


[The 2GP Process](#) | [The Plan and Maps](#) | [Background](#) | [Decisions](#) | [Appeals](#)



The Proposed Second Generation Plan (2GP)

The ultimate goal of the District Plan is to sustainably manage the natural and physical resources of Dunedin to meet the needs of current and future generations and to provide for their social, economic and cultural wellbeing.

Decisions on the 2GP will be released 7 November 2018.

[Read the plan](#)
[Hearing schedule](#)



[View the 2GP maps](#)
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Latest updates


Legal effect of certain rules in the Second Generation Dunedin City District Plan (2GP)

15 October 2018
 A public notice was published in the Otago Daily Times on 6 October 2018 notifying that on 2 October 2018 Council rescinded their decision to defer the type of the of rules provided for in S86B(3) from having immediate legal effect. View the [Public notice relating to legal effect of certain rules](#) (PDF format) for more information.

2gp.dunedin.govt.nz

Decision reports



Urban Land Supply
Decision of Hearings Panel

Proposed Second Generation Dunedin City District Plan (2GP)

7 November 2018

29 Decision Reports


One report per hearing topic

Include all decisions, reasons and incorporate the requirements of a further evaluation under s32AA of the RMA.

Reports also include:

- an appendix referring to the marked-up version of the notified plan
- an appendix summarising the decisions

Decision reports – user guide



User guide to the decision reports and the marked-up decisions version of the 2GP

The decisions of the 2GP Hearings Panel are presented in 28 decision reports (one report per hearing report).

The reports include the Panel's decisions and reasons and incorporate the requirements under s32AA.

At the end of each report a table has been included summarising all the decisions on provisions (Plan text) in that decision report.

Marked-up version of the Notified 2GP (2015)

The decisions include a marked-up version of the notified 2GP, which shows the amendments made to the notified plan's amendments and justifications. Each amendment has a submission point reference(s) or a reference to 'ULS' if the amendment has been made in accordance with Schedule 1, clause 2(2) of the Resource Management Act, Schedule 2, clause 2(2), allow minor and inconsequential amendments to be made to the Plan.

Amendments to the Schedules below are not marked up as in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the decision report for the relevant section.

Some very minor clause 16 changes such as typographical errors or missing punctuation have not been marked up with underline or strikethrough. More significant clause 16 changes (such as where provisions have been moved) are explained using footnotes, and in some cases are also discussed in the decision.

Hearing codes and submission point references

As part of the requirement of the DCC to summarise all original submissions, all submission points were given a submission point reference. These references started with 'S'. Further submissions were also summarised and given a submission point that started with 'S'.

The submission points are made up of two numbers the first is the submission number, which is followed by a 'S' and the second part is the submission point number for that submission.

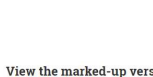
For example, OS260.01 is submission 260 and their first submission point.

The 2GP Hearings Panel has used these same submission point references to show which

User guide to report

Includes information about strike-through and underlining formatting, hearing codes, submission point references, and how to search the report to find submissions.

Marked-up version of the notified 2GP



View the marked-up version of the notified 2GP

This version gives a submission point reference or a clause 16 reference for each amendment. Tips on how to find the decision relating to your submission are included at the beginning of each decision report.

Section A. Plan Overview and Strategic Directions

Section A. Plan Overview and Strategic Directions

1.6 Definitions

1.6 Nested Tables


Section B. City-wide Activities

Section C. City-wide Provisions

Section D. Management Zones

Section E. Major Facilities Zones

Section F. Appendices



12. Urban Land Transition Provisions {Was "Transitional Provisions" - ULS cl.16}

12.1 Introduction

Future urban land may be required over the timeframe of the Second-Generation Plan-2GP-2015 (PO cl.16) in order to respond to population and business growth.

In response to this issue, the strategic directions chapter section (PO cl.16) of the 2GP Plan (PO cl.16) outlines the objectives and policies that guide when and where urban expansion should occur, including the criteria that were used to identify the transitional (ULS cl.16) areas. The strategic directions are based on the Dunedin Spatial Plan's goal of being a compact city with resilient townships, and the objectives and policies contained within.

A number of preferred areas for transition to, or between, urban uses are identified in the 2GP this Plan (ULS cl.16) and rules included which provide for their transition to a different zoning (ULS cl.16) if and when they are required due to a shortage of land available in existing zoned areas. Such areas include:

1. areas for future General Residential+ residential (ULS cl.16) zoning, which have been identified in a General Residential+Transition Residential Transition Overlay Zone (GR+TRTZ) (ULS cl.16);
2. areas for future industrial zoning, which have been identified in an Industrial Transition Overlay Zone (InTZ); and
3. areas for future harbourside edge zoning, which have been identified in a Harbourside Edge Transition Overlay Zone (HETZ).

The transition of land is being (ULS cl.16) managed through a certification process, where land is released by the Chief Executive Officer or their delegate, once identified targets are met, requiring a resolution of the Council (meaning the elected body) which (ULS 350.6)

The future zoning of each Residential Transition Overlay Zone is identified through the overlay name on the Planning Maps, for example, Residential Transition Overlay Zone (General Residential 1 Zone), (ULS 350.6)

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Decision summary table

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Each report contains a decision summary table that summarises the decisions on provisions based on the submissions covered in that report.

Plan Section	Provision Type	Provision number	New Number	Provision Name	Decision	Submission Point Reference	Decision Report Topic number	S42A Report Section Number
1. Plan Overview and Introduction	Definition	1.5		Bulky Goods Retail	Amend definition by removing "To be included in this definition, at least 90% of product display floor area must be bulky goods."	CMU 211.2	4.9.2	5.1.2
1. Plan Overview and Introduction	Definition	1.5		Regulatory Signs	Add new definition	CMU 271.18	4.6.9	5.7.16
1. Plan Overview and Introduction	Definition	1.5		Warning Signs	Add new definition	CMU 271.18	4.6.9	5.7.16
1. Plan Overview and Introduction	Definition	1.5		Directional signs	Add new definition	CMU 271.18	4.6.9	5.7.16
1. Plan Overview and Introduction	Definition	1.5		Road Signs	Amend definition to reflect addition of new definitions of warning, directional and regulatory signs.	CMU 271.18	4.6.9	5.7.16
1. Plan Overview and Introduction	Definition	1.5		Trade Related Retail	Amend definition	CMU 489.1	4.9.3	5.1.3

Key goals of the Plan review

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- More strategically focused
- Reduce the need for resource consents
- Increase certainty/focus of consent requirements
- Improve the effectiveness of rules
- Respond to emergent issues

Strategic directions



- New strategic directions section
- Sets out key issues for the city and 'big picture' outcomes to be achieved
- Set up the Plan's zoning and methods



Strategic directions

Strategic directions

1. Dunedin is environmentally sustainable and resilient
2. Dunedin is economically and socially prosperous
3. Dunedin is a memorable city with a distinctive built and natural character
4. 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
5. Dunedin has quality housing choices and adequate urban land supply
6. Dunedin has affordable and efficient public infrastructure



Plan structure



- 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 map



Urban Development Capacity



- Dunedin redefined in 2017 as a medium growth area under the new National Policy Statement on Urban Development Capacity
- NPS-UDC requires monitoring and responding to results to ensure adequate capacity
 - Currently doing a more detailed analysis of projected demand and capacity
 - Results are expected to be released in January 2019
- If analysis indicates a shortfall in capacity, changes to enable further growth will be required



Urban Development Capacity

Housing supply



Range of opportunities for residential development

- Central city – apartments/ residential better enabled (including Warehouse Precinct)
- New medium density zones
 - Most below town belt or near centres
- Family flats now permitted
- New 'greenfield' areas
 - Some land immediately rezoned
 - Some in Residential Transition Zones
 - Most on boundary of main urban area



