



South Dunedin Natural Hazards Plan Review

Council workshop

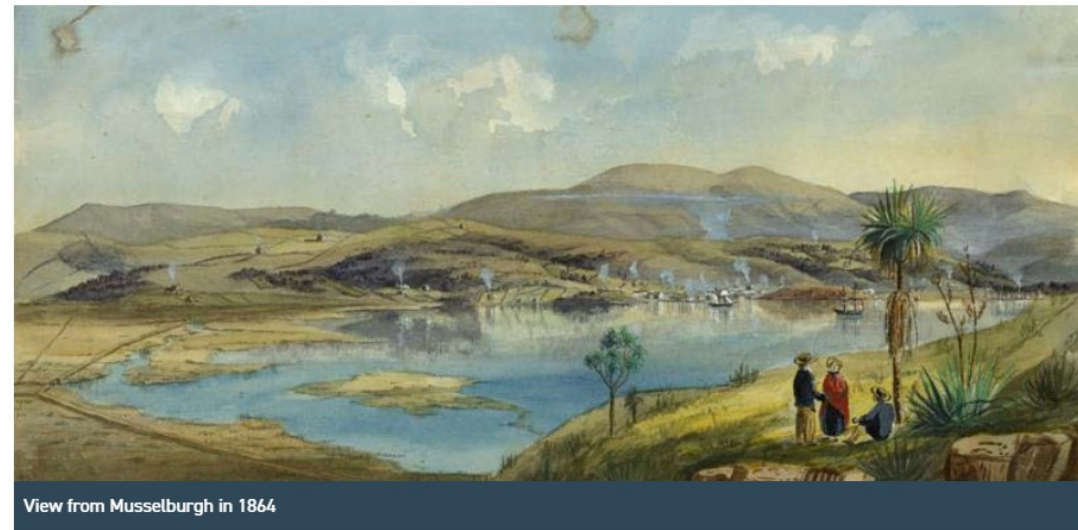
11 June 2026



Purpose and focus of workshop

Purpose: To present results of review of 2GP natural hazards provisions for South Dunedin

- (1) Background to Plan review
- (2) How does the 2GP currently manage hazards risk? Is that effective and appropriate?
- (3) Upcoming Council Report - how should we respond in the context of RM Reform?

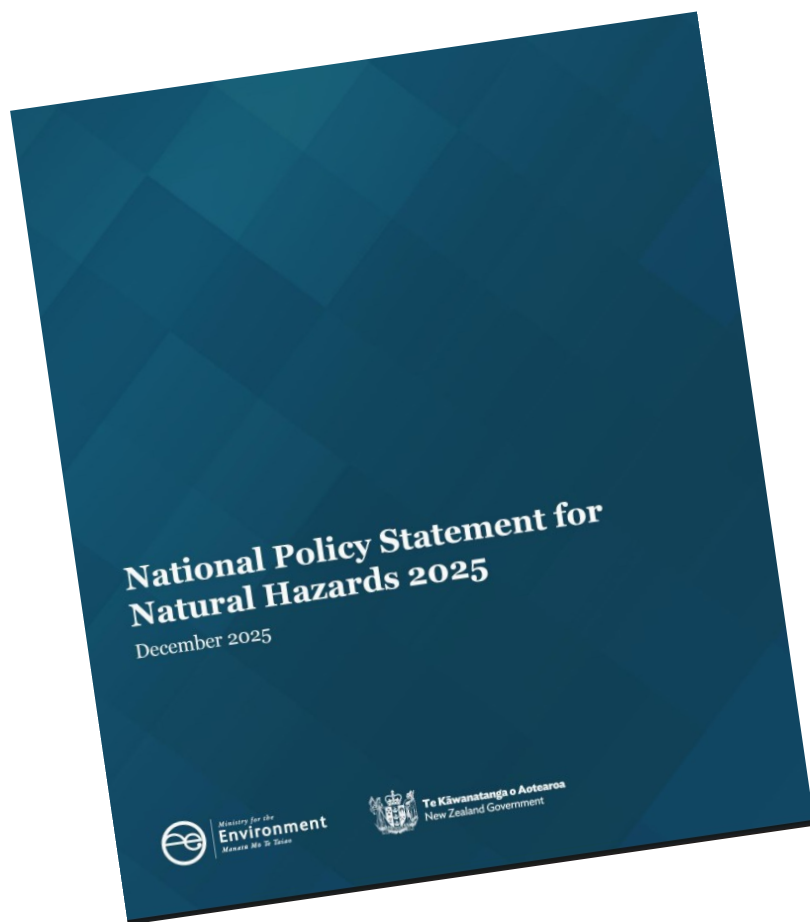


View from Musselburgh in 1864





National Policy Statement for Natural Hazards (NPS-NH)



