



## Key changes and highlights from 2GP decisions

### Plan Overview

#### Key changes from operative District Plan (2006) to 2GP decisions version

- More strategically focused, stronger policy drafting
- ePlan (enables line on enquiry)
- Activity status tables (one-stop shop for rules)
- City-wide activities sections (earthworks, network utilities, etc)
- Separation of land use and development rules
- Improved assessment guidance
- Electronic maps

#### Key changes from Notified 2GP to Decisions Version

- Several minor structural and drafting-style amendments that improve the ease of finding and interpreting information in the Plan
- Some adjustments to the policy drafting protocol
- Some adjustments to terminology

### Strategic Directions

#### Key changes from operative District Plan (2006) to 2GP decisions version

- The 2GP includes a new strategic directions section that sets out the key issues for the city, and 'big picture' outcomes to be achieved.
- These objectives generally reflect those outlined in the Dunedin Spatial plan, which Council adopted in 2012. The Spatial Plan had an overall urban form outcome of Dunedin being a Compact City with Resilient Townships.
- The strategic directions include:
  - Dunedin is environmentally sustainable and resilient
  - Dunedin is economically and socially prosperous
  - Dunedin is a memorable city with a distinctive built and natural character
  - Dunedin is a city that gives effect to the principles of the treaty of Waitangi, protects Kāi Tahu values, culture and traditions, and enables Kāi Tahu to express kaitiakitaka
  - Dunedin has quality housing choices and adequate urban land supply
  - Dunedin has affordable and efficient public infrastructure
- Under each of these directions are a series of objectives and policies to achieve those objectives. The policies explain the methods used in the Plan.

## Urban Development Capacity (Urban Land Supply)

### Key changes from operative District Plan (2006) to 2GP decisions version

- Much stronger strategic approach to urban land supply and zoning.
- Policy 2.6.2.1 in the strategic directions set outs the guidance for when new residential zoning should be applied, some of the criteria included are:
  - There is a need for additional residential capacity (within 5 years for zoning and 10 years for transition zoning)
  - Rezoning is unlikely to lead to pressure for unfunded infrastructure upgrades.
  - The area is suitable, based on an assessment against certain characteristics (e.g. distance to: main urban area, centres, community facilities, accessibility by public transport, site not too steep etc)
  - Whether development that would be provided for would be appropriate in terms of the Plan's objectives, with key objectives highlighted, such as those related to hazards, biodiversity, protection of areas important for economic productivity, areas important to city amenity (green and open spaces, heritage, landscapes etc), efficiency and costs to the public of infrastructures provision, promoting a compact and accessible city.
- Rezoning of 190ha of land for residential use, of which approximately 100 ha is developable (the remaining being already developed or used for roads).
- This land has a maximum potential capacity of roughly 1200 dwellings, based on minimum permitted lot sizes with an allowance for roading on larger sites. In practice, actual development will likely be less than this due to site constraints such as topography and developer aspirations.
- Key sites are in Corstophine (28 ha/ 320 dwellings), Halfway Bush (11 ha/ 30 dwellings), Abbotsford (7 ha/ 43 dwellings), Pine Hill (6 ha/30 dwellings), and Ocean Grove (6 ha/ 90 dwellings).
- An additional 132 hectares of land has a Residential Transitional Overlay Zone. These areas can be developed once network infrastructure upgrades have been completed and further residential capacity is required. These areas are located near the urban/rural boundary.
- A small expansion of Harbourside Edge Zone.
- Changes to better support residential development in the central city and centres, for example an increased height limit in some parts of the central city, no car parking requirements for residential in CBD and Warehouse, heritage buildings, or existing buildings (if less than 5 bedrooms).

### Key changes from Notified 2GP to Decisions Version

- The areas at Corstophine, Abbotsford, Pine Hill, and Ocean Grove (above) were added, expanded or changed from a transition zone to an immediate zone as a result of submissions.
- The General Residential 1 Transition Overlay Zone has been replaced by a Residential Transition Overlay Zone and the release criteria have been amended to be more certain and more clearly tied to the programme of infrastructure upgrades necessary to enable development.

