

KEY HIGHLIGHTS

- 7.8% or 490 hectares of the 6,310 hectares of zoned residential land in Dunedin is vacant land.
- Dwelling densities in Dunedin vary significantly, from less than 0.1 dwellings per hectare in the rural areas to 10 dwellings per hectare in South Dunedin.
- 4.5% of Dunedin dwellings have no current occupants.
- 50% of Dunedin's tertiary students live in the University area.
- Nearly 20% of all rented dwellings in Dunedin are owned by central or local government.
- Of the 1,801 noise complaints received in 2001, around 75% related to noise from private stereos.
- In 2001, 30 resource consents were granted for 60 new dwellings that breach residential density rules.
- The number of Dunedin households is projected to increase by 13% by the year 2021.
- Dunedin City Council is actively pursuing population growth targets, which may have further implications for household growth and the provision of residential land.

WHAT IS THIS REPORT ABOUT?

The provision of land for residential activity in a sustainable manner is one of the key functions of the Dunedin City District Plan. Many people first encounter both the Plan and the Resource Management Act 1991 through changes to their house or property which require resource consent. The large majority of resource consent applications to Dunedin City Council are in fact concerned with residential issues.



The third report in the District Plan monitoring series, *Monitoring Housing* presents indicators designed to measure whether the District Plan is providing for residential activity in a sustainable manner. It does not consider the socio-economic aspects of housing provision such as housing costs and affordability, or the age and quality of Dunedin's housing stock. Information is presented in the following sections:

- Residential Land (Zoned Residential Land, Vacant Residential Land)
- Residential Dwellings (Dwelling Density, Empty Dwellings, Student Residential Patterns, Community Housing)
- Residential Amenity (Complaints about Noise, Yard and Height Plane Angle Breaches)
- Residential Development (New Dwellings, Density Breaches, Household Projections)

Monitoring Housing provides input into Dunedin City Council's strategic planning process, with its overall goals of Enhanced Community Life, Safe and Healthy City and Wealthy Community.

WHAT IS THE DUNEDIN CITY DISTRICT PLAN?

The goal of the District Plan is the sustainable management of the natural and physical resources of Dunedin. The Plan identifies issues and objectives, and sets out policies and methods (including rules), to manage the effects of land use activities on the environment. The Plan specifies Anticipated Environmental Results (AERs) that the policies and methods are designed to achieve.

Monitoring is designed to assess whether the District Plan is achieving its goal of sustainable management of resources. The Resource Management Act requires Dunedin City Council to monitor the suitability and effectiveness of the Plan and take appropriate action where this is shown to be necessary. This first round of monitoring reports concentrates on establishing a baseline of monitoring information rather than drawing any firm conclusions about the performance of Plan provisions.

WHAT IS THE DISTRICT PLAN TRYING TO ACHIEVE?

The District Plan creates zones which provide for residential living as their prime focus. While some people choose to live in other areas, the vast majority of Dunedin residents live within the residential zones. These zones are as follows:

Residential 1 accounts for a large proportion of the suburban residential areas of Dunedin and Mosgiel, and fully-serviced rural settlements such as Waikouaiti and Middlemarch. Residential activity is permitted at a density of 500m² per residential unit.

Residential 2 comprises the flat, closely-settled areas of South Dunedin and central Mosgiel. Residential development is permitted on sites of 300m².

Residential 3 in North Dunedin is characterised by medium to high density student housing. This is reflected in the permitted density of 250m² per residential unit.

Residential 4 lies between the Central Activity Zone and the Town Belt, and is characterised by a mix of older houses, purpose-built flats and apartment buildings. The close settlement of this area results in a permitted density of 200m² per residential unit.

Residential 5 contains small rural settlements which are either unserviced or semi-serviced in terms of water and sewerage systems. They are characterised by large sections, and residential activity is permitted at a density of not less than 1000m².

Residential 6 comprises 13 special areas, often on the rural-urban fringe, which have specific conditions to protect their special amenity values. Permitted residential density varies between 500m² and 5000m² depending on the area.

Rural Residential zones allow for rural-style living in close proximity to urban areas. Residential activity is permitted on sites of at least 2 hectares.