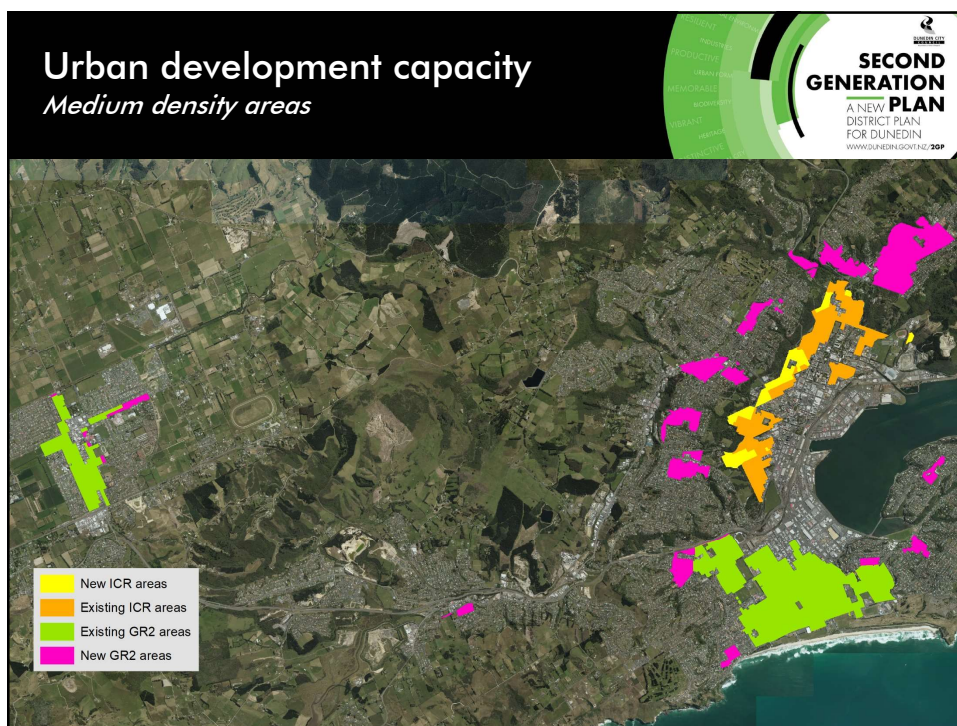
Urban land supply

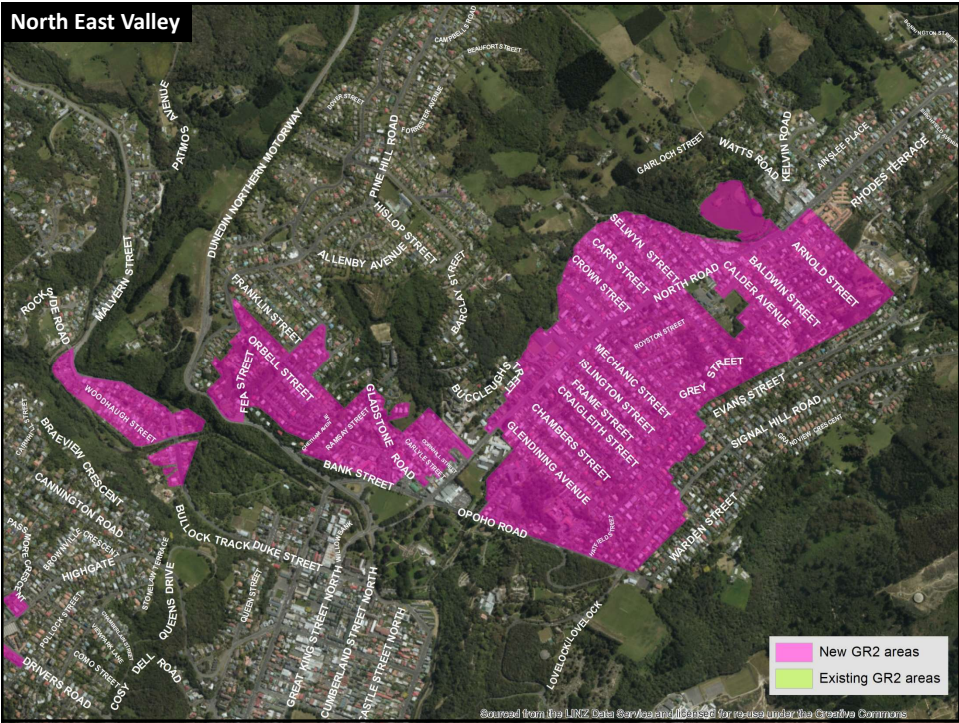
Residential capacity

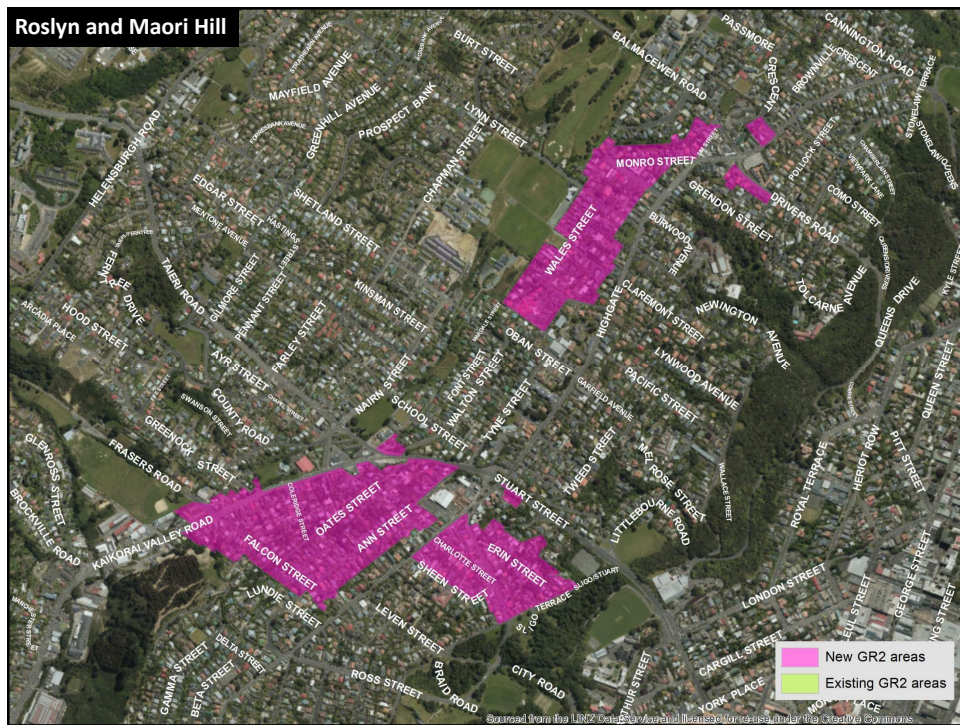
Dwellings	2023	2028	2038	2048
Supply	1,535	1,588	1,945	1,945
Demand (+20%)	1,011	1,958	3,864	5,550
Surplus/shortfall	524	-370	-1,919	-3,605

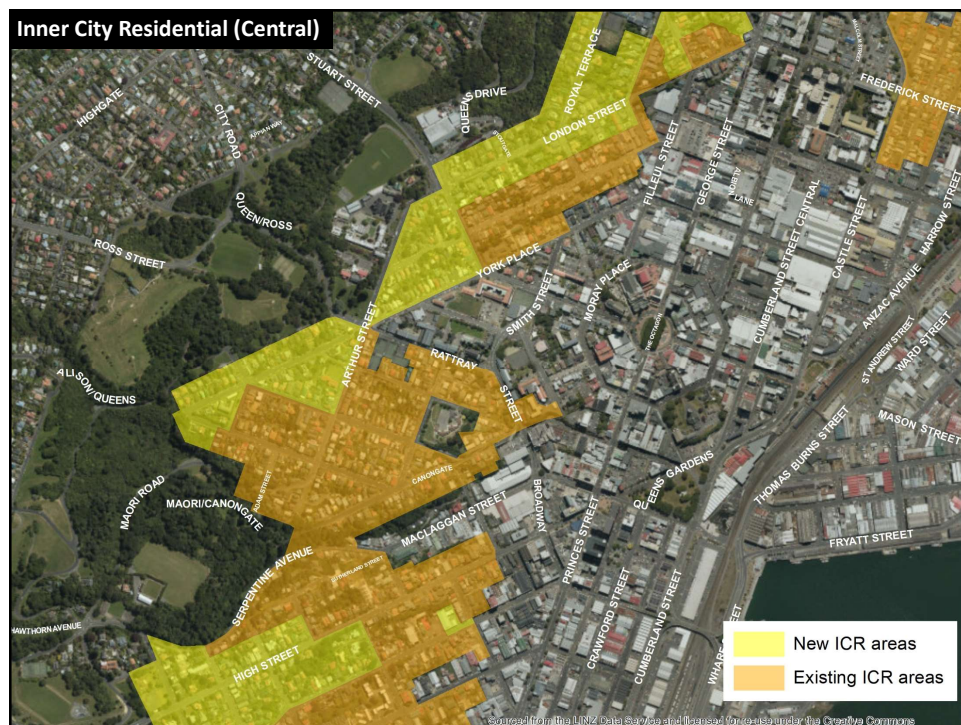
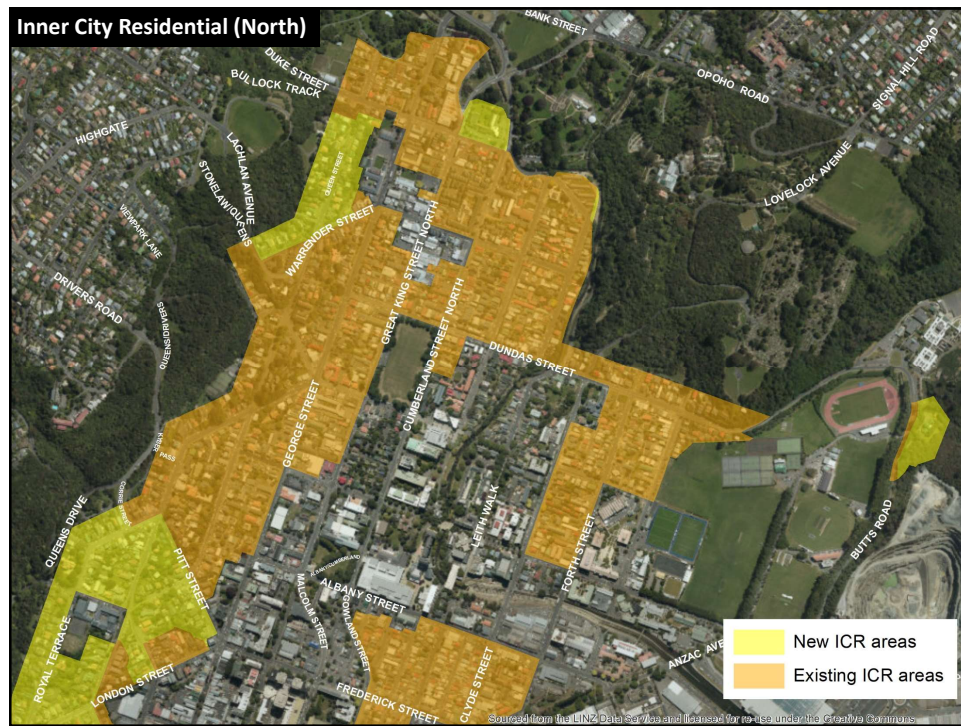
- Residential capacity for 5-10 years growth enabled
- Capacity for an additional 270-300 dwellings enabled through decisions on submissions

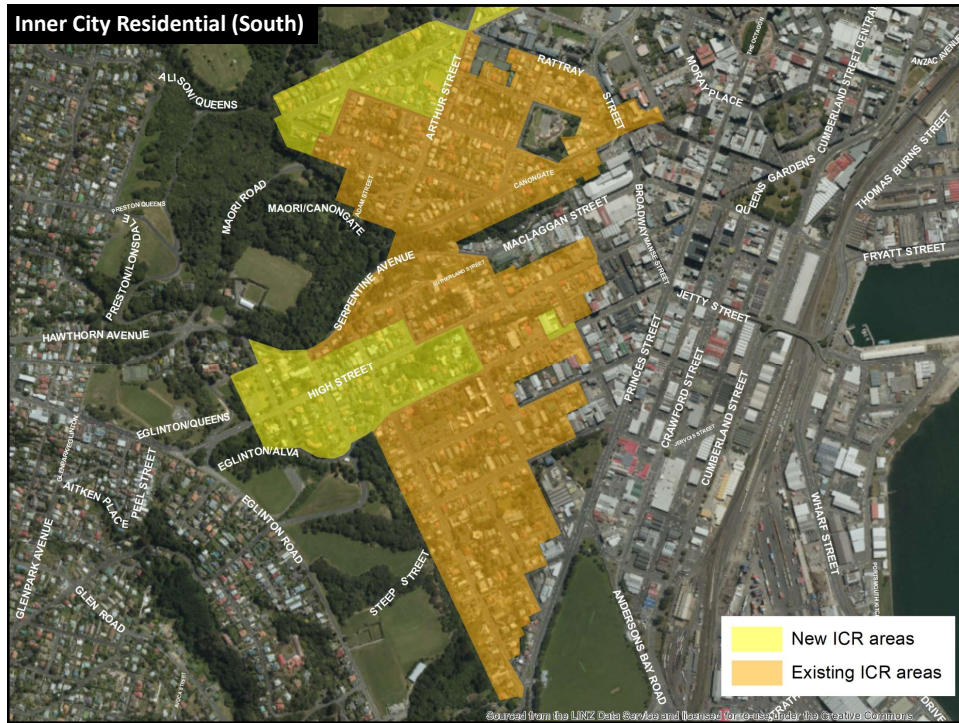




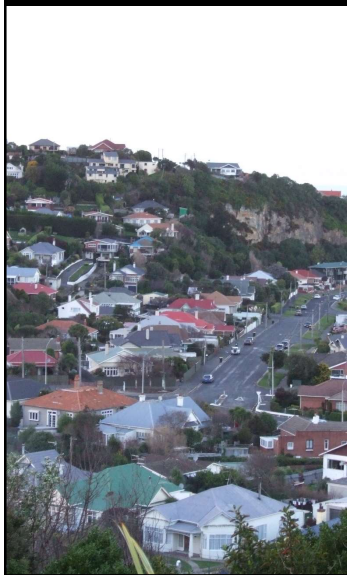








Criteria for new residential zoning



- 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 (network infrastructure capacity is available)



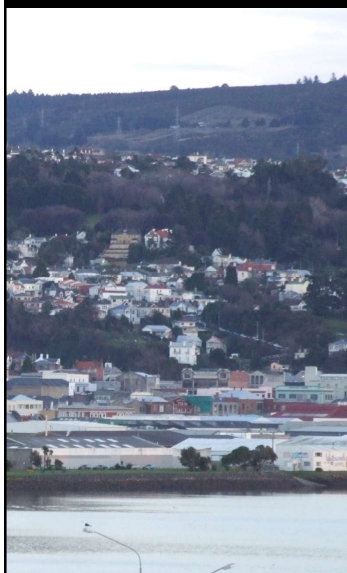
Criteria for new residential zoning



- The area is suitable:
 - close to main urban area, centres, and community facilities
 - accessibility by public transport
 - topography
- Whether development would fit with the Plan's objectives, areas often not chosen due to:
 - Highly productive land
 - Natural hazards
 - Significant landscapes/natural character



