



SECOND GENERATION DISTRICT PLAN

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

FAQS FOR DECISION ON PROVISIONS AND INTENSIFICATION REZONING GENERAL QUESTIONS

What is Variation 2?

Variation 2 is a change to the Dunedin City Second Generation District Plan (2GP) which includes a suite of changes to enable additional housing capacity through specific rule and policy changes and through rezoning specific sites.

Variation 2 was initiated due to housing capacity monitoring identifying a likely shortfall in housing capacity over the medium term (next 10 years).

Variation 2 will provide for additional housing capacity to ensure we don't have a shortfall in the medium term, while ensuring enabled growth will not exceed the capacity of 3 waters networks and achieves good urban design outcomes.

What stage is Variation 2 at?

The first decision on Variation 2 was issued by the Hearing Panel on 31 May 2022. This decision covers changes to provisions and intensification rezoning areas (rezoning to General Residential 2 Zone). The decision does not cover proposed greenfield rezoning as submissions on this topic have not yet been heard.

Three hearings have already been completed on the Variation 2 proposals (in late-2021) where submitters presented their thoughts to the Hearing Panel for consideration. The fourth and final hearing on greenfield rezoning proposals is expected to be scheduled for the second half of 2022.



What does this first decision on Variation 2 cover?

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What has changed as a result of the first decision on Variation 2?

The changes include:

- rule changes for most of suburban Dunedin that will:
 - o remove the restrictions on who can live in family flats
 - o allow smaller site sizes and provide for duplexes
 - o create more flexibility for development through changes such as making it easier to average out site sizes in subdivisions
 - o improve how the plan manages the development of areas rezoned for new houses (greenfield sites) to encourage good urban design and well-managed infrastructure
 - o provide a more enabling consenting pathway for social housing that exceeds density limits
- zoning changes for some sites which will result in more medium density areas (where the density of housing can be increased) at Mosgiel, Green Island, Concord, Andersons Bay, Wakari, Mornington, Belleknowes, Roslyn, Māori Hill, Kaikorai Valley, and Opoho.

The Panel decided not to rezone the proposed Green Island intensification area (in the vicinity of Church street) due to concerns about land instability and stormwater management.

Another FAQs sheet on changes to rules, and another on rezoning from General Residential 1 Zone to General Residential 2 Zone provides further details on these changes.

How much more housing will be able to be built because of the decision?

Modelling shows that around 1,900 new dwellings are reasonably expected to be realised over the next 10 years as a result of this decision on provisions and intensification rezoning. Capacity that is 'reasonably expected to be realised' is a subset of plan-enabled and feasible capacity that can reasonably be expected to be developed over a certain timeframe. The Dunedin residential capacity model calculates this by applying an annual probability of development (based on recent trends) to each feasible development, as well as ensuring that total city-wide capacity is not unrealistically concentrated in certain areas or housing types.

Will infrastructure to support growth be provided?

The additional infrastructure required to support the growth that will be enabled through Variation 2 provisions and intensification rezoning was calculated as part of the development of the proposals. The DCC 3 Waters team were involved to ensure their work programme and the 10-year plan incorporates the required upgrades and extensions to the 3 waters networks.

Developers will be required to provide on-site infrastructure to support their development. In areas where infrastructure capacity issues exist, controls have been put in place to constrain development until such time as these infrastructure constraints are removed. Development has not been enabled in areas where infrastructure is not provided and there are no plans for future upgrades.

Who will pay for the infrastructure?

Funding for additional public infrastructure needed to support growth was decided as part of the 10 year plan process. Private developers contribute to the costs of required infrastructure by paying development contributions through the consent approval process.

Where infrastructure costs are unplanned and unbudgeted, and new upgrades are required, the funding allocation between private developers and the DCC will be determined by looking at the beneficiaries of the infrastructure upgrade, with costs shared based on the relative benefits.

Are there changes to what was originally proposed when the Variation was notified?

Submitters on Variation 2 raised concerns about adverse effects that could arise from allowing more intense housing development. Issues raised related to the potential loss of significant heritage values, character and amenity, green space, and biodiversity, or the potential creation of stormwater flooding issues. In response to these concerns the Panel added some new rules to the 2GP including:

- A new rule requiring a resource consent for demolition of pre-1940 buildings in areas where Variation 2 changes will enable more development. The rule will require a heritage assessment to be undertaken to protect any buildings that are found to have significant heritage values;
- New minimum landscaping rules in the medium density zoned areas added through Variation 2. This rule will set requirements for the planting of trees and native plants to help manage the change in character and amenity in intensification areas and provide for greenspace and biodiversity;
- New rules to ensure solid waste can be safely collected from new multi-unit developments and subdivisions where Variation 2 changes will enable more development;
- New rules to protect open watercourses in the medium density zoned areas added through Variation 2, including requirements for new development to be set back from open watercourses.

These changes will enable the city to grow while managing change in character, protecting significant heritage values and ensuring green space is provided in intensification areas.

Where can I view the changes resulting from this decision on Variation 2?

The 2GP is an electronic plan (e-plan) and planning map which is most easily viewed online at www.dunedin.govt.nz/2gp.

On 31 May 2022, the e-plan and 2GP planning map were updated to include Variation 2 content resulting from this decision. The amendments in the plan will be highlighted in a lemon colour. The planning maps will also be updated to reflect the Hearing Panel's decision.

If you wish to see further details about the changes that have been made and the reasons for them, the Decision Report is available on the Variation 2 webpage at: www.dunedin.govt.nz/2GP-variation-2

Printed copies of the Variation 2 changes and mapping changes, and the decision report, will be available for inspection at DCC public libraries and service centres at Dunedin (including South Dunedin), Mosgiel, Port Chalmers, Blueskin Bay (Waitati) and Waikouaiti. In Middlesmarch, they will be available at the Middlesmarch Postal Agency, 19 Swansea Street, Middlesmarch.

Can I appeal the decision?

There is an appeal period of 30 working days from the notification of the decision. The appeals period closes on Wednesday, 13 July 2022. Submitters may appeal decisions on matters that were the subject of their submission. The appeal process is run by the Environment Court and directions on how to appeal can be found on its website (<https://environmentcourt.govt.nz/court-process/lodge-appeal-or-application/>).

When do the changes have legal effect?

The changes included in the Variation 2 decision will have 'legal effect' from the date of the decision. This means that they will apply in addition to the existing 2GP rules. The new rules will only replace the existing 2GP rules (be 'deemed operative') when the appeal period closes and either no appeals are received, or appeals are resolved. Some rules that are not appealed may be deemed operative while appeals on other rules are resolved.

Where can I get further assistance?

- DCC staff will be available during the submission period to answer any questions about this decision on Variation 2 and to help you find out whether your property is affected by these Variation 2 changes. You can contact planning staff by phoning 474 4000 or by visiting the Planning front counter in the DCC Customer Services Agency in the Civic Centre.
- Please visit www.dunedin.govt.nz/2GP-variation-2 for more information about this decision on the provisions and intensification areas proposed through Variation 2 or view the 2GP e-plan or planning map.