

APPENDIX 2: SUBMISSIONS RECEIVED

5 October 2016

City Planning
Dunedin City Council
50 The Octagon
Dunedin

By hand

Dear Sir/Madam

NOTIFIED RESOURCE CONSENT APPLICATION - LUC-2016-129 - VERKERK STORES LIMITED (L B VERKERK) - 138 UNION STREET EAST, DUNEDIN

We attach Submission (also emailed) on behalf of our client, She Chun Choie. A copy has been posted to the Applicant.

Yours faithfully

WILKINSON RODGERS



DICK CRUSH
Partner

Email: dick.crush@wrlawyers.co.nz

DC-925559-301-8-V1





DUNEDIN CITY
COUNCIL
Kaurihera-a-rohe o Otago

SUBMISSION FORM 13

Submission concerning resource consent on limited notified application under sections 95B.

Sections 95B, Resource Management Act 1991

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

Resource Consent Number:

LUC-2016-129

Applicant: Verkerk Stores Limited (L B Verkerk)

Site Address:

138 Union Street Dunedin

Description of Proposal:

Resource consent is sought to establish a new three storey mixed commercial/residential building to replace the existing single storey commercial building.

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: She Chun Choie

Address for Service (Postal Address):



Dunedin

Post Code: 9010

Telephone:



Facsimile:

Email Address:

I: **Support/Neutral/Oppose** this Application

I: **Do/Do-Not** wish to be heard in support of this submission at a 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)

Please use the back of this form or attach other pages as required

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

See attached

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

See attached

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

See attached

Signature of submitter:

She Chun Choie
(or person authorised to sign on behalf of submitter)

Date:

4/10/16

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Wednesday, 5th October 2016 at 5pm. 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/O Gary Todd Architecture Limited, 18 Estuary Crescent, Fairfield, Dunedin 9018.

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 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 notified resource consent process.

Resource Consent Application No. LUC-2016-129

Name of Applicants: Verkerk Stores Limited (LB Verkerk)

Location of Site 138 Union Street East, Dunedin

SUBMISSION

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

We are opposed to the breach of the height restrictions which will occur as a consequence of the proposed design of the building.

My submission is:

The suggestion that any impact on our property at 74 Forth Street is minor is quite incorrect. The application appears to wish to create the impression that there are only windows to utility rooms in the wall of our units facing 138 Union Street. This is not correct. There are bedrooms on this wall which are presently served by windows facing 138 Union Street. The proposed building will have a serious impact on light.

Our residential property will be impacted both by the 2.6m wall to be constructed on the boundary and by the shading arising as a consequence of the height of the proposed building.

The reduction of light alone will create a depressing environment and the shading and reduction of airflow will create a damp environment with health implications for the residents in our property. Their privacy will also be adversely affected.

In our submission, the Council must give consideration to the maintenance of a healthy environment in student residential areas. The applicant is seeking to maximise its return on a commercial site by adding tiers of residential accommodation to a commercial premise. This should not be permitted at the expense of adjoining residential use. When we developed our property, we did so in the knowledge that the commercial use of the adjoining site dictated that its ongoing use as a dairy style business gave us reasonable confidence that our access to light and air would remain unimpeded. This is a dramatic change to the neighbourhood and its effects on our property are serious.

The decision I wish the Council to make is:

We wish the Council to decline all aspect of the application which breach bulk and location requirements and in particular height requirements.