Urban Development capacity *New residential areas*



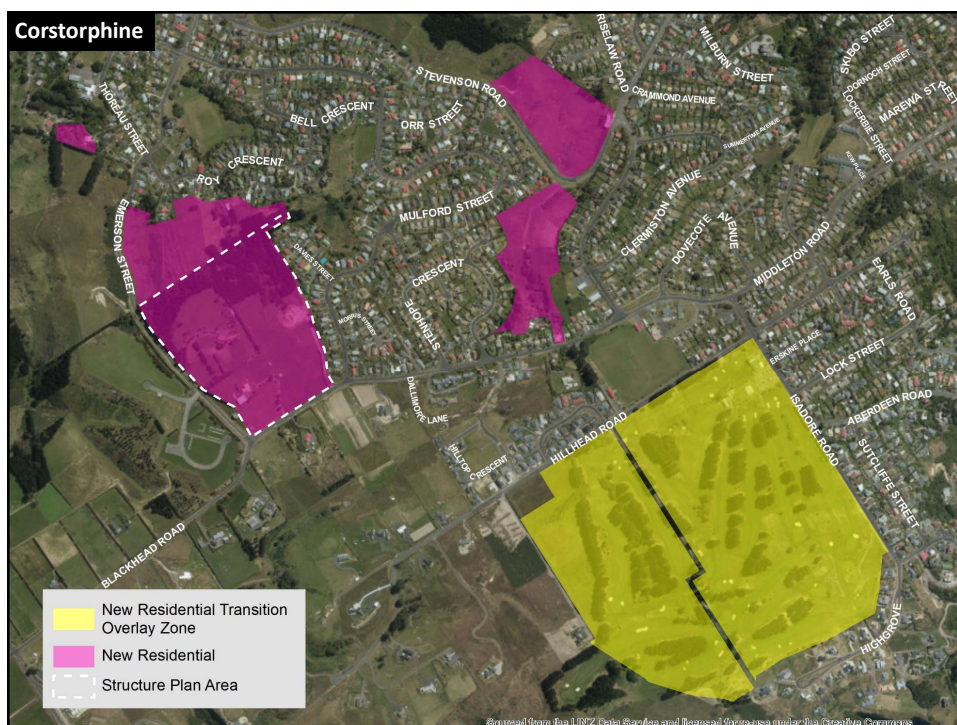
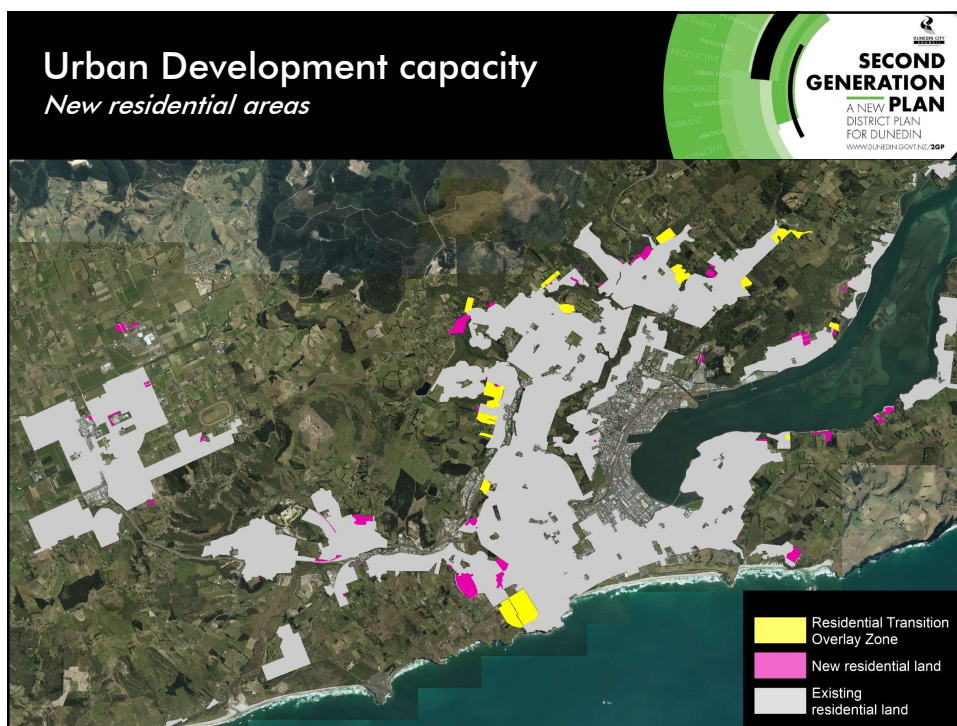
Residential rezonings

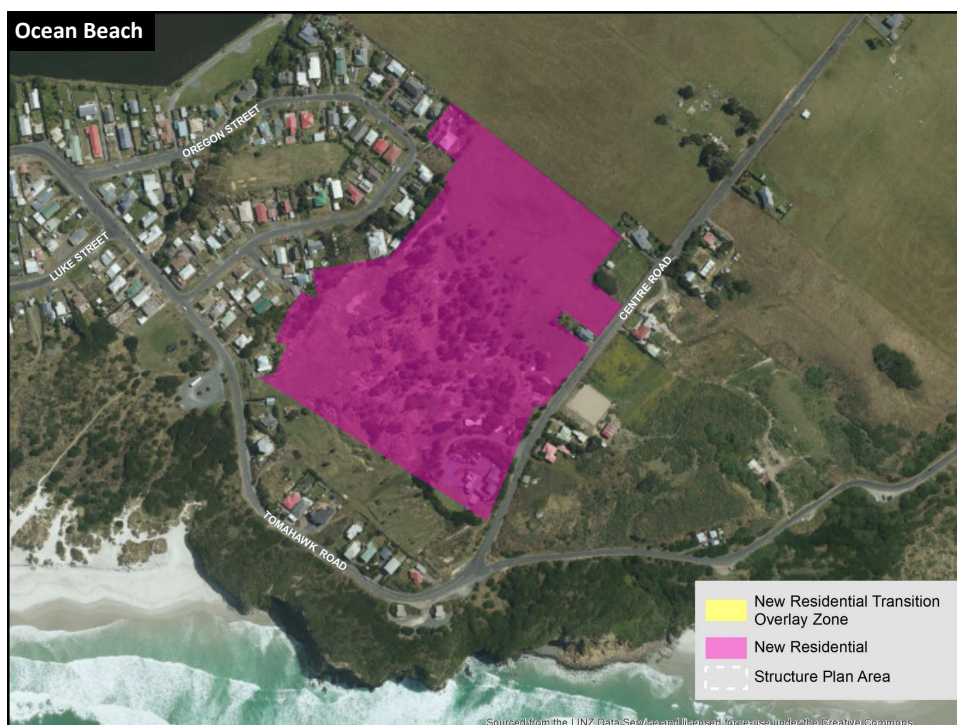
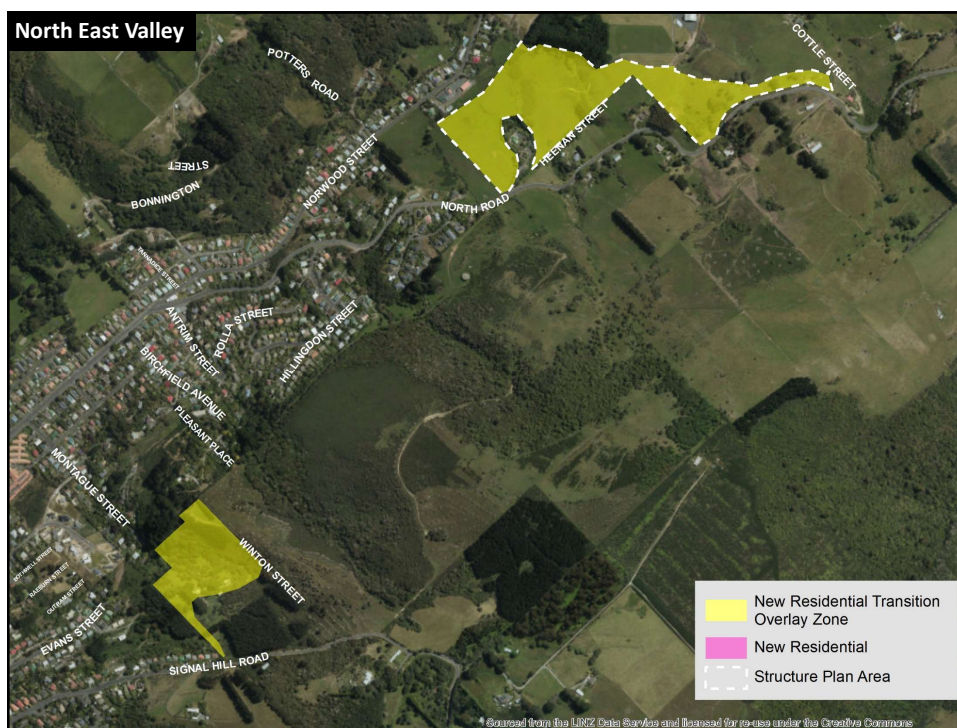
- 101 hectares of developable land has been rezoned to residential

