



**SECOND  
GENERATION  
DISTRICT  
PLAN**

## VARIATION 2 – ADDITIONAL HOUSING CAPACITY

### FAQS FOR CHANGES TO PROVISIONS AND INTENSIFICATION REZONING RULE CHANGES IN GENERAL RESIDENTIAL 1 (GR1) AND TOWNSHIP & SETTLEMENT (T&S) ZONES

**My property is in the General Residential 1 Zone or a Township and Settlement Zone that is serviced for wastewater. How have the changes affected what I can do on my property?**

The changes 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 have been no changes to the scale or size of permitted development but there are some changes to help manage higher density development.

Table 1 below summarises the key 2GP rules for residential activity in the General Residential 1 Zone and the Township & Settlement Zone (where serviced for wastewater) before and after the Variation 2 changes. Note this is not a complete list of rules or changes resulting from the Variation 2 decision on provisions and intensification areas (please visit [www.dunedin.govt.nz/2gp](http://www.dunedin.govt.nz/2gp) for further details).

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

Rule	2GP rule for GR1 before Variation 2* * see separate FAQ for areas rezoned from GR1 to GR2	New operative GR1 rules	Key development options enabled
<b>Minimum site area for a house</b>	500m <sup>2</sup>	400m <sup>2</sup> or 500m <sup>2</sup> for a duplex*  * Duplex is defined as a residential building that contains two residential units (only) where those units: <ul style="list-style-type: none"> <li>• share a common wall along a continuous length of at least six metres; or</li> <li>• are located one above another</li> </ul>	If you have a section that is >800m <sup>2</sup> you could have a second standalone house.  If you have a section that is 500m <sup>2</sup> or larger you could replace a single house with a duplex or two-unit building; or split an existing large home into two units.

Rule	2GP rule for GR1 before Variation 2* *see separate FAQ for areas rezoned from GR1 to GR2	New operative GR1 rules	Key development options enabled
<b>Family flats/ Ancillary residential units</b>	<p>“Family flats”</p> <p>Maximum 60m<sup>2</sup> (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 shared vehicle access</p> <p>Only allowed if total density stays within one habitable room (potential bedroom) per 100m<sup>2</sup> of site area.</p>	<p>“Ancillary residential units”</p> <p>Maximum 60m<sup>2</sup> (without consent), consent can only be applied for up to 80m<sup>2</sup></p> <p>Unchanged</p> <p>Limitation 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>
<b>Minimum site size to subdivide (fee simple)</b>	500m <sup>2</sup>	<p>400m<sup>2</sup></p> <p>New exemption for established houses (including duplexes), provided other performance standards can be met (e.g. setbacks, outdoor living space etc.).</p>	<p>Previously you needed 1000m<sup>2</sup> to subdivide a site in two, now you only need 800m<sup>2</sup>.</p> <p>Duplexes, multi-unit developments and existing dwellings can be subdivided (fee simple) without complying with minimum site size provided performance standards are met.</p>
<b>Outdoor living space</b>	Varies depending on if for ground level or upper level units; starts at 25m <sup>2</sup> for one-two bed units at ground floor and increases with additional bedrooms.	Unchanged	Unchanged
<b>Height</b>	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
<b>Setbacks from boundaries</b>	4.5m from front boundary and 2m from side and rear boundaries (with some exemptions).	Unchanged	Unchanged
<b>Maximum site coverage</b>	<p>40% for buildings and structures &gt;10m<sup>2</sup></p> <p>70% for all impermeable surfaces.</p>	Unchanged	Unchanged

In response to submissions, the Hearing Panel added two new rules that were not in the notified version of Variation 2. These rules apply to all land zoned General Residential 1 or Township & Settlement (except within a no DCC reticulated wastewater mapped area) across the city. A summary of the new rules that apply is given in Table 2 below.

**Table 2: New rules to apply in the General Residential 1 Zone or Township and Settlement Zone (except within a no DCC reticulated wastewater mapped area) or in the Variation 2 mapped area**

New Rule	Requirements
<p>Rule 15.3.4.X – Full demolition of a building built on or before 1 January 1940.</p> <p><b>Rule has legal effect (must be complied with) but is subject to an appeal</b></p>	<p>A resource consent is now required for full demolition of pre-1940 buildings. A heritage assessment will be required to assess whether the building has significant heritage values (meets the criteria for scheduling). If significant heritage values are identified, the resource consent application will be processed as though the building is a scheduled heritage building.</p>
<p>Rule 6.11.2.X – effects of solid waste collection on the safety and efficiency of the transport network.</p> <p><b>Rule operative (beyond appeal)</b></p>	<p>Requirement for a 5m setback from a stormwater open watercourse mapped area for new buildings and structures, additions and alterations, earthworks, and storage and use of hazardous substances.</p> <p>New assessment rule for resource consents for multi-unit development or subdivision to ensure solid waste can be safely collected and does not adversely impact the transport network, including footpaths, private accessways or roads.</p>