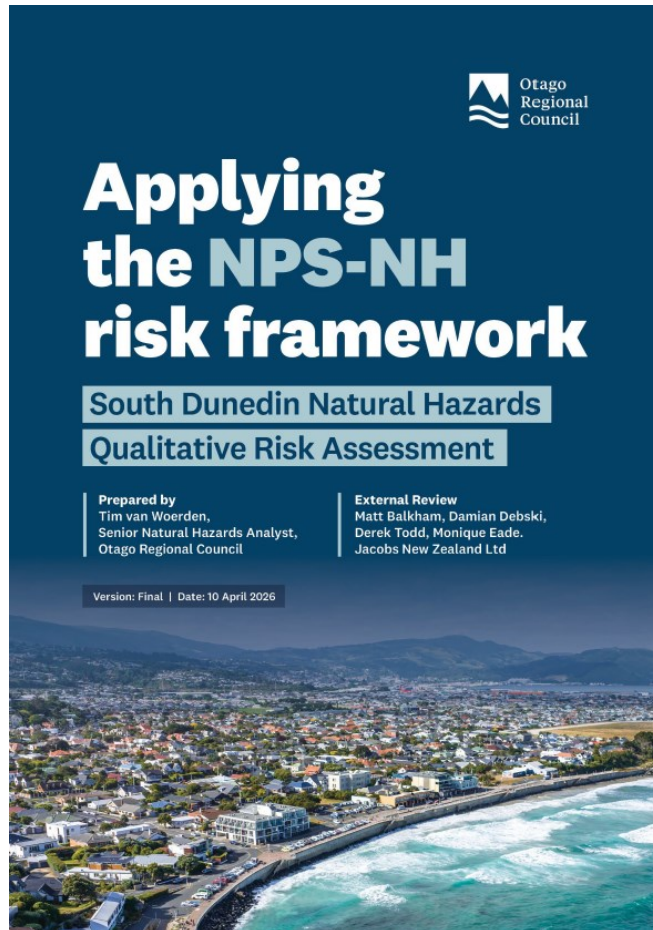
Requires:

- *A risk-based proportionate approach*
- Consideration of potential impacts of climate change over 100+ years
- Consideration of risk through consent applications
- Doesn't require a plan change in a set timeframe





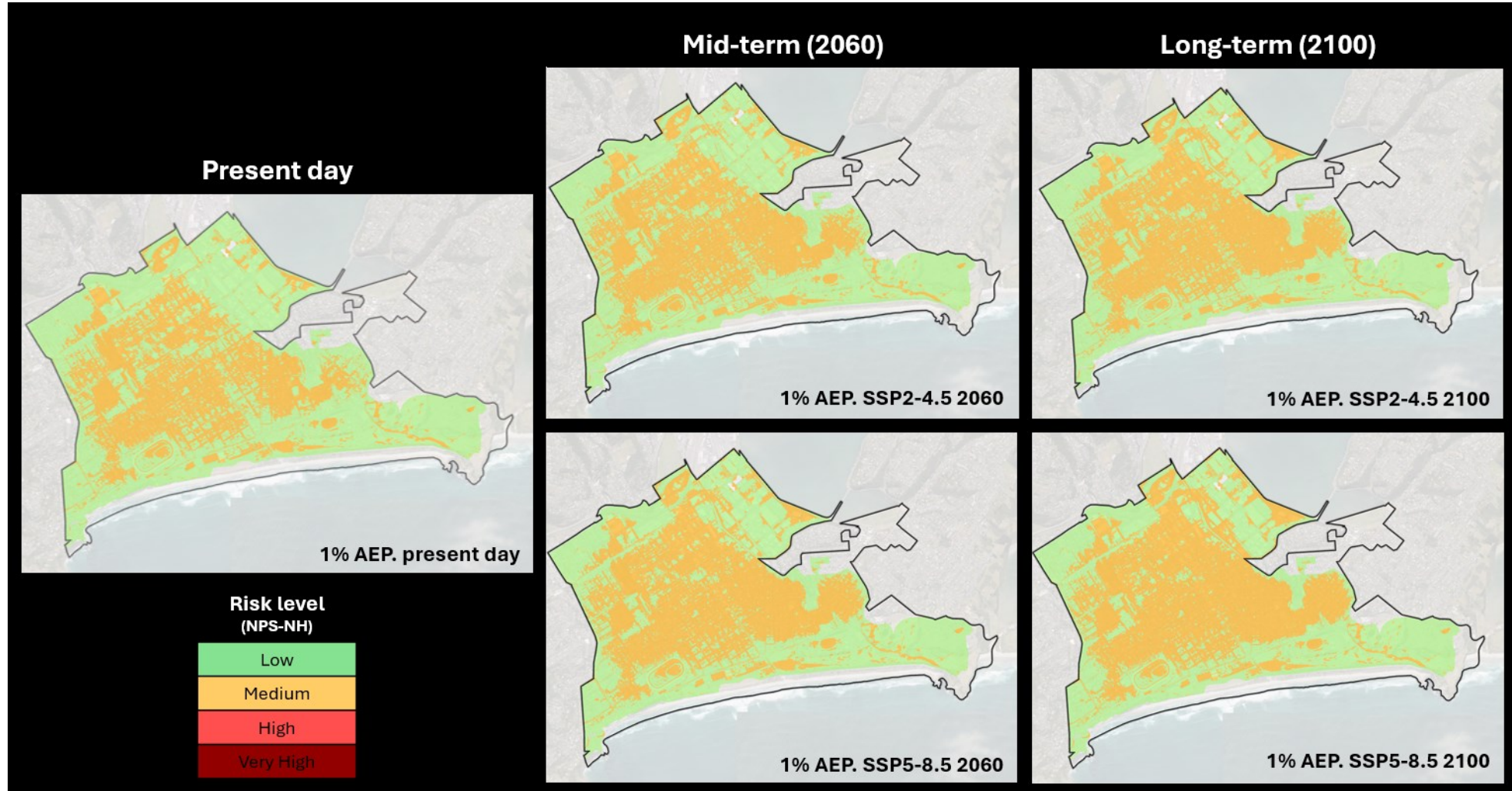
South Dunedin hazards qualitative risk assessment