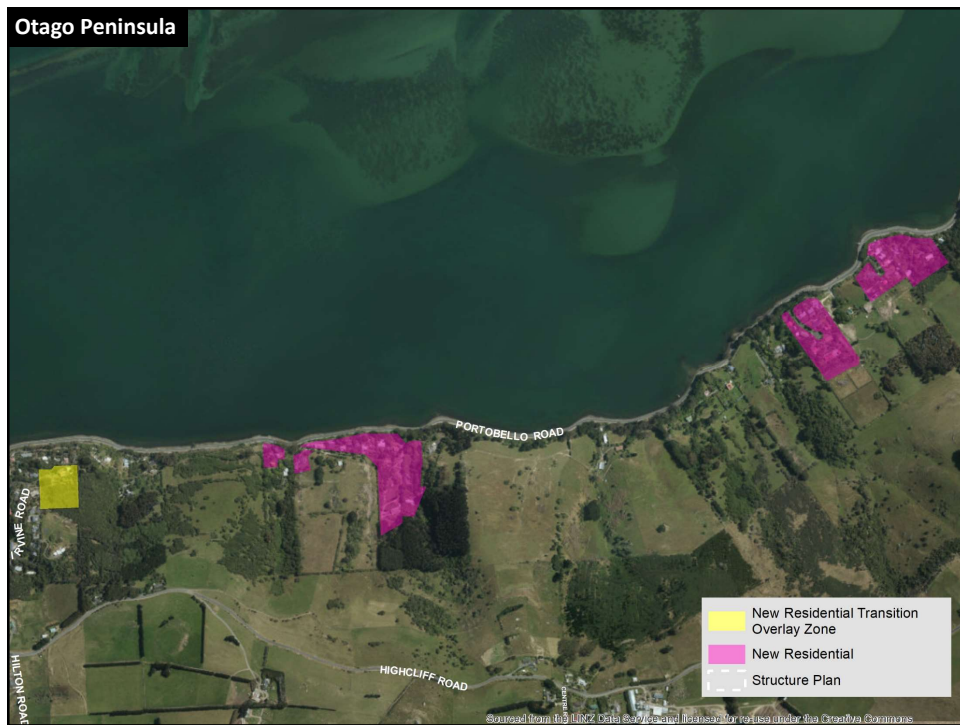
Transitional zoning

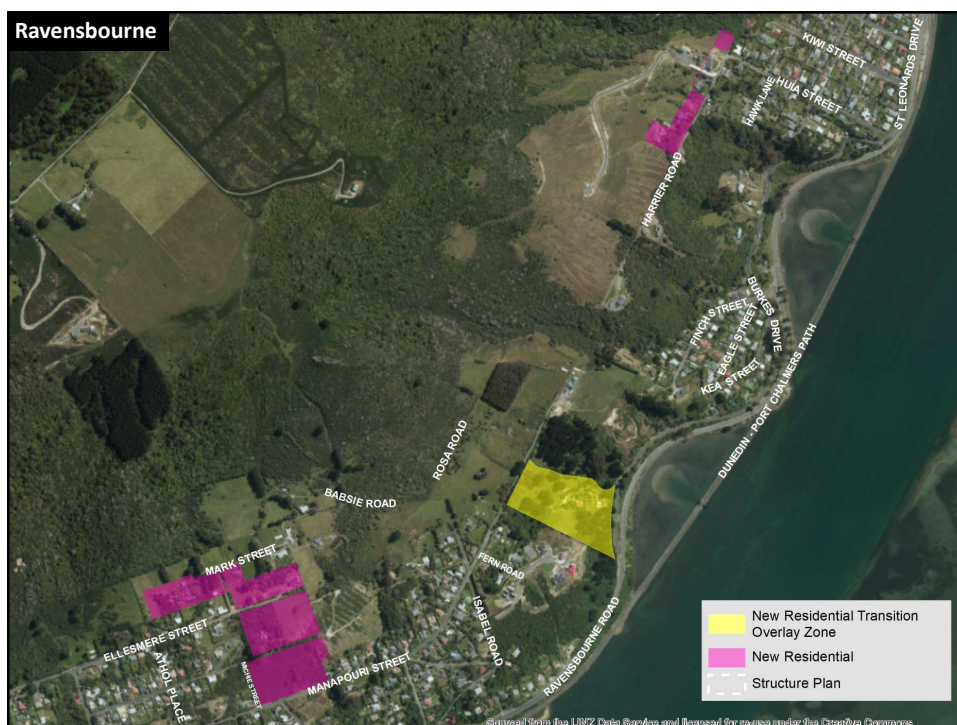
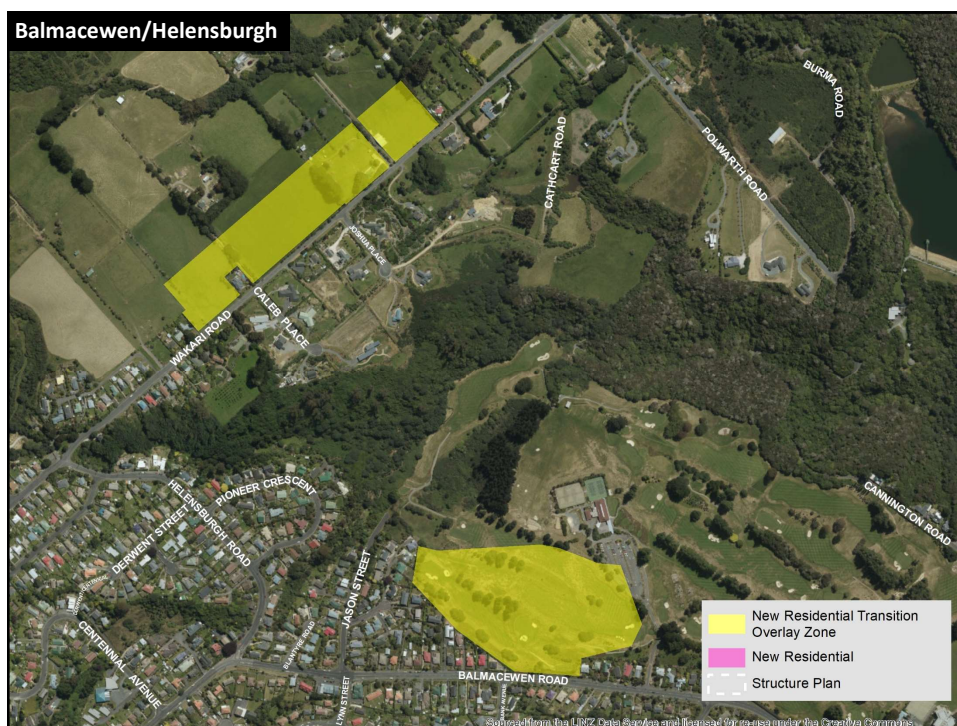
- An additional 132 hectares has been identified in Residential Transitional Overlay Zones
- These areas can be developed once infrastructure upgrades have been undertaken and further residential capacity is required
- Transitional zones are located near the urban/rural fringe throughout the city

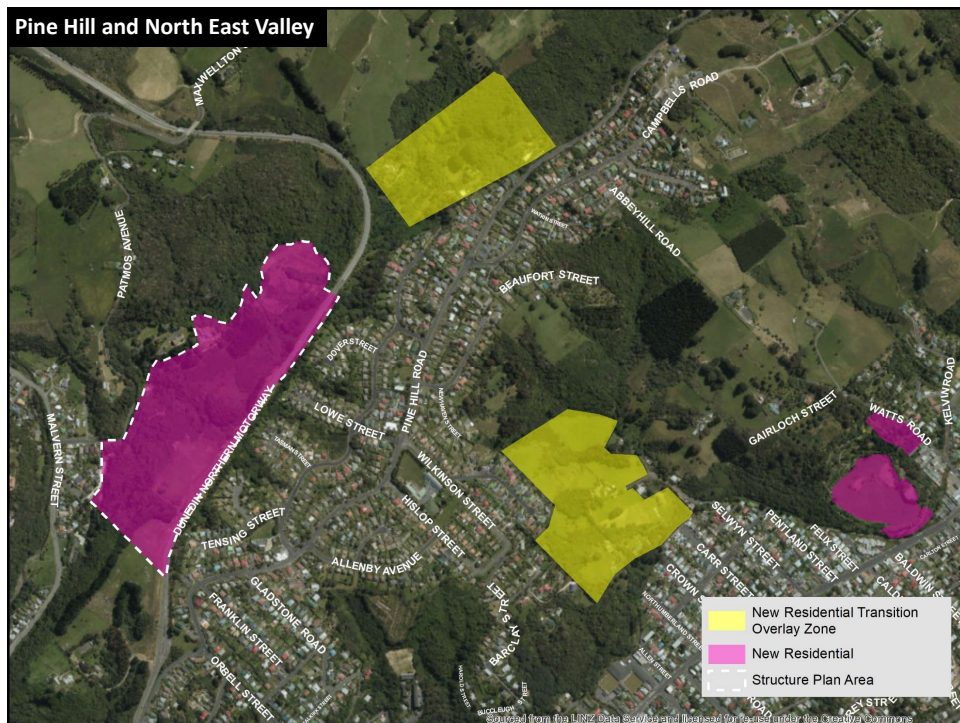
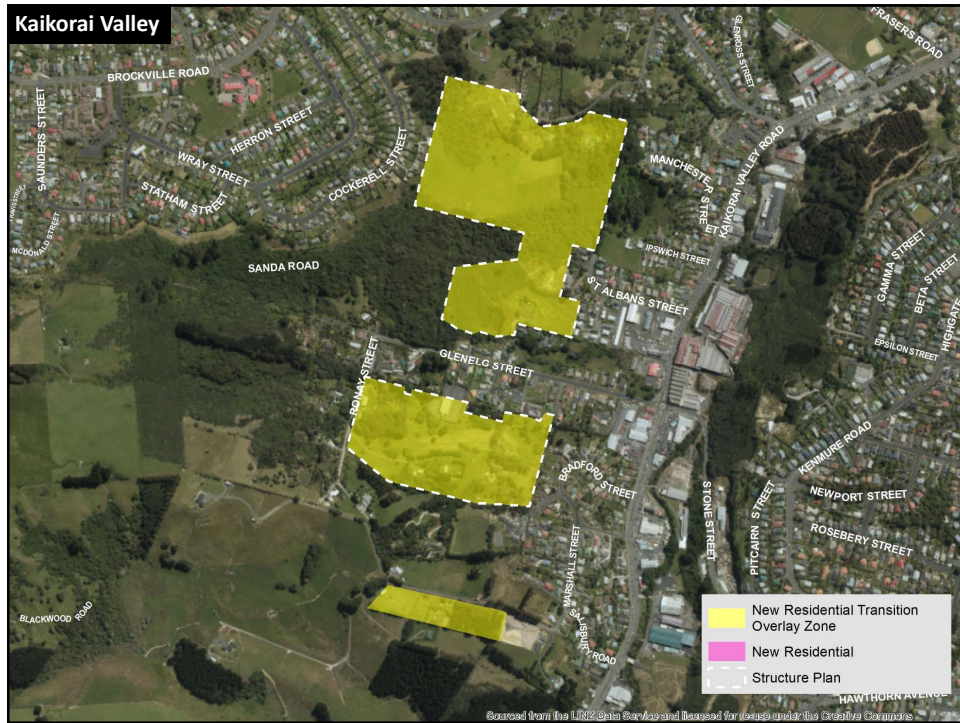


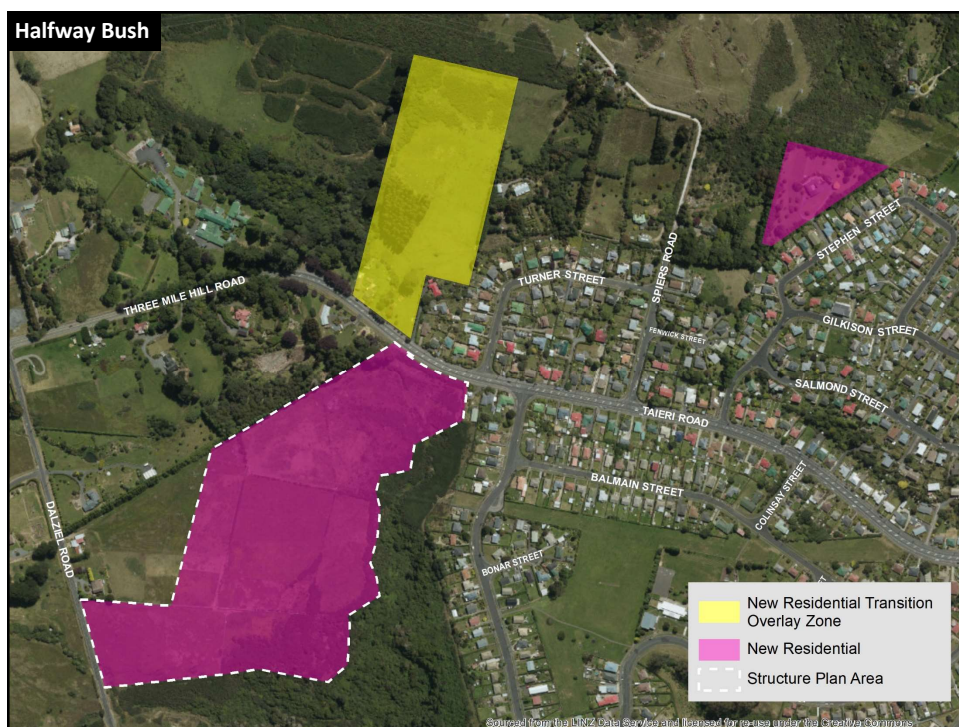
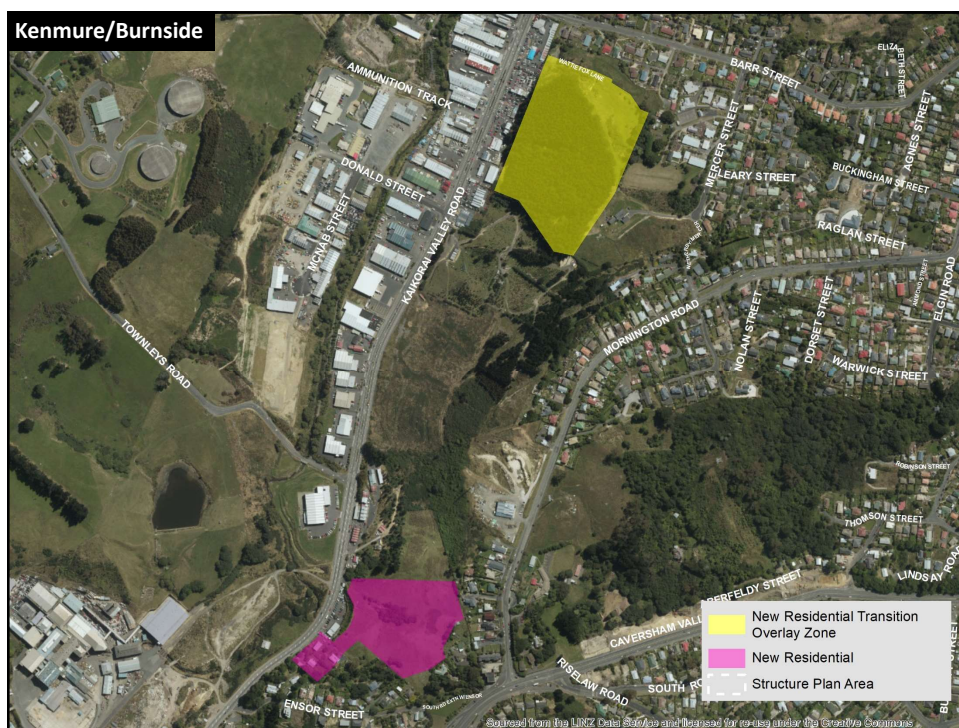