The zones have rules relating to types of activity that can take place and conditions attached to these activities. For example, rules set out minimum yard sizes, maximum heights, site coverage (the proportion of a site covered by buildings), provision of carparking and limits on noise and glare.

The following residential AERs from the District Plan have been prioritised for monitoring:

- 6.8.1 The rural character and amenity values of the Rural and Rural Residential zones are maintained or enhanced.
- 6.8.2 The productive capacity of the rural land resource is retained.
- 8.14.1 The current level of residential amenity of existing residential areas, rural townships and settlements is maintained or enhanced.
- 8.14.2 The housing resource meets the different needs and desires of individuals and communities.
- 8.14.8 The existing urban infrastructure is efficiently used.
- 12.7.2 The student housing resource adjacent to the Campus is retained and enhanced.
- 21.7.2 A quieter environment will be achieved over time.



WHAT ARE THE RESIDENTIAL PLANNING ISSUES FOR DUNEDIN?

In August 2002, *Monitoring Population* identified a number of demographic trends, including:

- Dunedin's relatively static population, with only 1.6% growth forecast to the year 2021;
- an ageing population, with fewer children being born and people living to older ages;
- an increase in the number of single-person households;
- smaller family sizes and an increase in single-parent families; and
- large growth in the tertiary student population over the last two decades.

Since the release of *Monitoring Population*, revised population projections from Statistics New Zealand now suggest a 4% population increase for Dunedin to 2021. The projected changes are more substantial at different age ranges. The number of people aged 65 and over is projected to increase by 41%, while the number of children aged under 15 is expected to decrease by 19%.



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HOW IS INFORMATION PRESENTED IN THIS REPORT?

Geographic Areas – Statistics New Zealand divides Dunedin City into 72 'area units', which typically correspond to suburbs in urban areas or small rural townships. For the purposes of this report, these area units have been aggregated into 18 'areas', based on factors such as geographic proximity, demographic characteristics, and socio-economic similarity. While this may result in distinct communities being joined together for ease of analysis, separate statistics for each area unit are usually available.

Area	Census Area Unit
Strath Taieri	Hyde, Middlemarch, Silverpeaks
North Coast	Waikouaiti, Waitati, Evansdale, Karitane, Warrington
Mosgiel	Mosgiel East, Mosgiel South, Bush Road, East Taieri, Wyllies Crossing, Wingatui
Taieri	Outram, Momona
Fairfield	Fairfield, Kaikorai Hill, Abbotsford
Green Island	Brighton, Waldronville, Kaikorai Lagoon, Green Island Central, Concord
West Harbour	Aramoana, Port Chalmers, Sawyers Bay, St Leonards-Blanket Bay, Ravensbourne
Peninsula	Broad Bay-Portobello, Taiaroa-Cape Saunders, Sandymount, Inner Peninsula, Raynbirds Bay, Macandrew Bay
Inner City	Fryatt, Inlet-Otago Harbour, High St-The Oval, High St-Stuart St
University	North Dunedin, Otago University, Stuart St-Frederick St
North-East Valley	Opoho, Forrester Park, North-East Valley, Pine Hill
Leith Valley	Woodhaugh, Glenleith, Balmacewen, Helensburgh
Roslyn	Maori Hill, Roslyn North, Roslyn South, Belleknowes
Three Mile Hill	Halfway Bush, Brockville, Wakari
Mornington	Mornington, Kenmure
South Dunedin	Caversham, Corstorphine West, Caledonian, South Dunedin, Forbury
Andersons Bay	Musselburgh, Andersons Bay, Vauxhall
St Clair/St Kilda	St Clair, Corstorphine East, St Kilda West, St Kilda Central, St Kilda East



Population – Usual Resident figures from Census 2001 are used to provide population data at a sub-city level. As discussed in *Monitoring Population*, Census 2001 did not correctly count all Dunedin tertiary students. This was reflected in the subsequent Estimated Resident Population figure for Dunedin, which raised the overall city population for 2001 from 114,342 to 119,300. This undercount issue particularly affects those areas with large numbers of tertiary students.

