the road boundary (so at minimum approximately 20m from the road formation).

Views into the site are limited due to the existing site boundary plantings consisting of closely planted poplars of approximately 4m in height.

The proposed subdivision will result in two lots: one containing Dean's and Carryn's existing dwelling and the other will contain the vet practice. The vet practice is to be located in what are currently paddocks and the construction of the vet practice will result in a change in the character and amenity of the area.

However, any adverse effects on the character and amenity of the area will be mitigated by:

- the vet practice building being single story with a height limit of 7m;
- the vet practice building being in the rural vernacular with exterior cladding consisting of timber weatherboards, stone and coloursteel as shown in the elevations attached at Attachment 2c;
- compliance with required boundary setbacks; and
- the landscaping including road boundary treatment.

Transportation

Bell Street is classified as an arterial road in the 2GP roading hierarchy and, therefore, is considered capable of absorbing the traffic associated with the vet practice. Care has been taken in the location of the entry and exit to the vet practice, particularly in relation to the driveways to 55, 59 and 63 Bell Street.

The points of access to Bell Street all have sufficient sight distances for safe operation.



Services

Potable water will be supplied to the vet practice via connection to Outram water supply (the site is within the potable water service boundary for Outram); or, if such connection is not approved by Dunedin City Council, collection of rainwater from non-toxic roof surfaces with the rainwater being stored in tanks. There is a fire hydrant directly outside the site which meets fire fighting requirements. Waste water will be treated and disposed of on site via, at minimum, a secondary treatment system and appropriately located and designed dispersal field.

Like all residences in Outram, resource consent will need to be obtained from Otago Regional Council for the discharge of treated human effluent to ground as the dispersal field will be located within a groundwater protection mapped area.

Flood Hazard Overlay & Swale Mapped Area

The site is located behind the Taieri River flood bank with recent work undertaken to put a weighting blanket in place for the flood bank. The vet practice will not be located in the mapped swale area on the site. Care will be taken to ensure that site layout and development does not cause a downstream stormwater management issue for adjoining landowners.

High Class Soils

The top soils removed for the vet practice will be retained on site.

Conclusion

For the reasons given above any adverse effects resulting from the proposed subdivision and vet practice will be in the range of less than minor to no more than minor.



APPENDIX 2:
SUBMISSION RECEIVED

From: [Dave Young](#)
To: [Resource Consent Submissions](#)
Subject: SUB-2023-132, LUC-2023-376, LUC-2023-377
Date: Friday, 26 April 2024 09:12:35 p.m.
Attachments: [Submission from 13-B.jpg](#)
[SUB-2023-132, LUC-2023-376, LUC-2023-377.pdf](#)
[Submission from 13-A.jpg](#)

Please find attached a submission concerning Resource Consent SUB-2023-132, LUC-2023-376, LUC-2023-377

Regards

Christina and David Young

SUBMISSION FORM 13
Submission concerning resource consent on limited notified application under section 95B, Resource Management Act 1991

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

Resource Consent Number: SUB-2023-132, LUC-2023-376 & LUC-2023-377
Site Address: 60 Bell Street, Outram
Description of Proposal: Undertake a two-lot subdivision of a rural zoned site containing an existing residential activity (SUB-2023-132). Establish a veterinary clinic on Lot 1 of the subdivision (LUC-2023-377) and retain the existing residential activity on an undersized site, being Lot 2 of the subdivision (LUC-2023-376).
Applicant: Clutha Veterinary Association Incorporated

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

Your Full Name: David John & Christina Kathleen Young
Postal Address: 55 Bell Street
Outram Post Code: 9019
OTAGO
Telephone: 021 883 244 Email Address: dceyoung3@gmail.com

I wish the following to be used as the address for service (choose one): email post other:

I would like my contact details to be withheld: Yes ☒ No ☐ (tick one)

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):

Please see attached

Please attach other pages as required

My submission is (include the reasons for your views):

Please see attached

PLEASE TURN OVER

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]:

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 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)

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

Date: 23/04/2024

Notes to Submitters:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Tuesday, 30 April 2024 at 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 **Clutha Veterinary Association Incorporated, C/- Emma Peters, Sweeno Consultancy Ltd, PO Box 5724, Dunedin 9054** or email emma@sweenoconsultancy.co.nz

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.

Resource Consent Number: SUB-2023-132, LUC-2023-376, LUC-2023-377

Applicant: Clutha Veterinary Association Incorporated

Site Address: 60 Bell Street, Outram

Specific parts of the application that this submission relates to are:

We are not opposing the subdivision of the site but are opposing the intended establishment of a veterinary practice on this site.

Our submission is:

The following outline our main concerns in relation to the proposed establishment of a veterinary practice:

- Traffic management is a significant area of concern. The speed limit along this part of Bell Street/Allenton Road is 50 kph. Very few vehicles travel at this speed, with many exceeding this speed limit. Increasing traffic exiting and entering this stretch of road will create an increased risk of accidents, which would occur immediately opposite our home. Heavy traffic, horse floats/trucks, etc, entering and exiting the proposed practice would create additional hazards along with the noise impact of engine breaking and accelerating. Again, this would directly impact our property. This part of the road is well used by cyclists and walkers and the increase in traffic would create additional risks. Any potential work to mitigate the increased risks could impact on our road frontage and vehicle entrance.
- The hours of business are not clearly defined which creates a concern that there will be the potential for increased traffic and noise at night and on weekends. There are no guarantees that an extension of hours may be considered in the future, creating further uncertainty.
- The draft plan includes an outdoor dog run. If large numbers of dogs are kept onsite, and potentially overnight, this could generate additional noise. Staff checking on animals, out of usual business hours, would also create additional noise.
- We are aware that some veterinary practices offer a cremation service for pet owners. In a residential/lifestyle area this would not be acceptable.

We seek the following decision from the Council:

As stated earlier, we are not opposed to the potential subdivision of the land but are opposed to the establishment of a commercial business. We would ask that the Council does not agree to the application, from Clutha Veterinary Association Incorporated, for the establishment of a veterinary practice on this site.