

Roxanne Davies

From: Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>
Sent: Thursday, 4 March 2021 08:52 p.m.
To: District Plan Submissions
Subject: Submission of David Middleton - 147 St Leonards Drive - Rezone Large Lot Residential 2, apply SPMA and ASBV
Attachments: Submission Form 5 - David Middleton - 147 St Leonards Drive.PDF; Variation 2 Submission Notes - David Middleton - Rezone of 147 St Leonards Drive to LLR2 & Application of SPMA .pdf
Follow Up Flag: Follow up
Flag Status: Completed

Hi,

Please find attached the following documents forming the submission of David Middleton in relation to the rezone of 147 St Leonards Drive to LLR2 application of a SPMA and ASBV (part of the site).

- Completed Form 5; and
- Submission Notes.

Please confirm receipt of this email.

Cheers,

Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin 9054 Phone 0274822214
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VARIATION 2 – ADDITIONAL HOUSING CAPACITY

SUBMISSION FORM 5



SECOND
GENERATION
DISTRICT PLAN

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: David

Last name: Middleton

Organisation (if applicable):

Contact person/agent (if different to submitter): Emma Peters, Consultant, Sweep Consultancy Limited

Postal address for service: P.O. Box 5724

Suburb:

City/town: Dunedin

Postcode: 9054

Email address: emma@sweepconsultancy.co.nz

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:
- a. adversely affects the environment; and
 - b. 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)

Rezone part of 147 St Leonards Drive Large lot Residential 2, apply a
For example: D2 structure plan mapped area 4 apply an ASBV to part of the site.

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

Any provisions relevant to achieving the above.
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.

see attached submission notes

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:

Emma Peters, Consultant, Sweep Consultancy Ltd

Date:

3/3/21

Variation 2 Submission Notes – David Middleton – Rezone of 147 St Leonards Drive

Figure 1: Location of 147 St Leonards Drive:

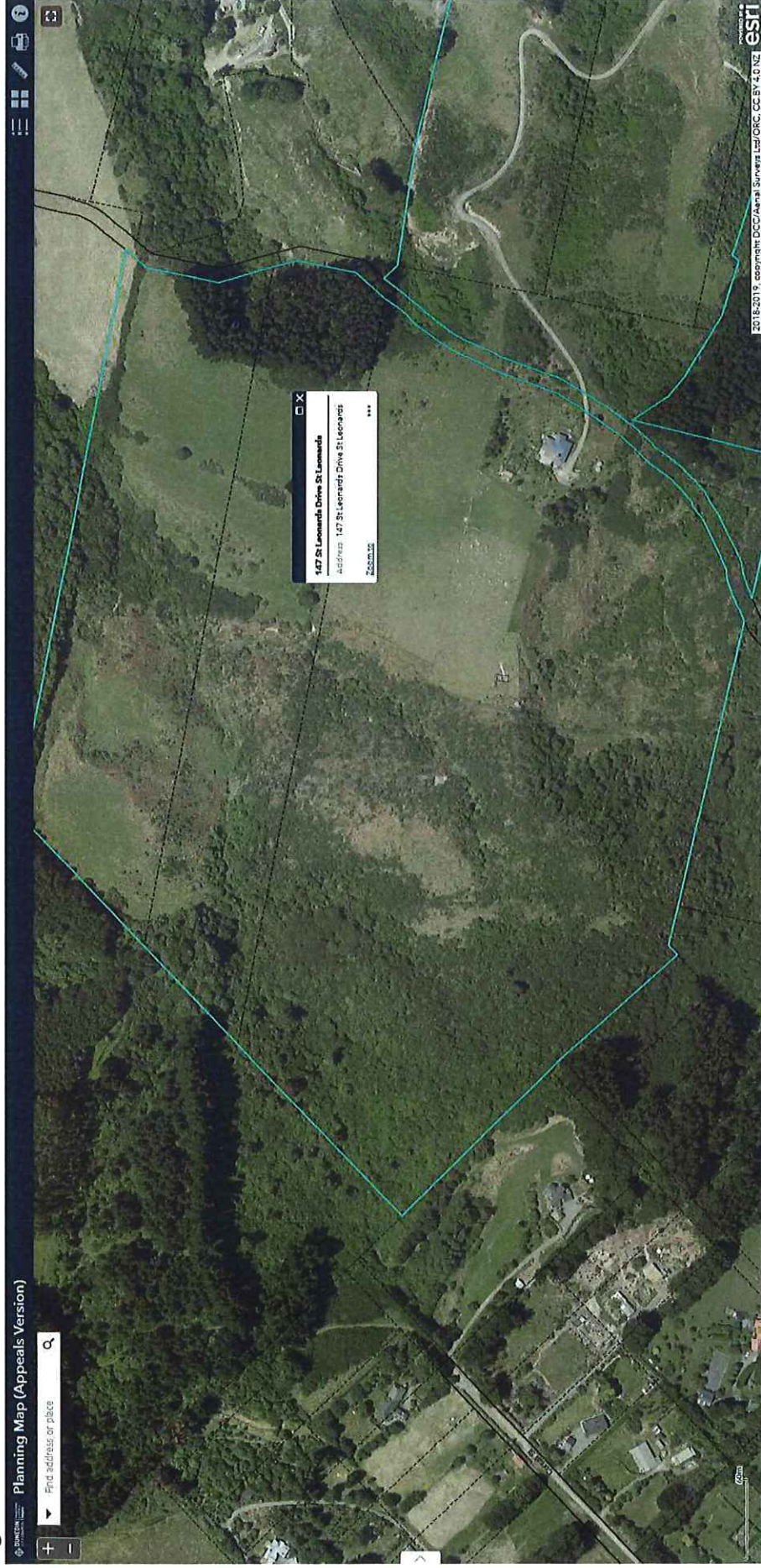


Figure 2: Indicative Sketch Basis for a Structure Plan and Landscape Plan



Notes:

- Lime Green – Native forest area to have an ASBV overlay applied – subject to ecological report.
- Dark Green Hatched – Managed ecological enhancement area.
- Aqua – Area to be rezoned Large Lot Residential 2 – Approx. 5.5 ha subject to survey – yield 8 – 10 lots – subject to landscape report.
- Silver – Area of forestry trees to be removed over time for firewood and replanted with indigenous vegetation – not viable to commercially log.
- Pink Dashed Line – Site access.

Submission:

1. **Rezoning part of 147 St Leonards Drive Large Lot Residential 2, apply a Structure Plan Mapped Area and apply an Area of Significant Biodiversity Value to part of the Site**
 - A landscape plan will be prepared which identifies the landscape building platforms, access, areas of ASBV and managed ecological enhancement and area of forestry (30 years) to be removed over time for firewood repurposes and replanted with indigenous vegetation.
 - Performance standards attaching to the structure plan mapped area will control built elements (e.g. single story dwellings only of maximum height of 5m; specified exterior colours and claddings, all residential buildings to be located on the identified landscape building platforms, controls over earthworks and height and extent of retaining walls, controls over the type and height of vegetation that can be planted within LLR2 area; etc).
 - The sites will be self-serviced for potable water (collection of rainwater from roofs to storage in tanks) and waste water (minimum of secondary treatment system with dispersal field).

Reasons for Submission 1:

- Most of the site to be the subject of the structure plan mapped area has a Significant Natural Landscape overlay. The proposed structure plan and associated controls on built elements coupled with the proposed conservation and managed ecological enhancement recognise these values and work to enhance these values.
- Rezoning meets rezoning criteria specified in 2GP (see 2.6.2.1).
- There is Rural Residential 2 zoning immediately adjoining the site at contour levels both higher and lower than site. The site is reasonably close to Port Chalmers (approx. 3.5 km) and frequent public transport is available on s88 on the Port Chalmers to Dunedin route.
- Experienced severe shortage of residential capacity in Dunedin, including in this locale, to satisfy short through to long term demand with sufficient capacity to meet Council's obligations pursuant to *NPS-UD 2020*. Therefore, rezoning part of 147 St Leonards Drive LLR2 helps Council meet its obligations pursuant to *NPS-UD 2020*.
- Provides for flexibility of development in this locale for which there is experienced high demand for more residential capacity.