- ORC (April 2026)
- Relies on modelling undertaken for SDF
 - Pluvial (rainfall), groundwater levels, inundation
- Applies NPS-NH framework
- Baseline risk assessment
- Considers risks over short, medium, long term (2100)

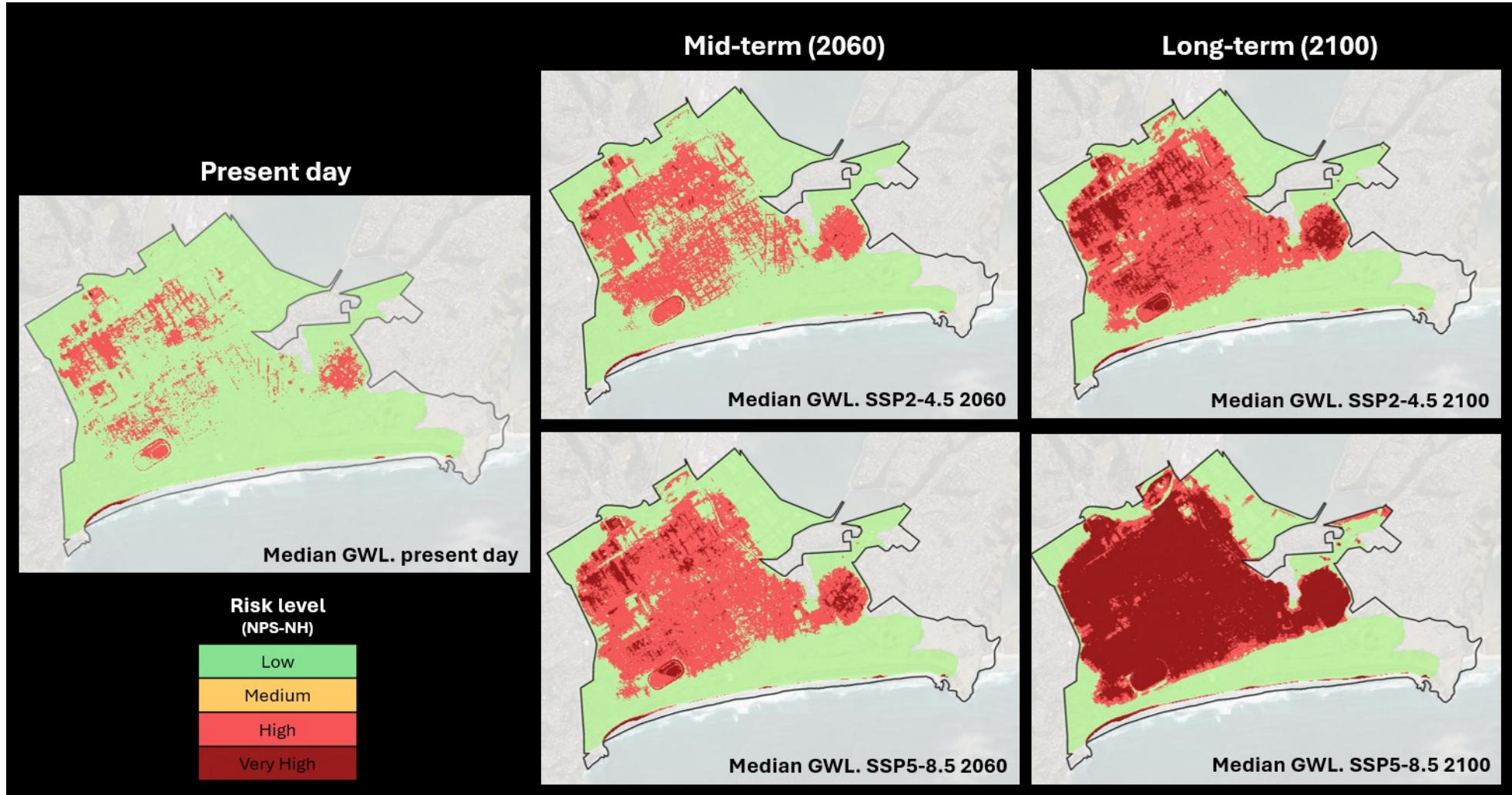
South Dunedin hazards qualitative risk assessment