Residential Land

Indicator 1	Zoned residential land
Indicator Value	6,310 hectares
Indicator Date	June 2002
Definitions	Includes land zoned Residential 1–6 and Rural Residential, minus land held as roads, parks and reserves, crown land (e.g. schools, state highways, rail corridors), Council water catchment land. Does not include residential properties in other zones such as the Rural zone.
Data Source	Dunedin City Council
AERs	6.8.2, 8.14.2, 8.14.8

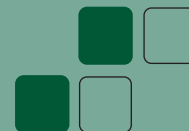
Indicator 2	Vacant residential land
Indicator Value	490 hectares, or 7.8% of all zoned residential land
Indicator Date	June 2002
Definitions	Lots under 200m ² have been excluded for Residential 1–4 zones, under 1000m ² for Residential 5 and 6, and lots under 4000m ² excluded for Rural Residential. These thresholds reflect the existence in these zones of long-established sites smaller than the permitted minimum size.
Data Source	Quotable Value New Zealand
AERs	8.14.2, 8.14.8

The largest areas of vacant residential land are in the outlying communities and semi-rural areas such as Green Island, Taieri, West Harbour and North Coast. A significant factor in this is the presence of undeveloped Rural Residential land in these areas. The scarcity of vacant sites in urban Dunedin is reflected in areas such as University, Inner City, Mornington and Roslyn.

Table 1. Total & Vacant Residential Land by Area

Area	Total Residential Land (hectares)	Vacant Residential Land (hectares)	Vacant Residential Land (%)	Vacant Rural Residential Land (hectares)	Vacant Rural Residential Land (%)
Strath Taieri	188	31	16.7%	11	5.9%
North Coast	670	52	7.8%	13	1.9%
Mosgiel	538	31	5.7%	7	1.3%
Taieri	997	85	8.5%	79	7.9%
Fairfield	351	37	10.5%	32	9.1%
Green Island	775	104	13.5%	66	8.5%
West Harbour	472	56	11.9%	46	9.7%
Peninsula	311	24	7.6%	n.a.	n.a.
Inner City	121	1	0.9%	n.a.	n.a.
University	118	1	0.9%	n.a.	n.a.
North-East Valley	241	7	2.9%	n.a.	n.a.
Leith Valley	157	8	5.2%	n.a.	n.a.
Roslyn	246	3	1.1%	n.a.	n.a.
Three Mile Hill	257	3	1.2%	n.a.	n.a.
Mornington	152	2	1.3%	n.a.	n.a.
South Dunedin	219	8	3.7%	n.a.	n.a.
Andersons Bay	252	9	3.7%	n.a.	n.a.
St Clair/St Kilda	234	25	10.7%	n.a.	n.a.
Total Dunedin	6,310	490	7.8%	254	4.0%





The semi-rural zones Residential 5, Residential 6 and the Rural Residential zone have the highest proportion of available land. There is also the potential for more vacant land from the subdivision of existing developed properties, particularly in the Residential 6 and Rural Residential zones. The average size of non-vacant properties is 1.1 hectares in the Residential 6 zone and 9.8 hectares in the Rural Residential zone.

Not surprisingly, Residential 3 in North Dunedin has the least spare land with only 0.35 hectares, while Residential 4 has only 1 hectare of vacant land.

Table 2. Total & Vacant Residential Land by Zone

Zone	Total Residential Area (hectares)	Vacant Residential Land (hectares)	Vacant Residential Land (%)
Residential 1	3013	161	5.3%
Residential 2	159	3	1.6%
Residential 3	41	0	0.9%
Residential 4	38	1	2.3%
Residential 5	237	32	13.6%
Residential 6	170	40	23.8%
Rural Residential	2652	254	9.6%
Total Dunedin	6310	490	7.8%

Residential Dwellings

Indicator 3 Dwelling density

Indicator Value Average density of 0.1 dwellings per hectare

Indicator Date March 2001

Definitions Gross densities are used, which divide total land area by number of dwellings or residents. Gross densities do not account for actual use of land. Net densities can be calculated using the residential land figures in Table 1.