Residential – land use activities



- Density
- Family flats
- Supported living facilities
- Commercial activities
- Working from home



Residential

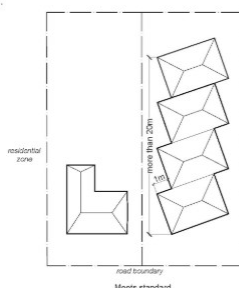
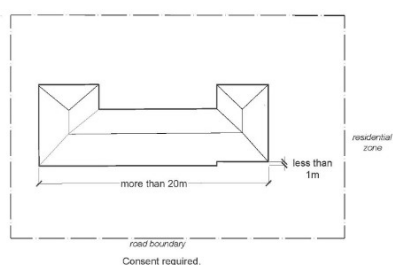
Zone (*zones under operative Plan)	Maximum density
General Residential 1 Hill suburbs and valleys of the main urban area of Dunedin and Mosgiel *was primarily R1	1 dwelling per 500m ² 1 habitable room per 100m ²
General Residential 2 Defined areas within the main urban area of Dunedin and Mosgiel characterised by existing or proposed medium density suburban residential living. *was primarily R2	Infrastructure constraint areas: 1 habitable room per 100m ² South Dunedin mapped area: 1 habitable room per 60m ² Other areas: 1 habitable room per 45m ²
Inner City Residential Residential area near the campus and between the Town Belt and CBD characterised by existing or proposed medium density residential living. *was a mix of R3, R4 and R1	1 habitable room per 45m ²
Low Density Residential Areas that have slightly larger sites than the general Residential 1 Zone. *was primarily R6	1 dwelling per 750m ² 1 habitable room per 150m ²
Large Lot Residential 1 Residential areas which need to be developed at a lower density to maintain bush or open areas, or because of land instability issues. *was primarily R6	1 dwelling per 2,000m ² 1 habitable room per 400m ²
Large Lot Residential 2 Residential areas which need to be developed at a lower density to maintain bush or open areas, or because of land instability issues. *was primarily R6	1 dwelling per 3,500m ² 1 habitable room per 700m ²
Townships and settlements Outlying residential areas. *was primarily R5	Outside the no DCC reticulated wastewater mapped area: 1 dwelling per 500m ² and 1 habitable room per 100m ² Within the no DCC reticulated wastewater mapped area: 1 dwelling per 1000m ² and 1 habitable room per 200m ²

Residential – development activities



- Multi-unit developments, buildings over 300m² and buildings over 20m in length need consent
- Changes to fence rules along boundaries with roads and reserves
- Reduction in car parking requirements
- Changes to height in relation to boundary standard
- Allow garages and carports in front yards
- Impermeable surface restrictions

Multi-unit developments and buildings over 20m

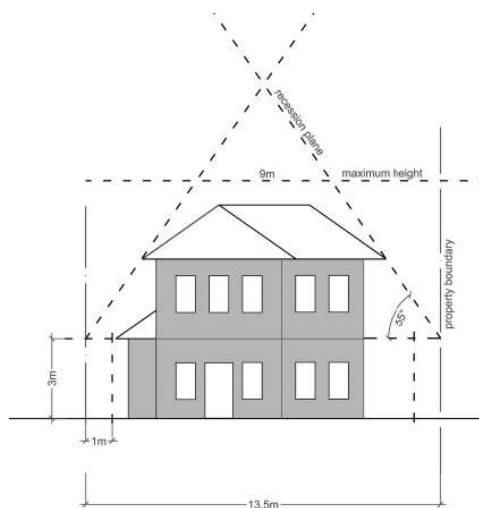


RD consent required if:

- Building is greater than 300m² footprint
- Multi-unit development in GR2 or ICR
- Building* has a continual length > 20m (modulation over 1m means not continual)

*where building is visible from a public place

Height in relation to boundary – GR2 Zone

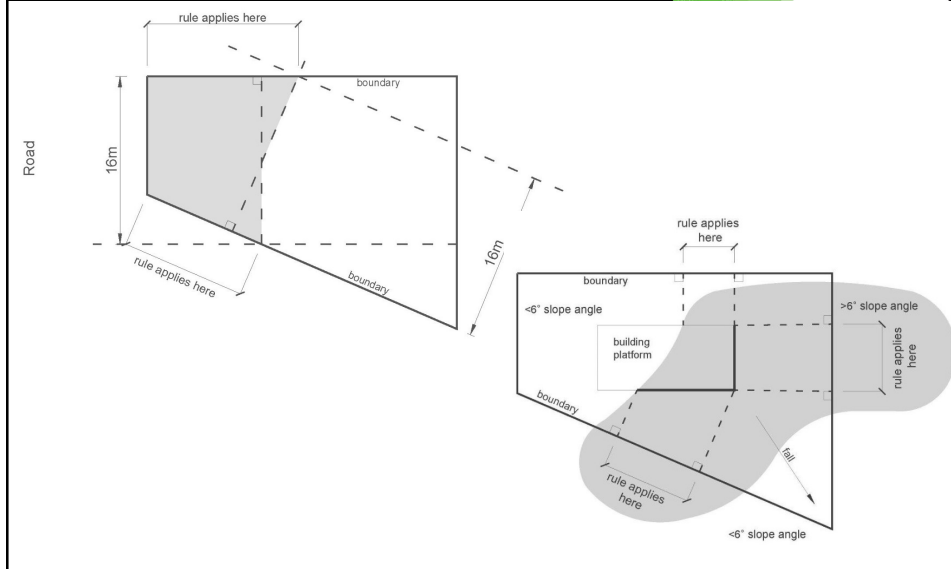


Height in relation to boundary - ICR Zone



Height in relation to boundary – exemption site width and slope

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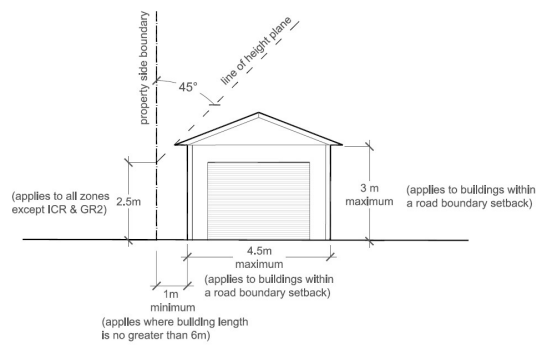


Garages in front yards

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- The maximum height of garages and carports in the road boundary setback is 3m
- Garages and carports must comply with the relevant height in relation to boundary rules
- Property boundary setbacks are dependent on particular garage/carport design



Carparking



Car parking

Standard residential in Inner City Residential Zone:

- 1 - 5 habitable rooms on a site: 1 parking space
- 6 - 8 habitable rooms on a site: 2 parking spaces
- Greater than 8 habitable rooms on a site: 2 parking spaces plus 1 space for every 4 habitable rooms

Standard residential in all other residential zones

- 1 - 4 habitable rooms: 1 parking space
- 5 or more habitable rooms: 2 parking spaces



Carparking



Car parking

- In all residential areas, parking, loading and access areas and garages and carports must not occupy more than 50% of the area of the front yard that is part of the road boundary setback required by Rule 15.6.13 (setbacks).
- In residential heritage precincts, parking areas must not be visible from an adjoining public place, unless they are set back a minimum of 4m from the road boundary.



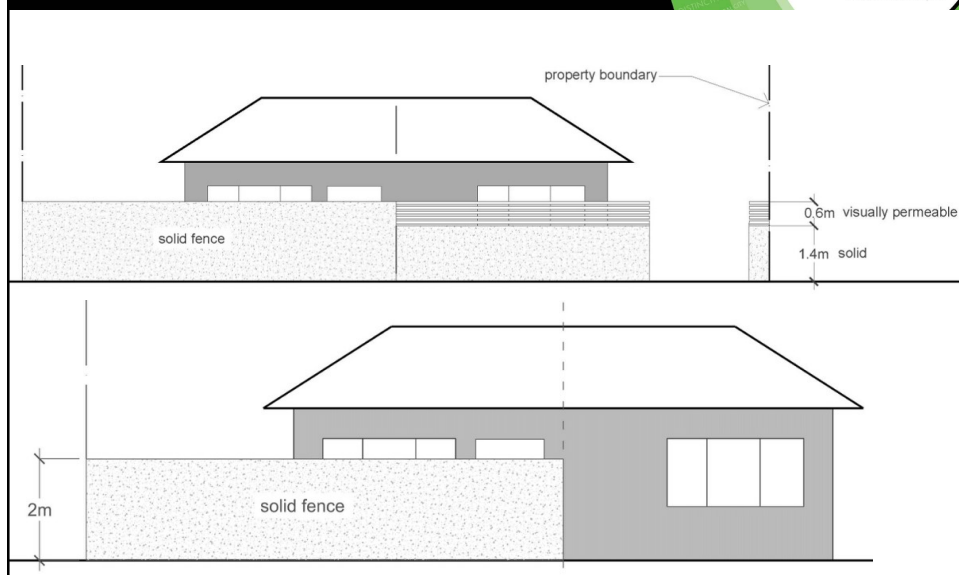
Fences

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- The maximum height of fences along boundaries is 2m
- Fences along road boundaries or boundaries adjoining a reserve must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level
- The following fences are exempt from this requirement:
 - fences along the road boundary of a state highway;
 - fences required to meet Rule 15.6.8 (Location and Screening of Outdoor Storage); and
 - boundaries with a reserve that is not in the Recreation Zone or a residential zone.