Pluvial (stormwater) flooding, risk to buildings



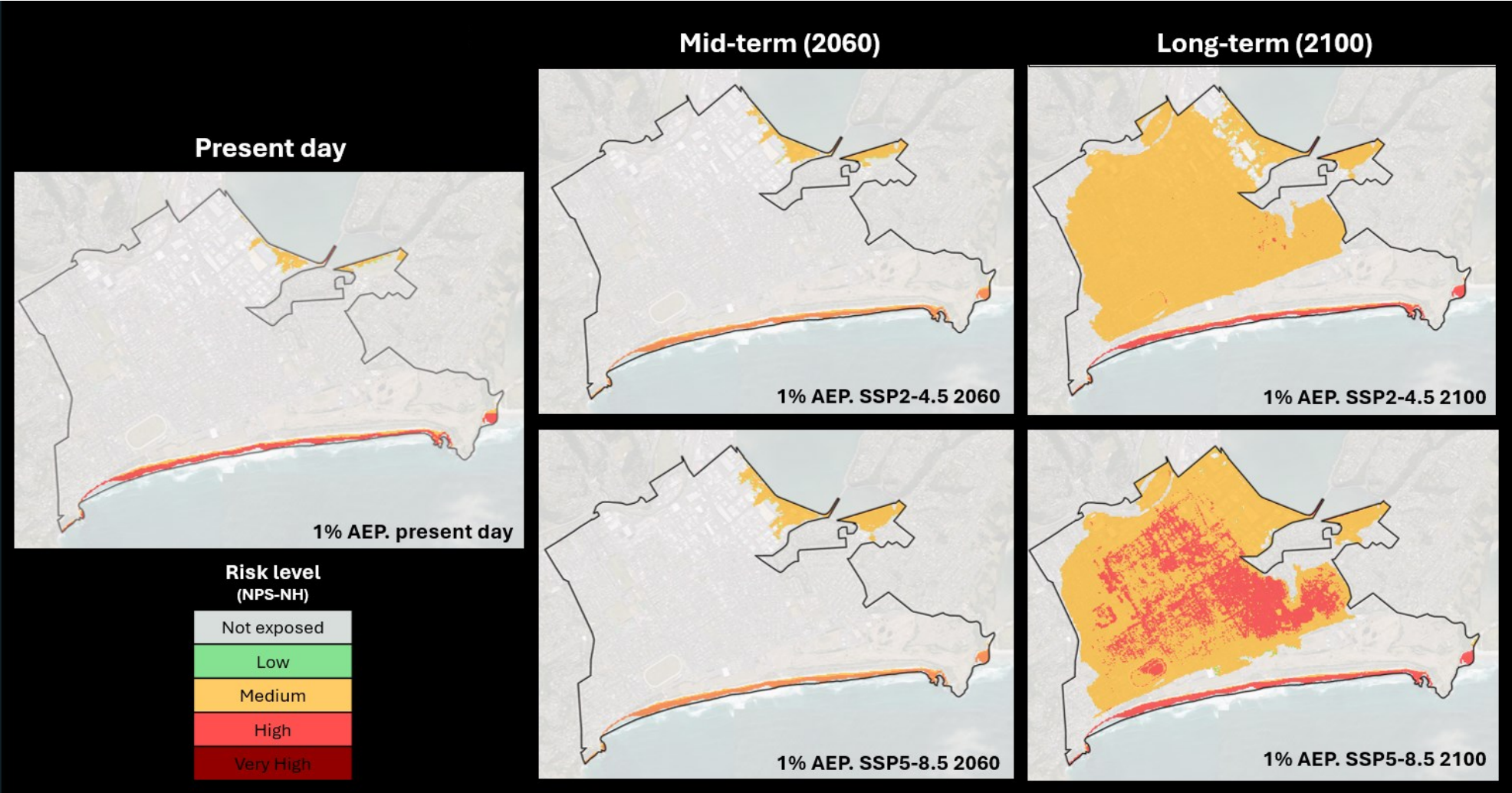
South Dunedin hazards qualitative risk assessment