Data Source Statistics New Zealand, Census of Population & Dwellings; Dunedin City Council

AERs 6.8.1, 8.14.1, 8.14.8

Table 3. Gross Dwelling Density & Gross Population Density by Area

Area	Total Land Area (hectares)	Total Number of Dwellings	Dwellings per hectare	Number of Usual Residents	Residents per hectare
Strath Taieri	194,244	348	<0.1	657	<0.1
North Coast	54,095	2,043	<0.1	3,579	0.1
Mosgiel	2,887	4,902	1.7	11,241	3.9
Taieri	54,102	1,122	<0.1	2,991	0.1
Fairfield	2,192	1,587	0.7	4,227	1.9
Green Island	3,191	2,820	0.9	6,909	2.2
West Harbour	2,124	2,205	1.0	4,896	2.3
Peninsula	9,223	1,869	0.2	4,047	0.4
Inner City	507	1,839	3.6	3,981	7.9
University	286	2,640	9.2	9,441	33.0
North-East Valley	1,676	3,423	2.0	8,613	5.1
Leith Valley	648	1,206	1.9	3,099	4.8
Roslyn	359	3,258	9.1	7,659	21.3
Three Mile Hill	609	3,366	5.5	8,415	13.8
Mornington	273	2,220	8.1	5,226	19.1
South Dunedin	435	4,380	10.1	9,045	20.8
Andersons Bay	525	3,648	6.9	9,333	17.8
St Clair/St Kilda	569	4,857	8.5	10,980	19.3
Total Dunedin	327,950	47,766	0.1	114,342	0.3

Dunedin's urban service infrastructure is designed to meet a population density of 35 persons per gross hectare, although areas such as North Dunedin and the central city have a higher capacity. All areas are currently under this figure of 35 persons per hectare, although the population density for the University area will be understated due to the Census under-count issue raised earlier.

Aside from the University area, the older established suburbs have the higher density of dwellings and people – areas such as South Dunedin, St Clair/St Kilda, Roslyn and Mornington.

Indicator 4 Empty dwellings

Indicator Value 4.5% of Dunedin dwellings have no current occupants

Indicator Date March 2001

Definitions Dwellings which clearly have no current occupants, excluding occupied dwellings with residents away and dwellings under construction.

Data Source Statistics New Zealand, Census of Population & Dwellings

AERs 8.14.2, 8.14.8

Table 4. Empty Dwellings by Area

Area	Total Number of Dwellings	Number of Empty Dwellings	Empty Dwellings (%)
Strath Taieri	348	42	12.1%
North Coast	2,043	384	18.8%
Mosgiel	4,902	159	3.2%
Taieri	1,122	51	4.5%
Fairfield	1,587	30	1.9%
Green Island	2,820	81	2.9%
West Harbour	2,205	156	7.1%
Peninsula	1,869	84	4.5%
Inner City	1,839	147	8.0%
University	2,640	90	3.4%
North-East Valley	3,423	114	3.3%
Leith Valley	1,206	39	3.2%
Roslyn	3,258	159	4.9%
Three Mile Hill	3,366	99	2.9%
Mornington	2,220	90	4.1%
South Dunedin	4,380	222	5.1%
Andersons Bay	3,648	78	2.1%
St Clair/St Kilda	4,857	132	2.7%
Total Dunedin	47,766	2,169	4.5%

Holiday homes are categorised under empty dwellings. These tend to be situated in rural, semi-rural and coastal parts of Dunedin such as the North Coast and the Peninsula, which partly explains the high proportions of empty dwellings in these areas. Of those areas that are largely urban, South Dunedin, Roslyn and Inner City tend to have relatively large numbers of empty dwellings.



Indicator 5 Student residential patterns

Indicator Value 50.2% of all tertiary students live in the University area

Indicator Date March 2002

Definitions Includes full and part-time enrolments in formal tertiary study at March 2002. Student addresses outside Dunedin, some rural addresses and a small number of urban addresses that could not be located have been excluded.

Data Source University of Otago, Otago Polytechnic, Dunedin College of Education

AERs 8.14.2, 12.7.2

Tertiary students are an important part of the Dunedin community, with specific needs in relation to housing such as multi-person flats. Students tend to live in higher density housing, particularly around the campus area. As the District Plan seeks to retain and enhance the student housing resource around the campus, it is important to monitor where students live within Dunedin.