Fences

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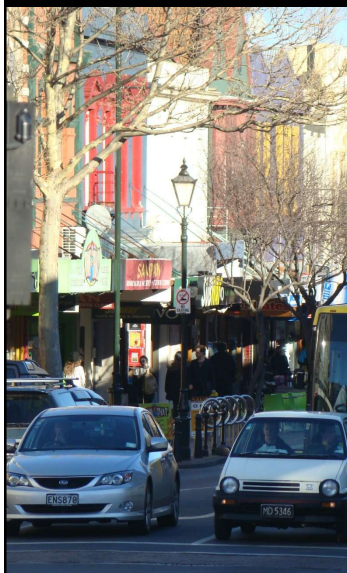


Impermeable surfaces and maximum site coverage

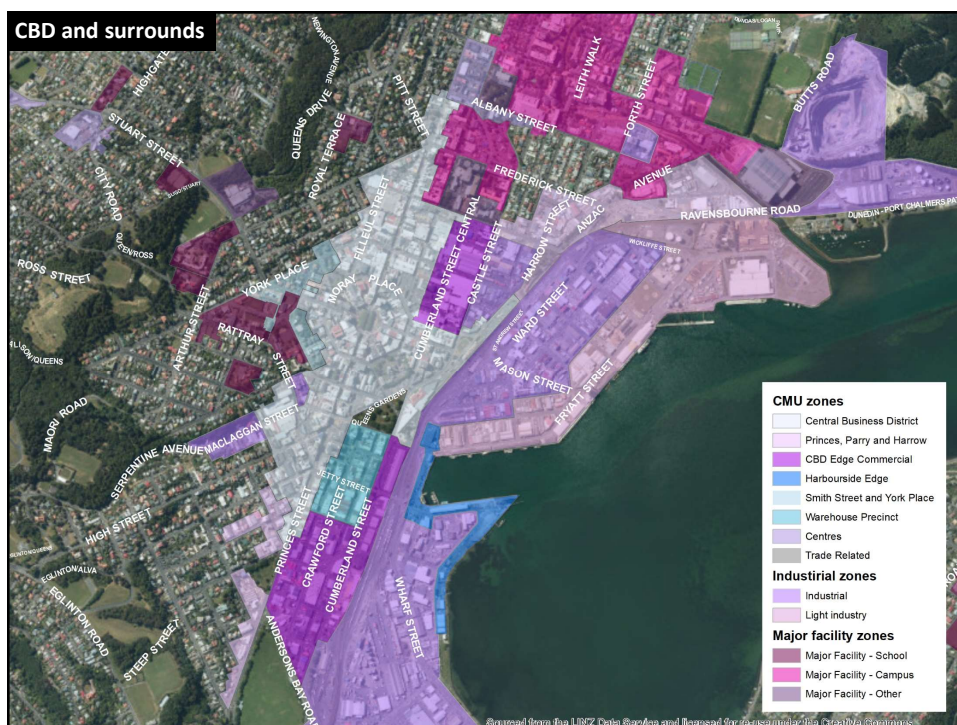
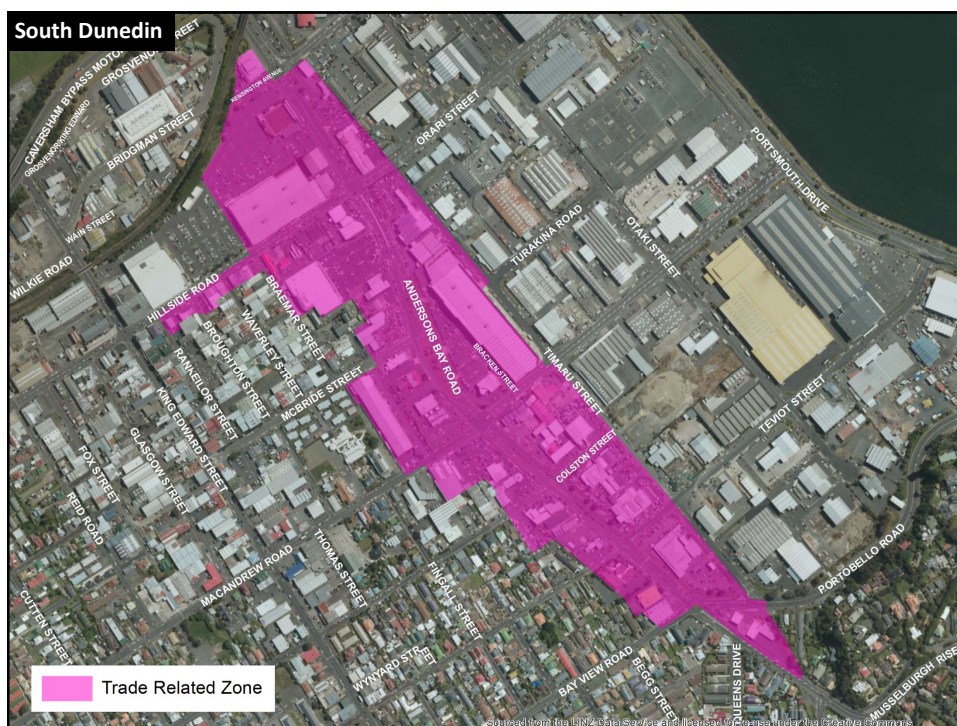


Zone	Buildings	Site
GR1	40%	70%
GR2	50%	80%
ICR	60%	80%
LDR	35%	65%
LLR1 and 2	30%	50%

Commercial and mixed use zones



- Four new commercial zones around the CBD
 - Smith Street York Place Zone
 - Princes Parry and Harrow Street Zone
 - Warehouse Precinct Zone
 - Harbourside Edge Zone
- A new Trade Related Zone centred on Andersons Bay Road
- New CBD Edge Commercial (CEC) north and south zones centred along the one-way system
- Suburban and neighbourhood centres zones





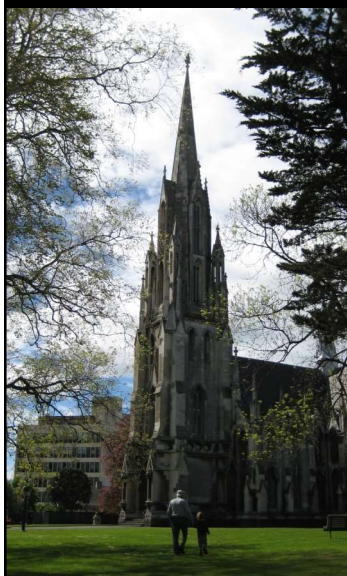
Commercial and mixed use zones - rules



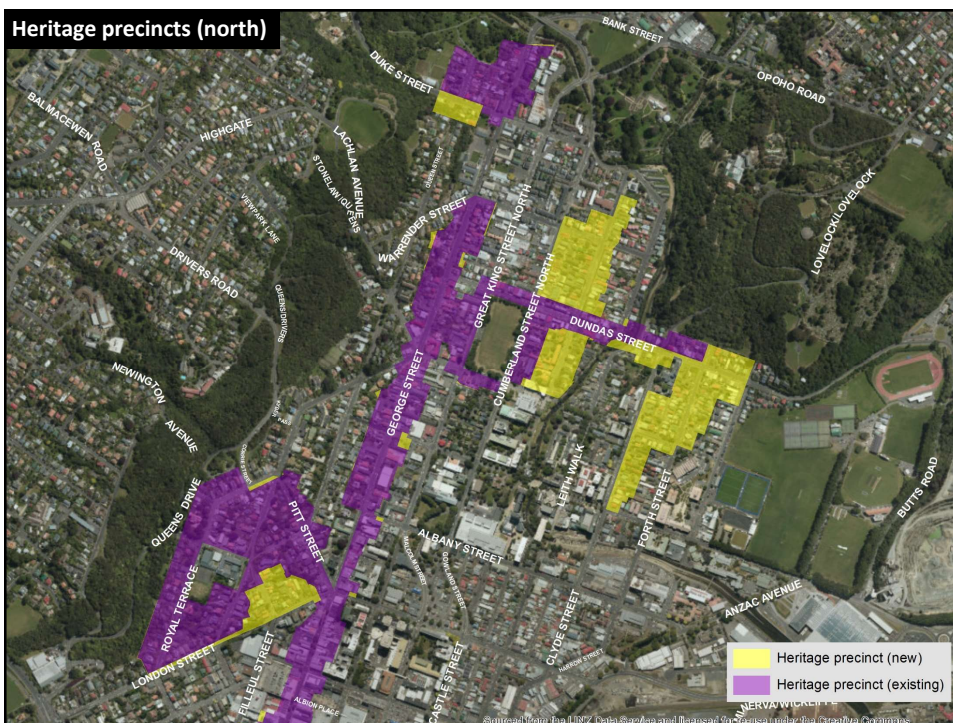
- Pedestrian street frontages mapped, with provisions to ensure pedestrian amenity
- Height limit increased in some areas
- Changes to enable reuse of heritage buildings
 - More enabling land use in some zones
 - Remove most carpark requirements
 - Additional height allowed

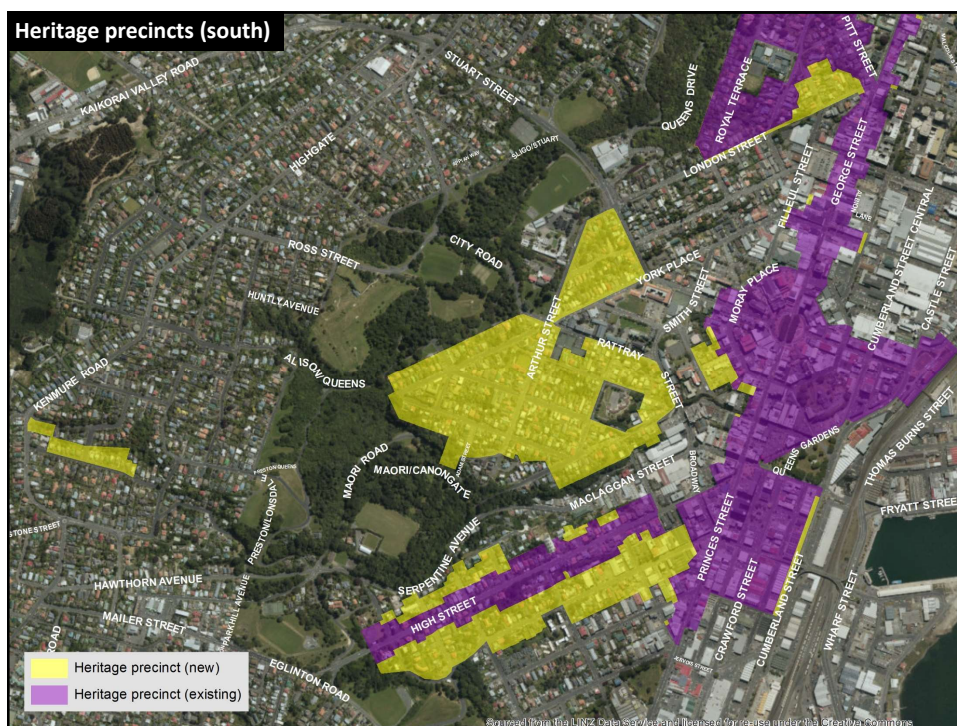


Heritage



- Changes to precincts boundaries
- Distinction between character contributing and non-character contributing buildings
- More enabling for earthquake strengthening and encouraging re-use of buildings
- New classification for scheduled heritage sites
- Control over new buildings and site development





Manawhenua

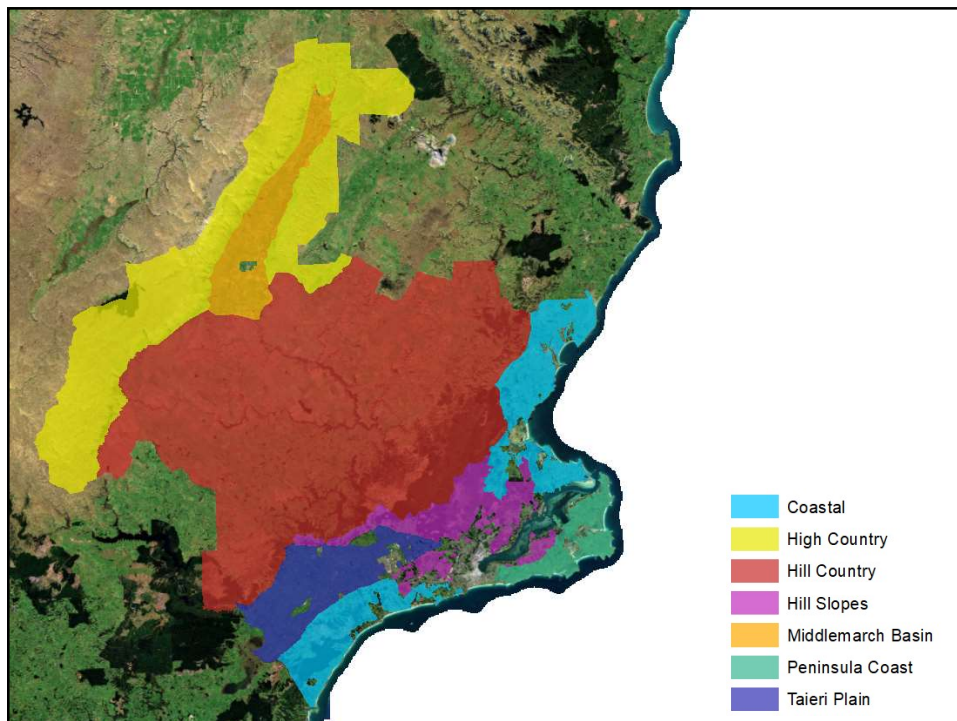
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- Expansion of areas where papakaika can be built
- Wāhi tūpuna areas mapped
- Activities that may threaten wāhi tūpuna areas require input from manawhenua

