

Roxanne Davies

From: Emma Peters <sweepconsultancy@gmail.com> on behalf of emma <Emma@sweepconsultancy.co.nz>
Sent: Thursday, 4 March 2021 03:23 a.m.
To: District Plan Submissions
Subject: Submission of Gladstone Family Trust - SPMA for 90 and 98 & 100 Gladstone Road North & Amendments to Some Provisions
Attachments: Submission Form 5 - Gladstone Family Trust.PDF; Variation 2 Submission Notes - Gladstone Family Trust - SMPA for 90, 98 & 100 Gladstone Road North.pdf; Townhouses 4#90 and 6# 98-100 Gladstone Rd North.pdf
Categories: Nat

Hi,

Please find attached the following documents forming the submission of Gladstone Family Trust in relation to the application of a SPMA to 90 and 98 & 100 Gladstone Road North.

- Completed Form 5;
- Submission Notes; and
- A pdf containing the two structure plans.

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: Gladstone Family Trust

Last name:

Organisation (if applicable):

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

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)

Application of structure plan mapped area to 90 Gladstone Rd Nth
For example: D2 and 98 & 100 Gladstone Rd Nth.

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

All provisions relating to townhouses & duplexes.
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

see attached submission notes

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



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					DESIGN CHECKED		DESIGN		CONSULTANTS				
					This drawing shall not be scaled. Use figured dimensions only. Verify all dimensions on site.	APPROVED	DATE						ISSUE A
							SCALE	NTS					
A	for discussion	12/12/2019										DRAWING TITLE Indicative Site Plan - Subject to Survey	
ISSUE	DESCRIPTION	DATE	APPROVED										

Variation 2 Submission Notes – Gladstone Family Trust – Application of Structure Plan Mapped Area to 90 and 98 & 100 Gladstone Road North

Figure 1: Location of 90 Gladstone Road North and 98 & 100 Gladstone Road North



Figure 2a: Structure Plan Mapped Area for 90 Gladstone Road North



Figure 2b: Structure Plan Mapped Area for 98 and 100 Gladstone Road North



Submission:

1. Apply a Structure Plan Mapped Area to 90 Gladstone Road North and 98 & 100 Gladstone Road North

Reasons:

- The structure plans provide for two pockets of medium density housing on sites zoned Low Density Residential.
- 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, applying the structure plans to these two sites helps Council meet its obligations pursuant to *NPS-UD 2020*.
- The application of the structure plans meets relevant criteria specified in 2GP (see 2.6.2.1) – in particular, it provides an additional housing capacity in a capacity limited area which is close to services and public amenities. The sites are flat and have good solar access. It is the submitter's understanding that there is sufficient infrastructure capacity to meet the demand from the future development pursuant to the two structure plans.
- Provides for flexibility of development in this locale for which there is experienced high demand for more residential capacity.
- The s32 analysis is deficient in its assessment of medium density housing capacity in this locale.
- Dunedin City Council does not have the power to limit the scope of sites assessed for Variation 2 and to do so may be ultra vires.

2. Amend Relevant Provisions so that Townhouse and Duplex Type Housing is Permitted on Existing Vacant Sections in any Residential Zone provided that there is Infrastructure Capacity and Performance Standards for this Type of Housing (to be developed) can be Met

Reasons:

- Will provide immediate, additional housing capacity throughout the city of a type for which the s32 report states there is a real lack, with the performance criteria, to be developed, ensuring that this type of development integrates with existing residential character in any particular locale.
- Will provide a range of housing choices in different locales and will ensure that this type of housing does not get 'grouped' in one location.