Table 5. Student Residence by Area

Area	Total Number of Residents	Number of Students	% of Students in this Area	Students as % of Residents
Strath Taieri	657	no data	no data	no data
North Coast	3,579	no data	no data	no data
Mosgiel	11,241	244	1.5%	2.2%
Taieri	2,991	no data	no data	no data
Fairfield	4,227	164	1.0%	3.9%
Green Island	6,909	218	1.3%	3.2%
West Harbour	4,896	290	1.7%	5.9%
Peninsula	4,047	223	1.3%	5.5%
Inner City	3,981	978	5.8%	24.6%
University	9,441	8,446	50.2%	89.5%
North-East Valley	8,613	2,134	12.7%	24.8%
Leith Valley	3,099	468	2.8%	15.1%
Roslyn	7,659	816	4.9%	10.7%
Three Mile Hill	8,415	479	2.8%	5.7%
Mornington	5,226	406	2.4%	7.8%
South Dunedin	9,045	555	3.3%	6.1%
Andersons Bay	9,333	593	3.5%	6.4%
St Clair/St Kilda	10,980	697	4.1%	6.3%
Total Dunedin	114,342	19,556	100.0%	17.1%

Half of all Dunedin tertiary students (excluding distance enrolments) live in the University area. They comprise around 90% of residents of this area, although since Census 2001 did not count all the usual residents in this area this figure will be overstated. However, even using the higher Census 1996 population count, students still comprise 85% of all residents.

Table 5 does not include students who live in the more rural parts of Dunedin, namely Strath Taieri, Taieri, and the North Coast. This is because of the difficulty of matching rural addresses into Census Area Units. This only excludes a small number of students and should not markedly alter the percentages in Table 5 due to a small number of urban addresses that also could not be matched.

Indicator 6 Community housing

Indicator Value 980 Council units, or 7.2% of all rented dwellings
1,645 Housing New Zealand units, or 12.1% of all rented dwellings

Indicator Date October 2002

Definitions Uses the Census 2001 figure for all rented dwellings.

Data Source Dunedin City Council; Housing New Zealand

AERs 8.14.2

Around one third of all occupied dwellings in Dunedin are rented, with the remainder either owned or partly owned by their usual residents. Of the rented dwellings, nearly 20% are either owned by Dunedin City Council or Housing New Zealand.

Dunedin City Council has just under a thousand rental units in Dunedin, which are available to the elderly and to people of limited means. The elderly are the predominant tenants in Council housing, with 85% of tenants qualifying on the basis of age. Rental levels are set so that the housing does not make a commercial profit. Eligibility for Housing New Zealand units is also on the basis of asset and income levels, but not by age.