Rural zones – subdivision and residential density



- Stronger policy framework around protecting rural productivity
 - avoiding rural residential spread into rural zones
- Increased minimum site size for subdivision in all rural zones
- Increased minimum site size for residential activity in five out of the seven rural zones
 - five year 'grace period' where residential activity may be established on an existing site of at least 15ha
- Family flats allowed
- Allow for surplus dwelling subdivision (if no increase in residential capacity created)



Rural zones – residential density



Rural Zone	Minimum site size – first residential activity
Coastal	15ha
High Country	100ha
Hill Country	100ha
Hill Slopes	15ha
Middlemarch Basin	40ha
Peninsula Coast	20ha
Taieri Plain	25ha

- One family flat per site that meets this standard
- 5 year grace period for Middlemarch Basin, High Country, Hill Country zones for sites of at least 15ha
- Residential activity that does not meet standard a non-complying activity



Rural zones - subdivision



Rural Zone	Minimum site size
Coastal	40ha
High Country	100ha
Hill Country	100ha
Hill Slopes	25ha
Middlemarch Basin	80ha
Peninsula Coast	40ha
Taieri Plain	40ha

- Subdivision that does not meet standard a non-complying activity, except surplus dwelling subdivision a restricted discretionary activity



Rural zones



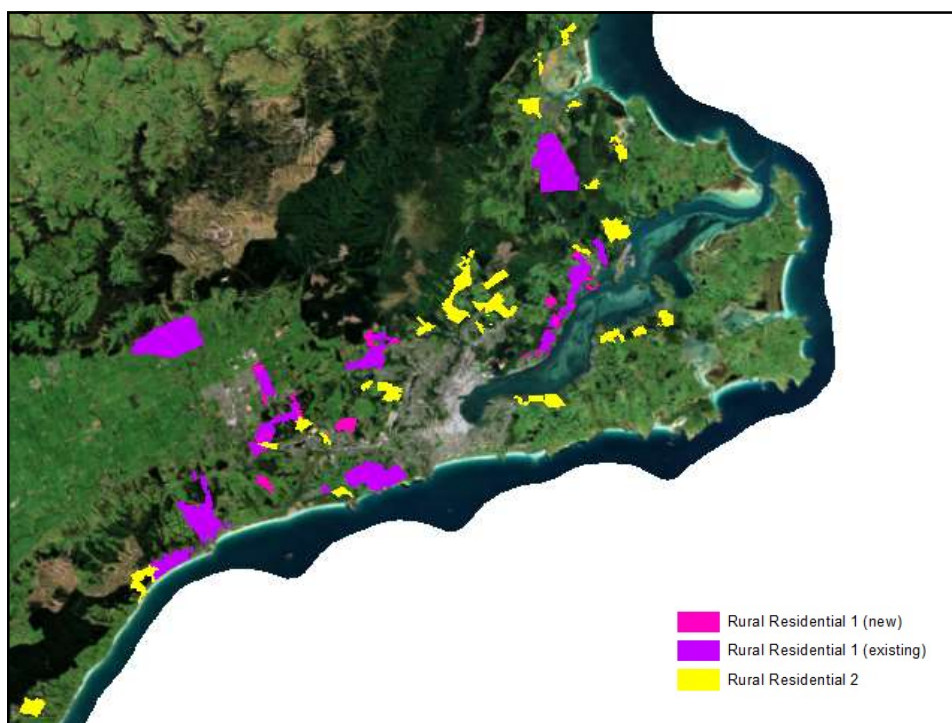
- More enabling status for small scale rural retail and rural tourism activity, rural contractors and transport depots
- Rural research and rural industry provided for as discretionary activities
- New dwellings required to be at least 100 metres from large effects-generating activities
- Flexibility added to residential buildings side/rear boundary setback rule
- Non-residential buildings over 7 metres high now required to be set back at least twice their height from side/rear boundaries
- Provisions related to ridgelines removed due to mapping error

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Rural residential zones

- Rural Residential 1 Zone – based on operative Plan RR zones
 - Minimum site size for subdivision 2ha
 - Averaging approach to subdivision retained
 - Density – 1min site size per res activity = 2ha, although residential activity may be established on existing sites over 1ha created before 26 September 2015, or sites created under averaging rule (provided all other standards met)
- Rural Residential 2 Zone
 - Residential activity may be established on existing sites over 1ha
 - Subdivision a non-complying activity
- Non-residential buildings over 7 metres high now required to be set back at least twice their height from side/rear boundaries

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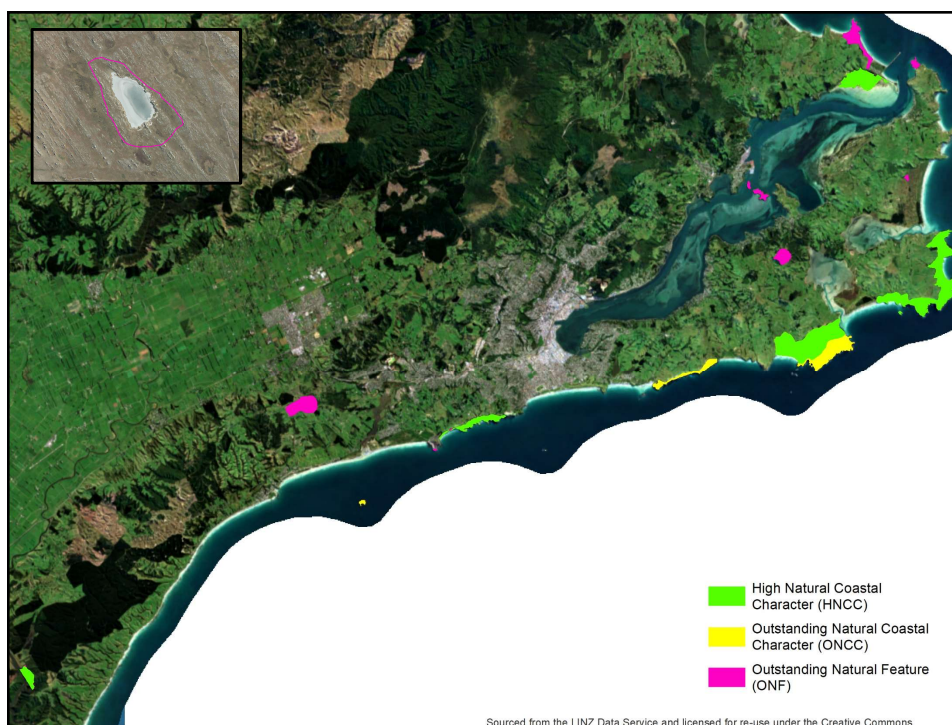
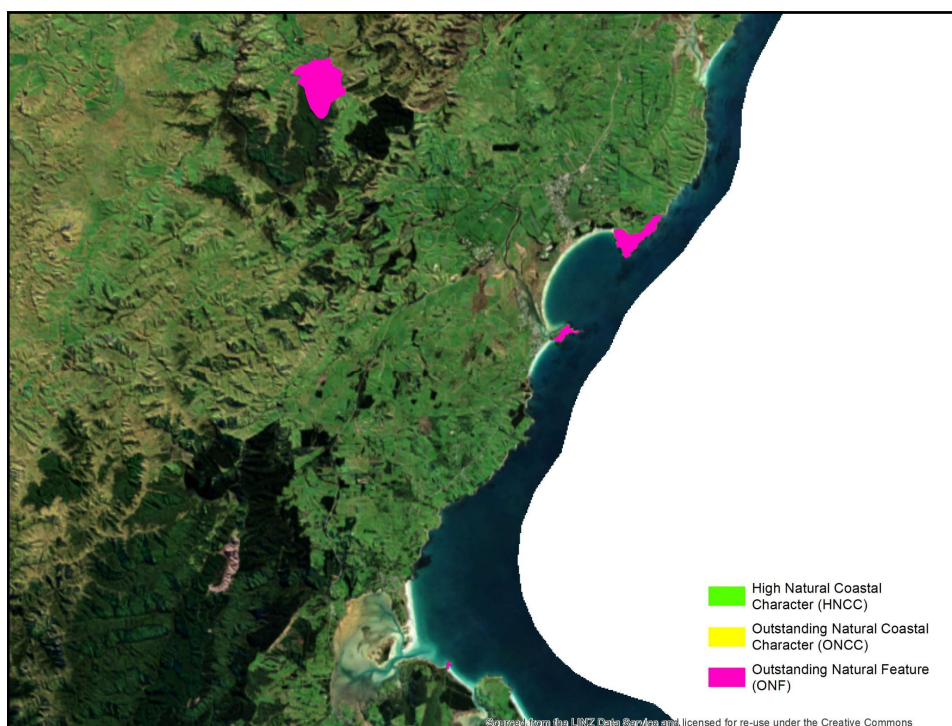


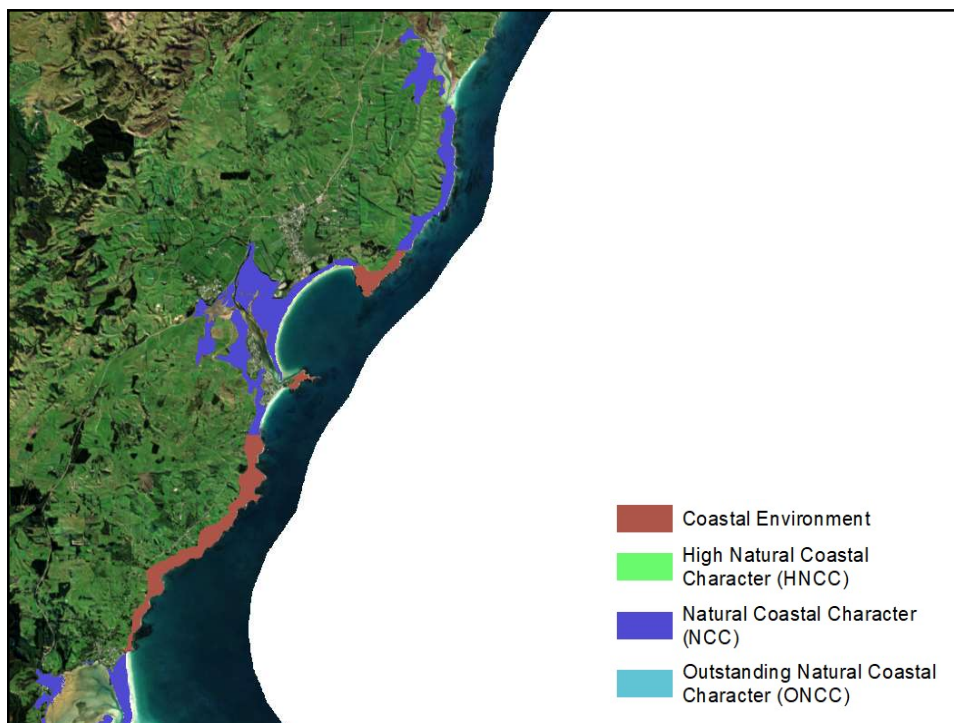
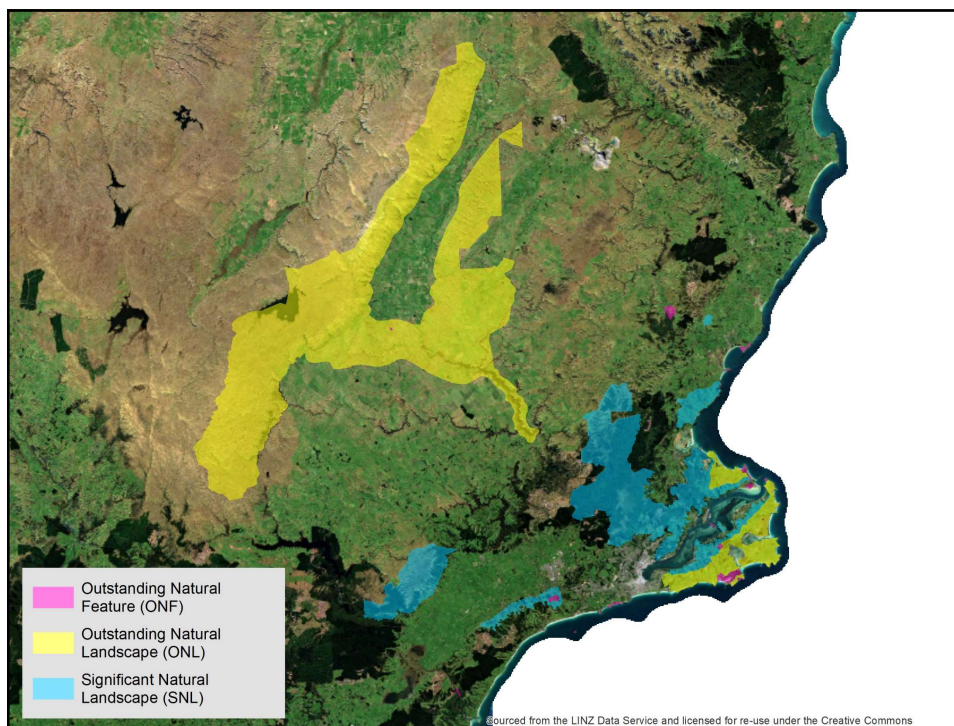
Landscape & coastal overlays

