



collected from DCC
on 25/02/2021



**SECOND
GENERATION
DISTRICT PLAN**

no immediate impact but
took out. We seem to have lost out
with any DCC works
Decide to place submission

VARIATION 2 ADDITIONAL HOUSING CAPACITY PROPOSED CHANGES TO GR1 AND T&S RULES AND REZONING FROM GR1 TO GR2

My property is in the General Residential 1 Zone or a Township and Settlement Zone that is serviced for wastewater – How will Variation 2 change what I can do on my property?

The changes proposed mainly affect the number of residential units you can have per site, with related changes to subdivision rules that reduce minimum site sizes required for subdivision. There are no proposed changes to the scale or size of permitted development. The table below summarises the key 2GP rules for residential activity in the General Residential 1 Zone and proposed changes to those rules included in Variation 2. Note this is not a complete list of rules or proposed changes (please visit www.dunedin.govt.nz/2gp for further details).

The proposed changes may be amended as a result of submissions and decisions on submissions and new rules will not apply until decisions are released.

Table 1: Comparison of 2GP and Variation 2 rules for General Residential 1 Zone and Township & Settlement Zone (except within a no DCC reticulated wastewater mapped area).

Rule	Existing 2GP rule	Variation 2 proposed changes	Key development options enabled
Minimum site area for a house	500m ²	400m ² or 500m ² for two houses if they are in a single residential building or a duplex.	<p>If you have a section that is >800m² you could have a second standalone house.</p> <p>If you have a section that is 500m² or larger you could replace a single house with a duplex or two-unit building; or split an existing large home into two units.</p>

Rule	Existing 2GP rule	Variation 2 proposed changes	Key development options enabled
Family flats/ Ancillary residential units	<p>"Family flats"</p> <p>Maximum 60m² (without consent)</p> <p>Height limited to single storey</p> <p>Occupancy limited to family members or caregivers</p> <p>Must have shared service connections and vehicle access</p> <p>Only allowed if total density stays within one habitable room (potential bedroom) per 100m² of site area</p>	<p>"Ancillary residential units"</p> <p>Maximum 60m² (without consent), consent can only be applied for up to 80m²</p> <p>Unchanged</p> <p>Requirements removed</p> <p>Requirements removed</p> <p>Unchanged</p>	<p>If you have enough land per number of habitable rooms, you can build and rent out an ancillary residential unit.</p>
Minimum site size to subdivide (fee simple)	500m ²	<p>400m²</p> <p>New exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).</p>	<p>Previously you needed 1000m² to subdivide a site, now you only need 800m². Duplexes, multi-unit developments and existing dwellings can be subdivided (fee simple) as long as they are lawfully established at the time of certification.</p>
Outdoor living space	Varies depending on if for ground level or upper level units; starts at 25m ² for one-two bed units at ground floor and increases with additional bedrooms.	Unchanged	Unchanged
Height	Maximum of 9m and must fit under a 'height plane' measured at a 45-degree angle starting from 2.5m up from the boundary.	Unchanged	Unchanged
Setbacks from boundaries	4.5m from front boundary and 2m from side and rear boundaries (with some exemptions).	Unchanged	Unchanged
Maximum site coverage	<p>40% for buildings and structures >10m²</p> <p>70% for all impermeable surfaces.</p>	Unchanged	Unchanged

My property is proposed to be rezoned from General Residential 1 Zone to General Residential 2 Zone in Variation 2. How will this change what I can do on my property?

The changes proposed mainly affect the number of residential units you can have per site and the minimum site sizes required for subdivision. The table below summarises the key 2GP rules for residential activity in the General Residential 1 Zone that differ from rules in the General Residential 2 Zone. Note this is not a complete list of rules or proposed changes (please visit www.dunedin.govt.nz/2gp for further details).

The proposed changes may be amended as a result of submissions and decisions on submissions and new rules will not apply until decisions are released.

