

MG02-03-2021 Receipt date.

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02 MAR 2021

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# VARIATION 2 - ADDITIONAL HOUSING CAPACITY

## SUBMISSION FORM 5

CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991



SECOND  
GENERATION  
DISTRICT PLAN

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](http://www.dunedin.govt.nz/2GP-variation-2) | Email: [districtplansubmissions@dcc.govt.nz](mailto: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: VIRGINIA

Last name: THEIS

Organisation (if applicable): n/a

Contact person/agent (if different to submitter): n/a

Postal address for service: 26A CHARLOTTE STREET

Suburb: ROSLYN

City/town: DUNEDIN

Postcode: 9010

Email address: [giniatheis@gmail.com](mailto:giniatheis@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:
- 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](http://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):

15.5.2 Rezoning to Residential 2 of the area shaded red on the attached  
For example: Rule 15.5.2 Density or zoning of 123 street name. map (surrounds of Roslyn Village)

**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 sheet.

**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:



Date: 2. march 2021.

## *Reasons for my views :*

### 1. Parking

Rezoning this area to a higher density will generate significant increase in the need for parking. There has already been a noticeable increase in congestion caused by parking in the streets surrounding Roslyn village in the last few years.

Parking requirements for dwellings within the District Plan (clause 15.5.8) are inadequate. Intensification in this city with a high population of students will result in the presence of many more cars needing to be parked than can be accommodated by the standard residential zone provision of 1 space per 1-4 habitable rooms or 2 spaces per more than 5 habitable rooms.

Furthermore the rezoning to Residential 2 of the area I have defined on the attached map will mean that many more people will live in the area nearby to Roslyn Village, and will make use of the facilities there (supermarket, library, shops etc) and will need to park their cars. Thus the streets around Roslyn village, which are already congested from parking will come under even greater pressure.

If the area of my concern is intensified there needs to be provision for off street parking (ie a car park) to service the Roslyn Village. However, the lay of the land with steeply descending hills in all directions from the village makes it difficult to conceive how this could be achieved. Therefore I am strongly opposed to the proposed rezoning.

There also needs to be an increase in the planning requirement for off street parking spaces under the changed District Plan.

### 2. Loss of Heritage Buildings

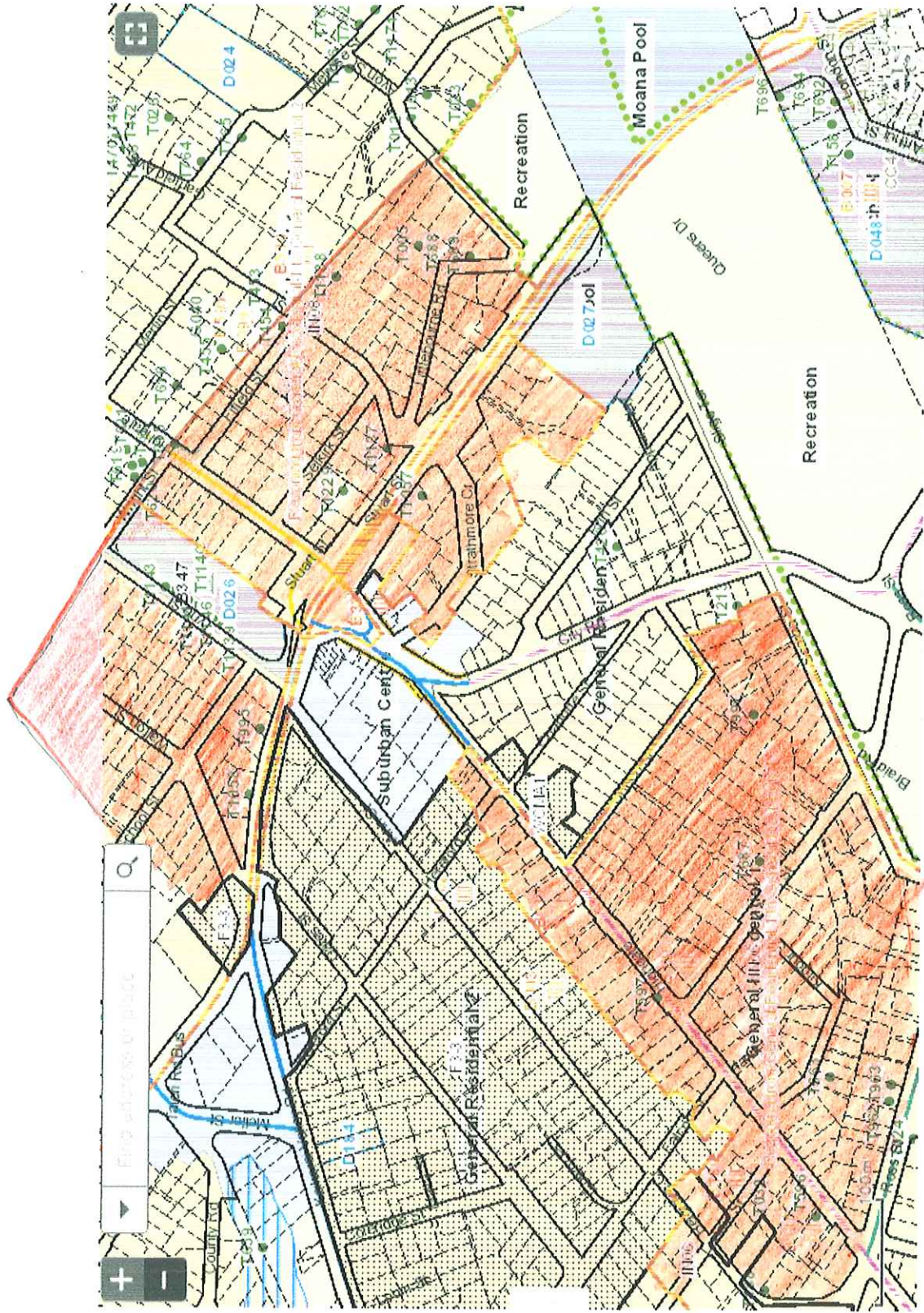
The previous zoning of streets in the area I live (Charlotte Street) to Residential 2 has placed under risk the existence of heritage buildings. I do not want to see further loss of these buildings which will happen with this proposed rezoning of the area I have outlined.

### 3. Infrastructure

Intensification places greater pressure on council provided and maintained infrastructure such as water, sewage etc. There needs to be adequate planning to ensure infrastructure is able to cope with the additional pressure this proposed intensification will create. Council should not be expecting existing infrastructure to cope with the added volumes which will be created by intensification.

*Submission Virginia Theris*





Red area = area of proposed  
rezoning that is of concern to me.

Virginia Theis