Residential Amenity

Indicator 7 Complaints about noise

Indicator Value 1,801 noise complaints

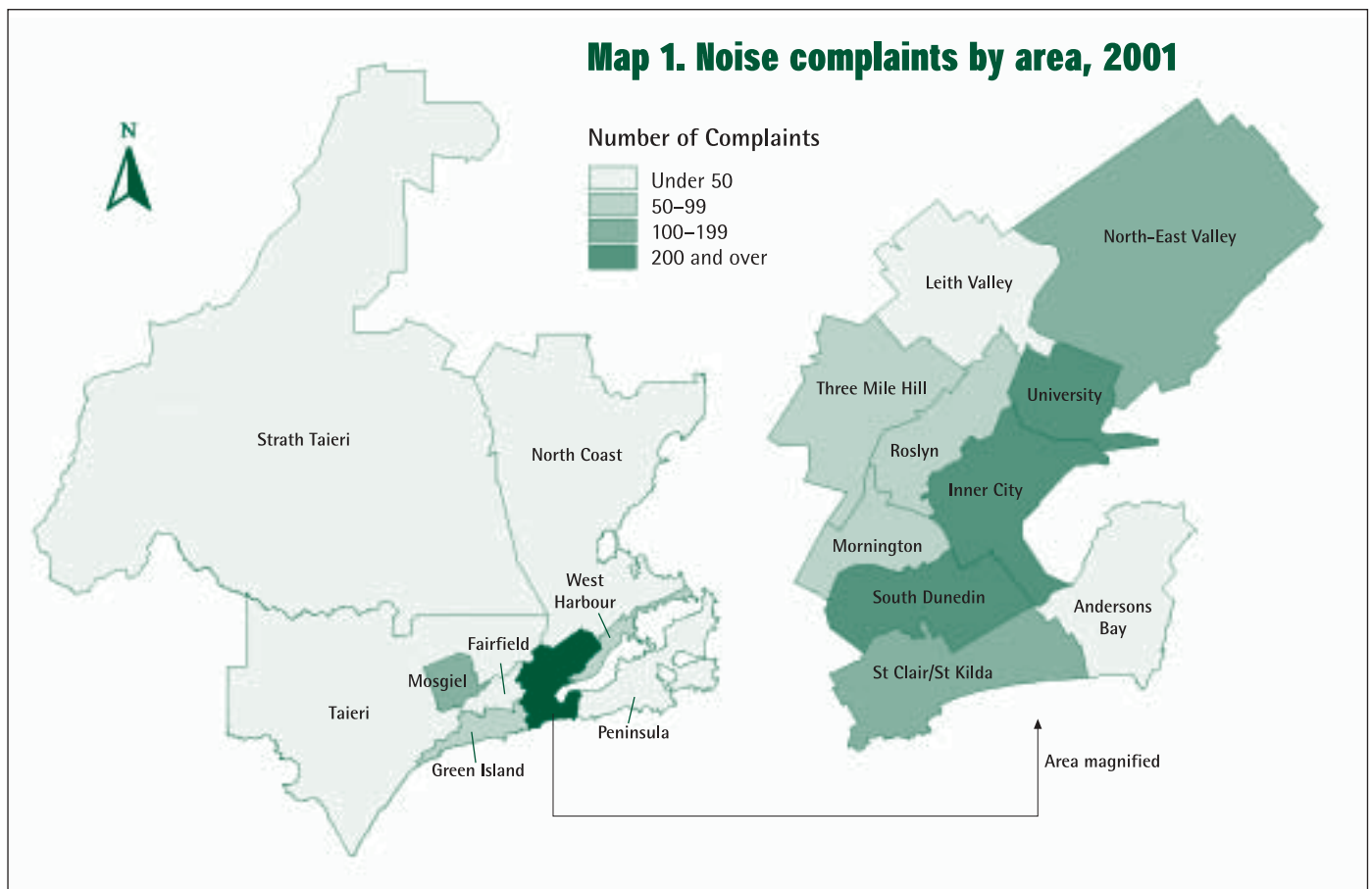
Indicator Date January to December 2001

Definitions Noise complaints received by Dunedin City Council. These may include multiple complaints about the same noise incident.

Data Source Dunedin City Council

AERs 6.8.1, 8.14.1, 21.7.2

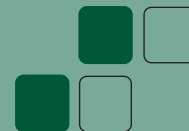
Map 1. Noise complaints by area, 2001



Noise complaints provide an indicator of the residential amenity of an area. Noise is particularly an issue in areas of higher residential density or in close proximity to commercial or industrial areas. This is seen in the areas with a relatively high number of complaints, such as the Inner City (345 complaints), South Dunedin (278) and University (210). Conversely, more rural areas such as Strath Taieri, Taieri and the Peninsula generate very few noise complaints.

Around 85% of all complaints are about noise generated from private properties, with around 75% of all complaints relating to private stereos. Certain areas like the Inner City, University and Mosgiel generate a slightly higher number of noise complaints about commercial or industrial activities, usually in relation to either licensed premises or machinery. However, even in these areas, noise emanating from private properties is still a far greater issue.





Indicator 8 Breaches of yard and height plane angle rules

Indicator Value	198 yard consents granted; 128 height plane consents granted
Indicator Date	January to December 2001
Definitions	Resource consents granted for minimum yard and height plane angle breaches in residential zones. Yard breaches for dwellings in the Rural zone not included.
Data Source	Dunedin City Council
AERs	6.8.1, 8.14.1

Residential zone rules seek to preserve on-site amenity by protecting privacy and avoiding shading and loss of daylight. Minimum yard requirements range across zones, from 1 metre side and rear yards in many zones through to 12 metre front yards in the Rural Residential zone. The height plane rule specifies that any building must be contained within an envelope created by a plane originating from the property boundary at ground level and inclined to the horizontal by the height plane angle (74° in Residential 4 and 63° in all other Residential zones).