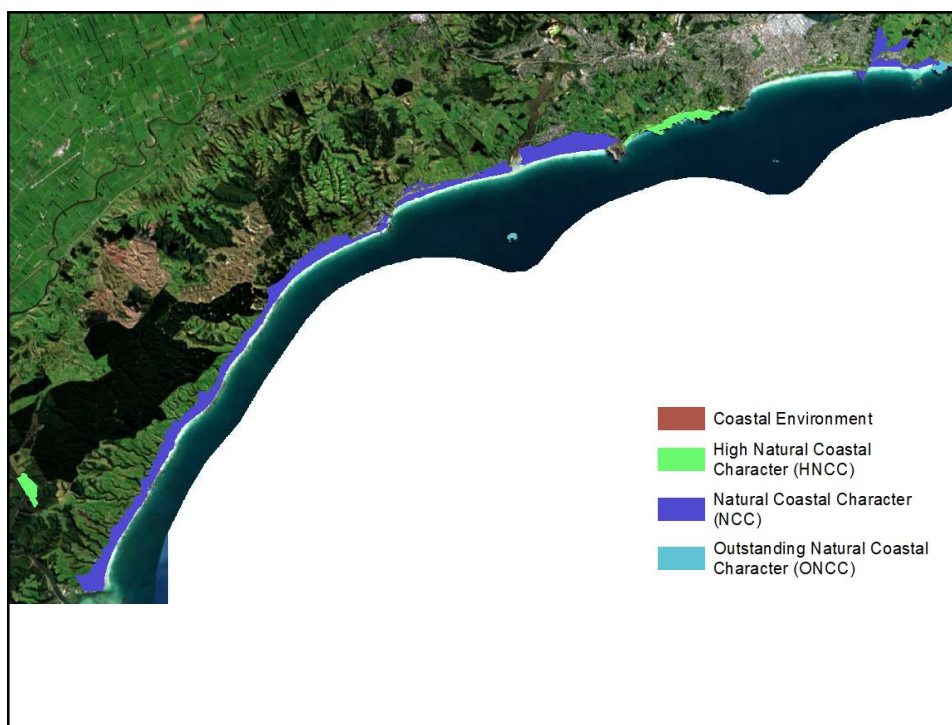
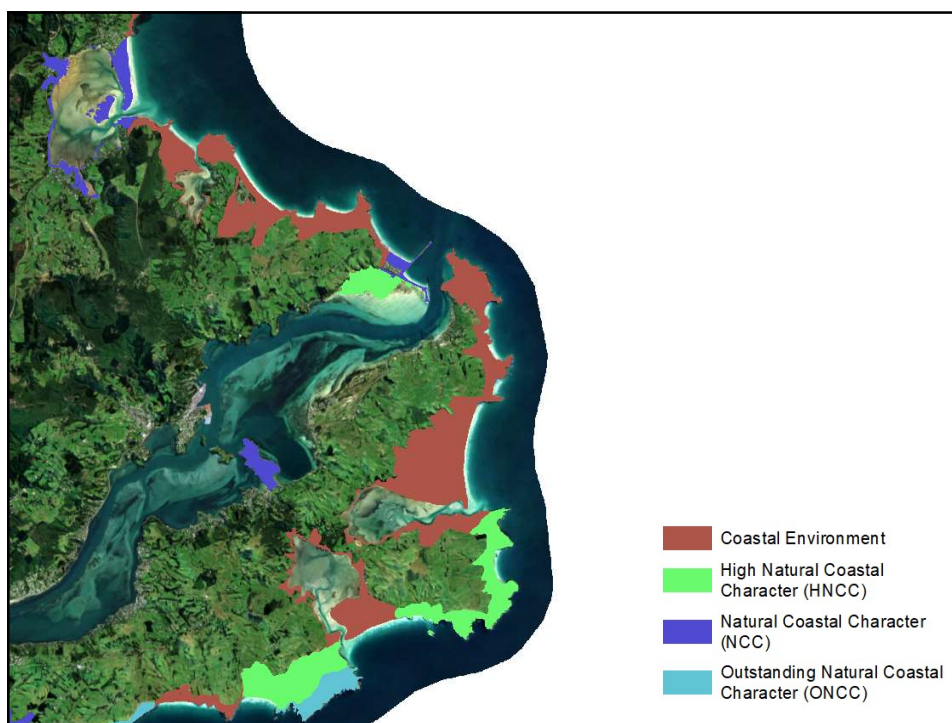


- New overlay zones to protect natural character of coastal areas
- Areas with highest level of natural character included as outstanding and high natural character overlays, e.g. Sandfly Bay, Aramoana Salt Marsh, Tunnel Beach.
- New type of landscape overlay in 2GP to protect outstanding natural features (ONFs), e.g. Saddle Hill, Harbour Cone, Sutton Salt Lake.
- Only a very limited range of activities provided for in ONCC, HNCC and ONF areas, e.g. farming, conservation.

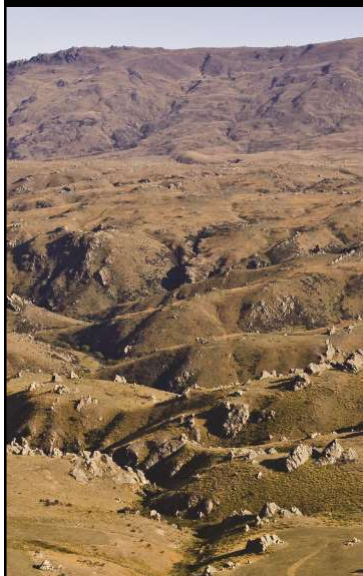








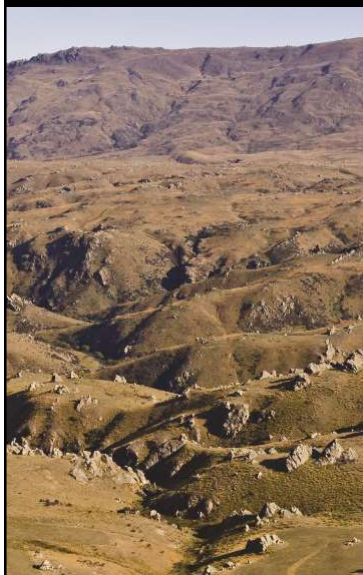
Natural environment



- Small buildings or structures (up to 60m²) permitted in landscape overlays (subject to controls on height, reflectivity, separation from other buildings)
- Resource consent required for buildings/structures over 60m²
- Mining and landfills made a prohibited activity in Outstanding Natural Features, Outstanding and High Natural Coastal Character areas
- Mining and landfills made non-complying in Outstanding Natural Landscapes
- Buildings, structures and other activities required to be set back from the coast and water bodies



Natural environment



- Tightened indigenous vegetation clearance rules compared to operative Plan – e.g. smaller areas may cleared as permitted activity
- Additional exemptions added by decisions e.g. clearance required for fencing or tracks, clearance of vegetation that has regenerated in past 10 years, clearance of pest plants or for biosecurity reasons
- Effects on biodiversity values to be considered for wider range of resource consent applications
- New provisions included for biodiversity offsetting and environmental compensation



Natural hazards



- New natural hazard overlay zones
- Resource consent required 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



Transport



- Policy direction supports increased use of a range of travel methods
- Car parking provisions amended, generally reducing requirements
- New road classification hierarchy
 - Directs standards around vehicle access
 - Used to consider requirements for new roads/ road realignment



Industrial



- New height limit (no max under Operative Plan)
- Reduction to the 10.5m building setback for sites fronting Portsmouth Drive and Dukes Road

Network utilities



- Electric vehicle charging stations are permitted, provided certain standards are met
- Rules for utility structures have generally been made more enabling
- Examples of utilities that are less likely to require consent are:
 - power & telecom poles & masts in certain zones
 - minor upgrading of existing utilities
 - amateur radio
 - energy resource investigation devices
- Activities must be set back a certain distance from National Grid power lines and support structures
- There are controls on subdivision and other sensitive activities near Radio NZ's transmitters on the Peninsula.

Port at Port Chalmers



- Current approach to noise is to remain
- Increase in height limits and clarification of height limit to Back Beach and Boiler Point of 15m and elsewhere in the Port Zone of 30m (increase of 15m)
- Current provision of no storage of logs north of George Street (Boiler Point) and only allowing storage of woodchips and fertiliser in certain locations will remain



Earthworks



- More limits in landscape, biodiversity and natural hazards areas
- Maximum volume of earthworks based on slope
- Earthworks with a building consent are now permitted activities (except in rural and rural residential zones)



Other changes



Scheduled Trees

- Now permitted to do work near scheduled trees using 'trenchless methods'
- Clarification of setback standard applying only to ground excavation and new impermeable surfaces

Public Health and Safety

- New hazard facility mapped area for Liquigas LPG storage facility on Fryatt Street
- Removing hazardous substances provisions from the Port Zone and from industrial zones, which are not within a natural hazard overlay



Resource consenting



Phase 1 - Decision date to end of appeal period

- All of 2GP has legal effect and the existing plan is still operative
- Status of 2GP provisions can't change until end of appeal period
- Resource consents and building consents granted from 7 Nov subject to two district plans
- Applications lodged before 7 Nov 2018 have rule status set by current district plan
- A weighting assessment of the two district plans is required



Resource consenting



Phase 2 - After close of appeal period until 2GP adopted by Council

- Some provisions change to deemed operative
- If there are no appeals the corresponding existing district Plan provisions become inoperative
- Resource consent and building consent granted from 7 Nov may still be subject to two district plans in the event of appeals
- A weighting assessment of the two district plans in processing resource consents is still needed until the appeals are resolved