## Residential zoning

### Key changes from operative District Plan (2006) to 2GP decisions version

- Includes new medium density areas (some areas of General Residential 2 Zone or Inner City Residential Zone) where development density can be increased (changing from the current restriction of one dwelling per 500m<sup>2</sup> site to enabling smaller site sizes and more than one residential unit per site at a density of one bedroom per 45m<sup>2</sup>).
- Areas which are not zoned medium density in the operative Plan, or which haven't yet been developed at medium density levels, include: Opoho, Maori Hill, Roslyn, Belleknowes, St Clair, Musselburgh, Andersons Bay, Waverley, Green Island, Dalmore, part of Caversham, and Woodhaugh.

### Key changes from Notified 2GP to Decisions Version

- Areas that had been zoned residential in Waitati have now been rezoned back to rural or to rural residential (was rural zoning under the operative plan).
- The boundaries of the proposed General Residential 2 Zone in Opoho were reduced, rezoning some of this area back to General Residential 1 Zone (similar to the zoning under the operative plan).
- The area proposed as General Residential 2 Zone in Balaclava has been rezoned back to General Residential 1 Zone (similar to the zoning under the operative plan).
- The boundary of areas of General Residential 2 Zone in Maori Hill and St Clair were extended, allowing for increased development potential in these areas.
- Some sites along Aramoana Road, which are mostly already developed for residential use, have been rezoned to Township and Settlement Zone to better recognise that existing development.

## Residential rules

### Key changes from operative District Plan (2006) to 2GP decisions version

- Makes it easier to build family flats in most zones to provide more housing options for extended families, particularly in response to an ageing population.
- Changes to fence height rules along boundaries with roads and reserves to maintain a visual connection with these spaces to improve safety and maintain amenity values (50% of the length of each of these boundaries needs to maintain visual permeability above 1.4m).
- On-site car parking requirements for residential properties and other activities have been reduced in several circumstances so people have more choice in how much car parking is needed.
- Permitting garages and carports to be built in the front yards of houses, subject to certain standards, rather than always requiring a resource consent.
- Buildings visible from a public place that have continuous dimension (building length) greater than 20m and buildings over 300m<sup>2</sup> footprint require consent as a restricted discretionary activity considering effects on streetscape amenity and character.

### Key changes from Notified 2GP to Decisions Version

- Portion of fences on road and reserve boundaries required to be visually permeable, made less strict.
- Some standards on family flats have been moved from the definition to a performance standard, which both improves clarity about these requirements and allows consents to be applied for in relation to these requirements.

- Amendments to height in relation to boundary angles (making them more lenient) in certain zones and on parts of sites that are steep or narrow to better enable good design.
- Further reductions in on-site car parking requirement, related to converting existing buildings into multiple units and where on road car parking is lost.
- In the Inner City Residential and General Residential 2 zones multi-unit development (construction of a single or multiple buildings that contain three or more residential units on a site within a two year period) now a restricted discretionary activity considering effects on streetscape amenity and character.

## Commercial and mixed use

### Key changes from operative District Plan (2006) to 2GP decisions version

- Four new commercial zones around the CBD: Smith Street York Place Zone, Princes Parry and Harrow Zone, Warehouse Precinct Zone and Harbourside Edge Zone.
- A new Trade Related Zone centred on Andersons Bay Road.
- The Warehouse Precinct Zone replaces the current Large Scale Retail zone in this area and enables small scale retail and office activity in scheduled heritage buildings, to encourage re-use of these buildings.
- The Smith Street York Place Zone enables office in scheduled heritage buildings, to encourage re-use of these buildings, and also enables visitor accommodation which has developed in this area.
- New CBD Edge Commercial (CEC) zones centred along the one-way system enable a range of activities that require larger sites than typically available in the CBD and centres.
- Pedestrian street frontages have been mapped in the central city and some centres. The plan provisions aim to ensure higher pedestrian amenity in these areas. These provisions, in part, replace the provisions that were included through Townscape Precincts in the operative plan.
- Neighbourhood centres have been zoned to facilitate commercial activities in areas that are already developed for that purpose.
- Development in the Harbourside area (the southern side of Steamer Basin) has been facilitated through more flexible rules, but the requirement to provide access along the water front is maintained.

