

04 MAR 2021

BY:

SECOND
GENERATION
DISTRICT PLAN

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

SUBMISSION FORM 5

CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

This is a submission on Variation 2 to the Second Generation Dunedin City District Plan (2GP). Your submission must be lodged with the Dunedin City Council by midnight on 4 March 2021. All parts of the form must be completed.

Privacy

Please note that submissions are public. Your name, organisation, contact details and submission will be included in papers that are available to the media and the public, including publication on the DCC website, and will be used for processes associated with Variation 2. This information may also be used for statistical and reporting purposes. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at dcc@dcc.govt.nz or 03 477 4000.

Make your submission

Online: www.dunedin.govt.nz/2GP-variation-2 | **Email:** districtplansubmissions@dcc.govt.nz

Post to: Submission on Variation 2, Dunedin City Council, PO Box 5045, Dunedin 9054

Deliver to: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

Submitter details (You must supply a postal and/or electronic address for service)

First name: James + Mary Murphy

Last name: Murphy

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 191 Wakariki Road

Suburb: Helensburgh

City/town: Dunedin

Postcode: 9010

Email address: marymilomurphy@gmail.com

Trade competition

Please note: If you are a person who could gain an advantage in trade competition through your submission, your right to make a submission may be limited by clause 6(4), Schedule 1 of the Resource Management Act.

I could gain an advantage in trade competition through this submission: ☒ Yes ☐ No

If you answered yes, you could gain an advantage in trade competition through this submission, please select an answer:

- Yes No My submission relates to an effect that I am directly affected by and that:
- adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

Submission

Submissions on Variation 2 can only be made on the provisions or mapping, which are proposed to change or alternatives that are clearly within the scope of the 'purpose of the proposals', as stated in the Section 32 report. Submissions on other aspects of the 2GP are not allowed as part of this process.

You must indicate which parts of the variation your submission relates to. You can do this by either:

- making a submission on the Variation Change ID (in which case we will treat your submission as applying to all changes related to that change topic or alternatives within the scope of the purpose of that proposal); or
- on specific provisions that are being amended.

The specific aspects of Variation 2 that my submission relates to are:

Variation 2 change ID (please see accompanying Variation 2 – Summary of Changes document or find the list on www.dunedin.govt.nz/2GP-variation-2)

For example: D2

Provision name and number, or address and map layer name (where submitting on a specific proposed amendment):

For example: Rule 15.5.2 Density or zoning of 123 street name.

My submission seeks the following decision from the Council: (Please give precise details, such as what you would like us to retain or remove, or suggest amended wording.)

Accept the change

Accept the change with amendments outlined below ✓

Reject the change

If the change is not rejected, amend as outlined below

Reasons for my views (you may attach supporting documents):



If you wish to make multiple submissions, you can use the submission table on page 3 or attach additional pages.

Hearings

Do you wish to speak in support of your submission at a hearing: Yes ☒ No

If others make a similar submission, would you consider presenting a joint case at a hearing: ☒ Yes No

Signature:

 (Jim Murphy)
 (May Murphy)

Date: 25/2/2021

Multiple Submissions Table

Variation 2 change ID
or provision name and
number or address and
map layer name

Decision Sought

- a. Accept the change
- ☒ b. Accept the change with
amendments outlined
- c. Reject the change
- d. If the change is not rejected,
amend as outlined

Reasons for my views

REF. ATTACHED

1
MARY + JIM MURPHY 191 WAKARU RD. 25/2/2021

OUR SUBMISSION: INTRODUCTION -

WE HAVE BEEN RESIDING AT 191 WAKARU RD FOR AROUND 25 YEARS NOW. WE PURCHASED THE PROPERTY FOR VARIOUS REASONS, BUT PRIMARILY WE LIKED THE LOCATION, SEMI-RURAL VIEWS AND THE HANDY ACCESS OFF WAKARU RD.

A SUMMARY OF OUR MAIN SUBMISSION POINTS IN RELATION TO VARIATION 2 (ADDITIONAL HOUSING CAPACITY)

① IN GENERAL WE ARE SUPPORTIVE OF THE NEED TO MEET THE DEMAND OF FUTURE HOUSING + RESIDENTIAL DEVELOPEMENT BY WAY OF FURTHER SUBDIVISION OF RURAL LAND. WE RECOGNISE URBAN^{LAND} IS BECOMING SCARCE IN DUNEDIN CITY.

② WITH THE PROPOSED (VARIATION 2) CHANGE TO (GENERAL RESIDENTIAL 1) ZONING WE ARE CONCERNED THAT THE PROPOSED MINIMUM SIZE^{IN} DOWN TO 400M² AREA

1

2

2

WILL IMPACT ON THE SEMI-URBAN LOCATION + SETTING. WE BELIEVE THIS IS FAR TOO SMALL A MINIMUM SIZE IN THIS LOCALITY FROM WAKARI RD TO POLWARTH RD. WE WOULD LIKE TO RECOMMEND THE MINIMUM SECTION AREA BE 600m^2 OR GREATER IN SIZE.

③ ACCESSWAY FROM WAKARI RD TO OTHER HOUSES ^{BEHIND WAKARI RD} IN THE REGISTERED RIGHT OF WAY ~~AREA~~ IT SHOULD BE NOTED THAT THIS ROAD SERVICES 13 HOUSES AT PRESENT. THE MAIN ACCESSWAY IS MAINLY SINGLE LANE AND VERY CLOSE TO OUR NORTH-EAST BOUNDARY AT 191 WAKARI RD. THIS IS OUR ONLY ACCESS IN + OUT + OFF STREET PARKING. BY WAY OF A SUB-DIVISION IN THE FUTURE TO MEET SOME OF THE (VARIATION 2) RULE OUR CONCERNS ARE HOW VEHICLE ACCESS WILL BE MANAGED SAFELY ESPECIALLY IN LOCAL EMERGENCIES (FIRE-AMBULANCE ETC) ES.

70 T.M.

3

WHERE WILL THE MAIN RD UP TO THE SUB-DIVISION BE LOCATED TO SERVICE THESE NEW SECTIONS.

④ MAINTAINING A GREEN BELT + NO

BUILDING ZONE AREA. AS PREVIOUSLY

AGREED WHEN BAIN RESERVE DECISION

(CORRESPONDENCE FROM DCC 14th FEB. 2000 + 23rd JUNE 2000
(REF. + IN LETTER AS POINT NO. 2), WE WOULD

LIKE TO STRONGLY RECOMMEND THAT THE

20 METRE BUFFER ZONE BE MAINTAINED AS A

"GREEN BELT AREA/ZONE" (i.e. NO BUILDINGS
OR STRUCTURES) TO BE ERECTED.

THANK YOU FOR YOUR CAREFULL CONSIDERATION.

J.R. Murphy (JIM MURPHY)
Nary Murphy



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