

Roxanne Davies

From: Melissa Shipman <melissa.shippy@gmail.com>
Sent: Thursday, 4 March 2021 10:39 p.m.
To: District Plan Submissions
Subject: Submission V2 - 2GP
Attachments: p_Melissa Shipman_Submission to Variation 2_Final_V1.pdf
Categories: To Do

Good evening,

Please find attached a submission on Variation 2 to the 2GP.

Regards,

Melissa Shipman

0297775515

**SUBMISSION TO VARIATION 2 – SECOND GENERATION DUNEDIN CITY
DISTRICT PLAN (2GP)**

TO: Submission on Variation 2 – Second
Generation Plan
Dunedin City Council
PO Box 5045
DUNEDIN 9054

BY E-MAIL: districtplansubmissions@dcc.govt.nz

SUBMISSION ON: Submission on Variation 2 – Second
Generation Dunedin City District Plan (2GP)

SUBMISSION SEEKS: Submission supports Changes A1, A2, A3, B1,
B3, B4

NAME OF SUBMITTER: Melissa Shipman

SPEAK: Wishes to speak in support

ADDRESS FOR SERVICE: 6 Merchiston Street
Andersons Bay
Dunedin 9013

Attention: Melissa Shipman

PHONE: 029 7775515

2.0 SUBMISSIONS

2.1 CHANGE ID A1, A2, A3, B1, B3, B4

2.2.1 I support the following Changes advanced via Variation 2 and include:

Change A1 (to amend the family flats provisions);
Change A2 (to permit duplexes and two residential units within one residential building);
Change A3 (to reduce the minimum site size from 500m² to 400m²)

B1 (Minimum site size averaging);
B3 (Density and units on existing sites of any size);
B4 (Counting of access legs towards site area in GR1)

2.2.2 The amendments provide for the intensification of residential land use while maintaining similar residential amenity levels previously controlled through density, now reliant on maintaining existing GR1 bulk and location controls.

2.2.3 Additional design controls may be necessary to support existing bulk and location controls in order to maintain streetscape amenity. In some areas where new infill development is located on front sites, there is the potential for new development to contrast so significantly with existing streetscape character that it degrades amenity values, more particularly where multiple house sites are acquired alongside each other (excluding multi-unit developments).

RELIEF SOUGHT

2.2.4 That Change ID's outlined above are adopted as notified.

2.2.5 Any similar amendments with like effect.

2.2.6 Any consequential amendments that stem from the amendments in paragraph 2.2.4 and 2.2.5.

3.0 CONCLUSION

3.1 I wish to be heard in support of this submission.

3.2 If others make a similar submissions, I would consider presenting a joint case with them at any hearing.

Date: 4th of March 2021.

Address for Service: Melissa Shipman
6 Merchiston Street
Andersons Bay
Dunedin 9013

Phone: 029 7775515

E-mail: melissa.shippy@gmail.com