Table 2: Comparison of 2GP rules for General Residential 1 Zone and General Residential 2 Zone

Rule	Existing 2GP rule for GR1	Equivalent GR2 rule	Key development options enabled
Minimum site area for a house	500m ²	One habitable room (potential bedroom) per 45m ² site area or Where a wastewater constraint mapped area also applies: One habitable room (potential bedroom) per 100m ² .	There is no limit on the number of units (or residential buildings) you are allowed as long as you have enough site area for the number of habitable rooms across the residential units. However, any proposal for three or more units on a site ('multi-unit development') needs resource consent to assess the design of the building/s in terms of effects on streetscape amenity and character.
Minimum site size to subdivide (fee simple)	500m ² Var 2 proposed exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).	300m ² or Where a wastewater constraint mapped area applies (except in Mosgiel): 400m ² Var 2 proposed exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).	Previously you needed 1000m ² to subdivide a site, now you only need 600m ² or 800m ² , depending on whether your property is in a wastewater constraint mapped area. Duplexes, multi-unit developments and existing dwellings can be subdivided (fee simple) as long as they are lawfully established at the time of certification.

Rule	Existing 2GP rule for GR1	Equivalent GR2 rule	Key development options enabled
Outdoor living space	Varies depending on if for ground level or upper level units; starts at 25m ² for one-two bed units at ground floor and increases with additional bedrooms.	Varies depending on if for ground level or upper level units; starts at 15m ² for one-two bed units at ground floor and increases with additional bedrooms.	A reduction in the amount of outdoor space required for ground level units.
Height	Maximum of 9m and must fit under a 'height plane' measured at a 45-degree angle starting from 2.5m up from the boundary.	Maximum height the same but height plane measured at a 55-degree angle starting from 3m up from the boundary.	Taller buildings may be able to be located closer to the boundaries (noting that the same setback rules still apply except for Mosgiel).
Setbacks from boundaries (Mosgiel only)	4.5m from front boundary and 2m from side and rear boundaries (with some exemptions).	Varies depending on area. Some same as for GR1, some 3m front yard, 1m side and rear boundaries.	For the Mosgiel mapped area, buildings may be located closer to the boundaries. No changes for other areas.
Maximum site coverage	40% for buildings and structures >10m ² 70% for all impermeable surfaces.	50% for buildings and structures >10m ² 80% for all impermeable surfaces or Where a stormwater constraint mapped area applies: 50% for buildings and structures >10m ² 70% for all impermeable surfaces.	Buildings can cover more of the site and impermeable surfaces can cover more of the site in some instances.

VARIATION 2 ADDITIONAL HOUSING CAPACITY



SECOND
GENERATION
DISTRICT PLAN

JANUARY/FEBRUARY 2021

The Dunedin City Council has been working on changes to the Second Generation Dunedin City District Plan (2GP) to provide for more housing. The city's population is growing faster than expected so more capacity is needed.

Dunedin residents have previously been asked for their ideas on how and where the city should grow. That feedback has helped develop these proposed changes, which are called Variation 2 to the 2GP.

The proposed changes include:

- zoning changes for some sites which will result in:
 - » new greenfield sites for development in areas that were zoned rural or rural residential
 - » more areas of medium-density zoning (where the density of housing can be increased)
- rule changes for most of suburban Dunedin that will:
 - » make better provision for social housing
 - » remove the restrictions on who can live in family flats
 - » allow smaller site sizes and provide for duplexes
 - » create more flexibility for development through changes such as making it easier to average out site sizes in subdivisions
 - » improve how the plan manages the development of areas rezoned for new houses (greenfield sites) to encourage good urban design and well-managed infrastructure.

Most Dunedin residents live in areas which would be affected by one or more of these proposed changes. You will be able to see what that means for your property when details of the changes are made public soon.

We'll be asking for formal submissions on what's proposed from 3 February to 4 March 2021. We are required to follow a legal process to do this and those details are overleaf.

Most of the changes proposed in Variation 2 won't come into effect until decisions are made on submissions, but some changes may have immediate effect from 3 February 2021.

When Variation 2 is released, I encourage you to visit www.dunedin.govt.nz/2gp to see what's proposed and when any changes would apply. We welcome your feedback.