### Key decisions from Notified 2GP to Decisions Version

- Part of the new Dunedin Hospital site was zoned Industrial in the notified plan. The entire site has been rezoned to CEC-North and Hospital activity is provided for in this zone.
- The CEC Zone at Rattray Street / Broadway has been rezoned to CBD. A 'Speights buffer mapped area' has been applied around the Speights site in which residential activity requires consent. This is to manage reverse sensitivity effects.
- An increase in height to 20m in the new CEC - North Zone. Other height limits remain as notified.
- No change in zoning to the Industrial area at Portsmouth Drive / Andersons Bay.
- Cafes up to 100m<sup>2</sup> associated with trade related retail and large supermarkets in the Trade Related Zone are now permitted, subject to performance standards. A small part of the Trade Related Zone on Macandrew Road has been rezoned Principal Centre.

## Heritage

### Key changes from operative District Plan (2006) to 2GP decisions version

- Makes it easier to carry out earthquake strengthening of heritage buildings and easier to add to and alter heritage buildings so they can be re-used.
- Includes four new residential heritage precincts (Arthur Street, Rosebery Street, City Rise and Stafford Street areas) and a reduction in the area of commercial heritage precincts.

### Key changes from Notified 2GP to Decisions Version

- The Queen Street heritage precinct was removed, and new precincts in the Rosebery Street, City Rise and Stafford Street areas added.

## Manawhenua

### Key changes from operative District Plan (2006) to 2GP decisions version

- Provision for Papakaika housing over a wider area (all original native reserves).
- Wāhi tupuna (significant landscapes and sites) are mapped with assessment rules and notification provisions for activities that are identified as threats in those areas.
- More targeted information, assessment and policy guidance on which activities are of concern to Manawhenua.

### Key changes from Notified 2GP to Decisions Version

- Changes to the extent of some coastal and river wāhi tupuna, to include a 20m strip of surrounding land. This allows the effects on Manawhenua values of activities that impact on water quality to be considered in the consent process.

## Rural

### Key changes from operative District Plan (2006) to 2GP decisions version

- Seven new rural zones have been created to recognise important differences in the scale and type of rural activities and different values in various parts of Dunedin's rural environment.
- An increase in the minimum site size for subdivision in all rural zones and in the minimum site size for residential activity (density) in 5 out of the 7 new rural zones, in order to reduce fragmentation and maintain rural land in productive use.
- New provisions for family flats to make it easier to house family and farm workers.
- New provision for surplus dwelling subdivision to provide for landowners to sell surplus dwellings without meeting the minimum site size requirements as long it does not create any additional development potential for residential activity.
- Provision for a wider range of anticipated activities in the rural zones such as rural industry, rural contractors, rural research and rural tourism.

### Key changes from Notified 2GP to Decisions Version

- Three of the five zones where there has been an increase in minimum site size for residential activity have a five year 'grace period' where residential activity may be established on an existing site of at least 15ha.
- Surplus dwelling subdivision rule has been rewritten so that it may apply to the subdivision of more than one surplus dwelling, where there is no additional development potential for residential activity.

- Removed the ridgelines mapped area and related setback rule from the 2GP due to a mapping error, with Panel recommending future plan change to add similar again.
- New provisions to better provide for rural contractors and transport depots.
- Taller (over 7m) non-residential buildings now required to be set back at least twice their height from side/rear boundaries.
- Broader focus on maintaining productive land (in assessing consents and plan changes).
- Strengthened reverse sensitivity provisions – change to separation distance rule to increase separation distances from mining, landfills and large-scale wind generators.

## Rural Residential

### Key changes from operative District Plan (2006) to 2GP decisions version

- Creation of new type of rural residential zone (Rural Residential 2) for some clusters of partially developed 'undersized' rural sites. Provides for one residential activity per site, but makes subdivision of sites a non-complying activity.
- Some expansion of operative Plan rural residential zones (Rural Residential 1) to recognise existing development at this scale, e.g. Upper Junction, Abbotsford, Waikouaiti.
- Residential activities allowed on existing sites over one hectare in both RR1 and RR2 zones.