No applications were declined for breaches of yard and height plane rules in 2001. Of the 198 yard consents around two thirds also breached height plane rules. Of the 128 height plane consents nearly all consents also breached yard rules. Nearly half of all consents for both yards and height plane were for new accessory buildings such as garages or carports, which are likely to have less impact on amenity in terms of privacy and shading than new or extended dwellings might have.

Table 6. Yard and Height Plane Consents by Zone

Zone	Yard Breach Consents	Height Plane Angle Consents
Residential 1	146	97
Residential 2	21	14
Residential 3	14	12
Residential 4	1	1
Residential 5	9	4
Residential 6	2	0
Rural Residential*	5	n.a.
Total Dunedin	198	128

* There is no height plane rule for the Rural Residential zone.

Residential Development

Indicator 9 New residential dwellings

Indicator Value	181 new residential dwellings
Indicator Date	January to December 2001
Definitions	Includes all residential units (houses, flats, apartments etc.) authorised for construction in 2001.
Data Source	Dunedin City Council
AERs	6.8.2, 8.14.2, 8.14.8

Table 7. New Dwellings by Zone

Zone	Number of New Dwellings
Campus	1
Residential 1	77
Residential 2	17
Residential 3	20
Residential 4	16
Residential 5	4
Residential 6	4
Rural Residential	19
Rural	23
Total Dunedin	181



MONITORING housing december 2002

Table 8. New Dwellings by Area

Area	Number of New Dwellings
Strath Taieri	1
North Coast	9
Mosgiel	24
Taieri	19
Fairfield	11
Green Island	21
West Harbour	5
Peninsula	11
Inner City	13
University	24
North-East Valley	2
Leith Valley	3
Roslyn	5
Three Mile Hill	1
Mornington	3
South Dunedin	3
Andersons Bay	9
St Clair/St Kilda	17
Total Dunedin	181

Construction of new dwellings was fairly wide-spread across Dunedin in 2001. Mosgiel, the University and the Green Island areas had the highest number of new residential units. The Residential 5 and 6 zones had the fewest new dwellings, despite being the zones with the highest proportions of vacant land. In the case of Residential 6, this may be explained by the fact that a number of the zones were only established during 2001 and 2002.



Indicator 10 Breaches of dwelling density rules

Indicator Value 30 consents granted for 60 new dwellings

Indicator Date January to December 2001

Definitions Resource consent granted for new dwellings on sites that breach the permitted density provisions of the District Plan.

Data Source Dunedin City Council

AERs 6.8.1, 6.8.2, 8.14.1, 8.14.8

Table 9. Residential Density Consents for New Dwellings by Zone

Zone	Permitted Density	Consents Granted	Number of Sites	Average Lot Size
Residential 1	500 m ²	4	6	419 m ²
Residential 2	300 m ²	3	11	269 m ²
Residential 3	250 m ²	1	7	225 m ²
Residential 4	200 m ²	0	0	n.a.
Residential 5	1,000 m ²	0	0	n.a.
Residential 6	500m ² -5,000m ²	0	0	n.a.
Rural Residential	2 hectares	0	0	n.a.
Rural*	15 hectares	22	36	5.0 hectares

* Rural consents processed under pre-Variation 9A density provisions, i.e. 15 rather than 6 hectare rule.

In 2001, 30 resource consents involving 60 sites were granted for dwellings that breached the residential density provisions, and none declined. The majority of these were in the Rural zone. Five of the 30 consent applications were notified, all in the Rural zone.

The notification in May 2002 of Variation 9A to the Proposed District Plan saw permitted residential density in the Rural zone change from 15 to 6 hectares. If the Rural zone applications from 2001 were processed following this change, 19 applications and 26 sites would still breach density provisions. Of these, 4 applications involving 6 sites were for dwellings in Landscape Management Areas where the permitted density remains at 15 hectares.