Sandy Graham
Chief Executive Officer

PUBLIC NOTICE

under Clause 5, Schedule 1, Resource Management Act (RMA) 1991

The Dunedin City Council hereby gives notice that it has prepared Variation 2 to the Second Generation Dunedin City District Plan (2GP). The variation to the 2GP is open for public submissions **from Wednesday, 3 February 2021 until midnight, Thursday, 4 March 2021**. This notification is subject to approval to notify, which will be decided by the Council on 29 January 2021.

WHERE CAN I SEE THE PROPOSED CHANGES?

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

On 3 February 2021, the e-plan and the 2GP planning map will be updated to include Variation 2 content.

A summary of all the proposed amendments to the plan, mapping changes, and the accompanying section 32 report (which explains the purpose of the changes and the other options considered), will be available on the DCC website and for inspection at:

- DCC public libraries and service centres at Dunedin (including South Dunedin), Middlemarch, Mosgiel, Port Chalmers, Blueskin Bay (Waitati) and Waikouaiti.
- The DCC community engagement space (at the Octagon entrance of the Civic Centre, opposite the i-SITE Visitor Centre).

HOW CAN I HAVE MY SAY?

Any person may make a submission on Variation 2 (subject to clause 6, Schedule 1 of the Resource Management Act 1991, which limits submissions relating to trade competition). Submissions can only be made on the proposed Variation 2 amendments to the 2GP (and other alternative options that were evaluated in the section 32 report), not on other aspects of the plan.

Please visit www.dunedin.govt.nz/2gp to find out more and to make a submission, or phone the DCC on 03 477 4000.

Submissions must be made in the prescribed form (see Form 5, Schedule 1 Resource Management (Forms, Fees, and Procedure) Regulations 2003) which can be submitted online or downloaded and filled out, or picked up in hard copy from the DCC, public libraries or service centres. We encourage you to make an online submission using the form and guidelines on the website.

For written submissions:

POST TO: Submission on Variation 2 to the 2GP, Dunedin City Council, PO Box 5045, Dunedin 9054

DELIVER TO: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

EMAIL TO: districtplansubmissions@dcc.govt.nz

If any person making a submission asks to be heard in support of their submission, a hearing must be held.

WHAT HAPPENS NEXT?

After submissions close, the DCC will prepare a summary of submissions and publicly notify that summary. There is then an opportunity for further submissions to be made either supporting or opposing submissions already made. Further submissions may be made by any person representing a relevant aspect of the public interest, any person who has an interest in Variation 2 that is greater than that of the general public, or the DCC.

The Council will make its decision on Variation 2 to the 2GP (including its reasons for accepting or rejecting submissions) after the completion of public hearings. Any person who has made a submission has the right to appeal the decision to the Environment Court.

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

SUBMISSION FORM 5

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: GRAHAM WILLIAM

Last name: POTTER

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 175 MUSSELBURGH RISE

Suburb: MUSSELBURGH

City/town: DUNEDIN

Postcode:

Email address:

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:
- adversely affects the environment; and
 - 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)

IN13

For example: D2

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

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

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.

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:

Multiple Submissions Table

Variation 2 change ID
or provision name and
number or address and
map layer name

Decision Sought

- a. Accept the change
- b. Accept the change with amendments outlined ✓
- c. Reject the change
- d. If the change is not rejected, amend as outlined

Reasons for my views

option b above

Dear Sirs, my wife & I are retired and have owned the property at 175 Musselburgh Rise for some years. I am 81 years old and not wishing to engage the DCC in long discussions of a legal nature to retain our use and enjoyment of our home. Since living here we have made no resistance to DCC projects which impacted in a negative way on this.

We think your attempt to increase living accommodation in Dunedin a very good idea and wish you all the best with this. We pay our DCC rates.

The wooden fence between our property was modified but not properly restored by DCC (to allow access to our property) of huge catipillar digging machines to renew pipes. shore st and

I would be happy to meet and discuss changes proposed.

Graham Potter
GW Potter
4550474