### Key decisions from Notified 2GP to Decisions Version

- No new rural residential zoning created in highly productive areas (e.g. Taieri Plains).
- Revamp of strategic policies that guide when rural residential zoning is appropriate.
- New Rural Residential 1 area created at McMaster Rd, Saddle Hill.
- New Rural Residential 2 areas created at Manse/Double Hill Rd (Blueskin Bay), Morris Rd (Fairfield), Doctors Point. Expanded RR2 area at Campbells Rd (Pine Hill).
- Taller (over 7m) non-residential buildings now required to be set back at least twice their height from side/rear boundaries.

## Natural Environment

### Key changes from operative District Plan (2006) to 2GP decisions version

- Identifies a new type of overlay zone (coastal character) to protect the natural character of coastal areas.
- Areas with highest level of natural character included as outstanding and high natural character overlays (ONCC, HNCC), e.g. Sandfly Bay, Aramoana Salt Marsh, Tunnel Beach. Only a very limited range of activities provided for in ONCC and HNCC areas, e.g. farming, conservation.
- New type of landscape overlay in 2GP to protect outstanding natural features (ONFs), e.g. Saddle Hill, Harbour Cone, Sutton Salt Lake. Only a very limited range of activities provided for in ONFs, e.g. farming, conservation.
- Outstanding Natural Landscapes (ONLs) in 2GP based on operative Plan outstanding landscapes, but with some reductions in area around Strath Taieri, and new ONL located at Heyward Coast. Significant Natural Landscapes (SNLs) in 2GP based on operative Plan landscape conservation areas, although no SNL on Chain Hills and hills around north Taieri. New SNLs at Silverpeaks and Durdan Hill.

- Approach to managing development changed for landscape overlays from operative Plan, with small buildings or structures (up to 60m<sup>2</sup>) permitted subject to controls on height, reflectivity and location in relation to other buildings/structures. Resource consent required for buildings/structures over 60m<sup>2</sup> as a restricted discretionary activity (ONLs/SNLs/NCCs) or non-complying activity (ONFs/ONCCs/HNCCs).
- Tightening of rules for vegetation clearance, particularly indigenous vegetation clearance, including lowering of thresholds (size of area to be cleared) for when resource consent required for indigenous vegetation clearance.
- New rules requiring buildings, structures, earthworks, hazardous substances and network utilities to be set back from the coast and water bodies.
- Review of urban biodiversity mapped areas (formerly urban landscape conservation areas) and tighter focus on managing for biodiversity values in these areas.

#### **Key changes from Notified 2GP to Decisions Version**

- Expansion of Heyward Coast ONL overlay zone.
- Major changes to SNL boundaries at Flagstaff-Mt Cargill and Silverpeaks SNL overlay zones.
- Mining and landfills made a prohibited activity in Outstanding Natural Features, Outstanding and High Natural Coastal Character areas.
- Mining and landfills made a non-complying activity in Outstanding Natural Landscapes.
- Rules for permitted building in landscape/coastal overlays now allow 3 small buildings within 30m of larger buildings (encouraging clustering of buildings/structures).
- When processing resource consents, more consideration of the need for certain activities (e.g. farm buildings, network utilities) to locate in landscape or coastal overlays.
- Wider range of exemptions in relation to vegetation and indigenous vegetation clearance rules included.
- New provisions included for biodiversity offsetting and environmental compensation.
- Large scale indigenous vegetation clearance made a non-complying activity in Outstanding and High Natural Coastal Character areas.
- New species (e.g. sycamore, hawthorn, ponderosa pine) added to tree species rule, which controls planting of potentially wilding species.
- Effects on biodiversity values to be considered for wider range of resource consent applications.