Indicator 11 Household projections

Indicator Value	13% projected increase in households to 2021
Indicator Date	2001–2021
Definitions	These figures come from Statistics New Zealand's medium series projections, which assume medium rates for fertility, mortality and migration.
Data Source	Statistics New Zealand
AERs	8.14.2, 8.14.8

The number of Dunedin households is projected to increase by 5,700 or 13% over the next 20 years, to reach 49,200 households by 2021. Over the same period, the number of households across New Zealand is projected to increase by 30%. These projections are based on the Census 1996 figure of 43,500 households for Dunedin.

With Dunedin's population projected to increase by 4%, the changing population and family structures discussed earlier are providing extra momentum for more housing. In particular, the number of older people will continue recent growth in demand for single and two-person units.

The household projections are in line with the 6.2% growth in the number of occupied dwellings in Dunedin that has occurred over the last decade. By far the largest increase was in Mosgiel, which had growth of 20.9% or 792 more occupied dwellings in 2001 than in 1991. Some of the increase was due to growth in retirement villages in Mosgiel. Another factor has been the growth in rural residential living in fringe areas such as East Taieri and Wingatui.

Other areas with significant proportions of rural or semi-rural land to experience growth in occupied dwellings over the last decade have been: North Coast (17.9% growth or 225 dwellings); Taieri (16.5%, 147); Peninsula (11.2%, 162); Fairfield (11.7%, 159) and Green Island (8.3%, 204 dwellings). Urban areas that have experienced the largest growth in occupied dwellings have been University (7.7% or 180 dwellings) and South Dunedin (4.6%, 180).

What Do the Indicators Mean?

Dunedin has a real variety of residential situations – from rural and semi-rural living, small coastal settlements, a range of outlying suburbs, through to areas of medium to high density urban housing.

While Dunedin's population is not expected to grow rapidly over the next two decades, changes to the population structure mean that the number of households is projected to increase. The ageing population will drive demand for more single or two-person units. The preference of older persons is likely to be for dwellings on flat land in reasonable proximity to services. Smaller family sizes and changing lifestyles also create demand for different housing options.

As a city, we need to ensure that supply of residential land equates to demand in a sustainable manner. Recent growth in the number of dwellings has occurred in the University, in areas with significant numbers of older people such as South Dunedin and Mosgiel, and in semi-rural areas. Residential demand in the Rural zone is also in evidence, from resource consent applications for dwellings at non-permitted densities.

Vacant residential land tends to be situated in outlying suburbs and semi-rural areas. Conversely, there is a scarcity of vacant land in the central suburbs. Yet there also appear to be reasonable numbers of empty dwellings in these central areas and not many new dwellings being erected. It may be that the age and type of housing stock in some areas is not seen as desirable, or that people are choosing to live in different areas.

The University area has seen significant growth in residents and dwellings in a relatively small area over the last decade. As *Monitoring Population* reported, tertiary enrolments across New Zealand are predicted to continue to increase to 2011 and then start to decline. An important question remains as to whether the University area can cope with further residential development or whether it may have reached its capacity and student accommodation should be encouraged in other areas.

This report has not attempted to formally assess whether the residential Anticipated Environmental Results in the District Plan are being achieved. However, it has created a baseline of monitoring information to enable such an assessment to be conducted in future.

WHERE TO FROM HERE?

The next report in the District Plan monitoring series is *Monitoring Industry*. It will examine issues such as the provision and availability of industrial land, non-industrial activities occurring in the industrial zones, and amenity complaints arising from industrial activities.

WHERE CAN I GET MORE INFORMATION?

- The Statistics New Zealand website (www.stats.govt.nz) contains statistics on dwellings and households down to area unit level.
- The Community and Recreation Services Department of Dunedin City Council is currently producing a Community Profile which will present detailed statistics for 30 Dunedin communities. Included will be information on household tenure, household composition and household income.
- District Plan monitoring reports are available on the City of Dunedin website: www.cityofdunedin.com



WHAT DO YOU THINK?

Your feedback on this report would be welcomed. To provide feedback, or to obtain further information about the District Plan monitoring programme, please contact:

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