## **Natural hazards**

#### **Key changes from operative District Plan (2006) to 2GP decisions version**

- Includes new natural hazard overlay zones, where there are rules managing land use activity and development, including rules which require consent for:
  - Natural hazards sensitive and potentially sensitive activities, and new buildings in Hazard 1 and 2 flood overlay zones
  - Requiring new buildings containing residential activity on the ground floor to be relocatable in coastal hazard areas
  - Earthworks and vegetation clearance over a certain threshold



### **Key changes from Notified 2GP to Decisions Version**

- Includes new Hazard 1A (flood) Overlay Zone, which covers many of the spillways and ponding areas in the Lower Taieri Flood Protection Scheme, where natural hazards sensitive activities are prohibited activities.
- Includes new Hazard 3 (alluvial fans) Overlay Zone, where alluvial fans were previously included within the Hazard 2 and 3 (flood) overlay zones. This new overlay zone recognises the different hazards associated with alluvial fans and has been categorised as low risk. This indicates that the likelihood of a natural hazard event occurring, in combination with the potential adverse consequences of that event, is low.
- Reliance on the Building Act for management of buildings in land instability areas, meaning resource consent no longer required for new buildings and additions and alterations to buildings which have an approved building consent.
- Reliance on the Building Act for requiring minimum floor levels for new buildings to mitigate the potential effects of flooding from a 1 in 50-year rainfall event.

## **Transportation**

### **Key changes from operative District Plan (2006) to 2GP decisions version**

- On-site car parking requirements for residential activities reduced, for example 1 parking space for 1-5 habitable rooms for standard residential in the Inner City Residential Zone where previously it was 1 car parking space for 1-4 habitable rooms.
- In commercial zones, parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
- Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces.
- No car parking requirements for residential and office activities (excluding registered health practitioners) undertaken entirely within a scheduled heritage building.

### **Key changes from Notified 2GP to Decisions Version**

- New strategic policy to encourage cycling by:
  - considering the need for and design of on-site cycle parking as part of consent applications where accessibility is a relevant consideration;
  - considering the safety of cyclists entering and exiting sites where effects on the safe and efficient operation of the transport network is a relevant consideration;
  - enabling parking spaces required through minimum parking standards to be used for bicycle parking; and
  - considering reductions in parking requirements where a travel management plan which encourages cycling has been implemented and/or a lower requirement due to a shift to active modes and/or public transport has been demonstrated.
- Inclusion of a rule that requires that trees associated with forestry, shelterbelts and small woodlots are not planted within 10m of a designated rail corridor, to improve the safety and efficiency of the transport network.
- Objective 6.2.3 and related policies have been amended to consider not only the safety and efficiency of the transport network, but also its affordability to the public.



## Industrial

### Key changes from operative District Plan (2006) to 2GP decisions version

- Maximum height standard added (there was no maximum height limit in Industrial 1 zone of operative Plan).
- Changes to the building setback requirements for sites along the amenity route mapped area fronting Portsmouth Drive and Dukes Road (setback requirements reduced and instead a new height in relation to boundary provision added).
- The Industrial 2 zone, which provided for residential activity, rezoned as the Princes, Parry & Harrow Street Zone, along with small parts of the Industrial 1 zone.
- The PPH Zone provides for a mix of inner-city residential living, training and education, visitor accommodation, industrial, trade and yard-based retail activities. Performance standards applied to this zone reflect the lower expectations for pedestrian amenity.

### Key changes from Notified 2GP to Decisions Version

- Allow additional building height in certain industrial areas, and some additional exemptions to height rules for chimneys.
- Reduce the geographic extent of the amenity route mapped area and relax the setback and height provisions for buildings within the amenity route mapped area.
- Rezoning of some rural land to industrial zone in a variety of locations across the city, particularly in Kaikorai Valley.

## Network utilities

### Key changes from operative District Plan (2006) to 2GP decisions version

- Rules for network utilities are generally more enabling, except for in primary and secondary pedestrian frontages, in heritage precincts, scheduled heritage sites, and in certain landscape and coastal overlays.
- Electric vehicle charging stations are permitted subject to standards.
- Small scale renewable generation structures (e.g. solar panels, small wind turbines) allowed subject to standards.
- Large scale energy generation provided for with policy guidance that considers both potential adverse effects, and their benefits and the need for generators to be located where renewable energy resources are available.
- Sensitive land use activities and most buildings and structures must be set back from National Grid power lines and support structures, so that the Grid can operate safely and efficiently. Additional controls on subdivision near the Grid.
- There are additional controls on subdivision and certain other activities close to Radio New Zealand transmitters on Highcliff Road and Karetai Road. This only affects activities that already need resource consent for other reasons (added through decisions).

### Key changes from Notified 2GP to Decisions Version

- Several (mostly minor) changes to be more enabling of utilities and energy generation
- Some stricter standards on the design and location of small-scale wind generators (but still permitted in all zones).
- Large-scale renewable energy generation provided for as a discretionary activity rather than non-complying in a range of areas, including Outstanding Natural Landscapes, Significant Natural Landscapes and Areas of Significant Biodiversity Value, but there are still strong controls in place to manage effects.

- A wider range of buildings are exempt from required setbacks from the National Grid, including many farming or horticultural buildings.

## Earthworks

### Key changes from operative District Plan (2006) to 2GP decisions version

- More limits on earthworks in landscape, biodiversity and natural hazards areas.
- Maximum volume of combined cut and fill of earthworks based on the steepness of the slope.

### Key changes from Notified 2GP to Decisions Version

- Earthworks subject to an approved building consent, except in the rural or rural residential zones, are now always considered earthworks-small scale (meet scale standard).
- Earthworks in the Port Zone are now always considered earthworks-small scale (meet scale standard) and exempt from several other earthworks standards.

## Scheduled Trees

### Key changes from Notified 2GP to Decisions Version

- It is now permitted to undertake work in proximity to a scheduled tree using 'trenchless methods'.
- Setback from Scheduled Trees standard clarified that it only relates to activities that "involve ground excavation or the installation of impermeable surfaces on the ground".

## Public Health and Safety

### Key changes from operative District Plan (2006) to 2GP decisions version

- Rules are closely similar between the two plans except as noted below.

### Key changes from Notified 2GP to Decisions Version

- Adding a new Hazard Facility mapped area and provisions to restrict sensitive activities within 200 metres of the Liquigas LPG storage facility at 254 Fryatt Street, Dunedin.
- Removing hazardous substances provisions from the Port Zone and from industrial zones that are not within a natural hazard overlay.

## Major facilities

### Key changes from operative District Plan (2006) to 2GP decisions version

- Provided new major facility zones for schools and major recreation, health, education and transport facilities. This added 11 new zones to the existing Campus, Stadium and Airport major facility zones.
- Change from parking protocols between the DCC and the University of Otago and Otago for minimum car parking that were outside the Plan, to specific minimum numbers within the Plan.

### Key changes from Notified 2GP to Decisions Version

- Campus-affiliated office activities now permitted in the Campus Zone and other zones that are associated with the Campus (Otago Museum and Dunedin Hospital).

- Campus activity definition expanded to include activities shared with Dunedin Hospital, public amenities and temporary activities provided by the University of Otago or the Otago Polytechnic.
- Inclusion of a discounting factor for minimum car parking requirement in the Campus Zone, where bicycle parking is provided.
- Student hostels permitted to be used for visitor accommodation as an ancillary use.
- Student hostels in the Campus Zone provided for as a controlled activity, instead of a restricted discretionary activity status.
- Elevation data for the Taieri Aerodrome Flight Path mapped area included in the 2GP Planning Map.

## Recreation Zone

### Key changes from operative District Plan (2006) to 2GP decisions version

- Provided new Recreation Zone for major recreation areas, primarily used for formal recreation, such as sports fields.

### Key changes from Notified 2GP to Decisions Version

- Sites at 50 Three Mile Hill Road (Dunedin Branch Pony Club) and 25A Lynn St (Kaikorai Rugby Football Club clubrooms) were rezoned to Recreation Zone.
- The definition of sport and recreation was amended to include club meetings and functions as activities within this definition.
- Conference, meeting and function activities not associated directly with club activities have had their activity status changed to be a discretionary activity.
- A definition of 'sport and recreation that involves motor vehicles' was added and specifically included activities involving trains, to provide for activities at the Ocean Beach Railway at Ocean Beach Domain.
- The scale of community and leisure - small scale activities (which are often permitted) was increased to allow more people to be in attendance.

## Temporary activities and public amenities

### Key changes from operative District Plan (2006) to 2GP decisions version

- Includes new rules to enable smaller events to be held, and many public amenities to be built, without the need for resource consent.

### Key changes from Notified 2GP to Decisions Version

- Added reference to, and increased consistency with, NZ standards particularly in relation to measurement of noise levels associated with temporary activities.