Groundwater hazard, risk to buildings



South Dunedin hazards qualitative risk assessment

Coastal inundation, risk to buildings



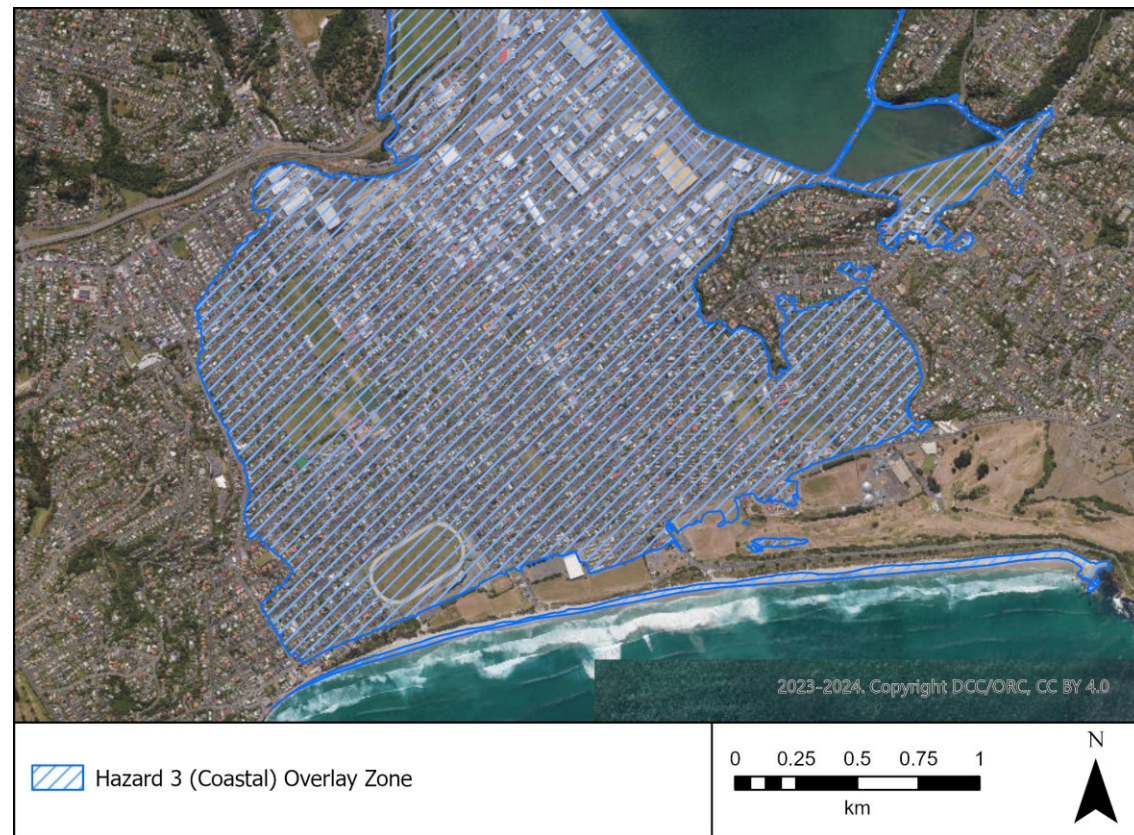
Q&A





How does the 2GP currently manage hazards in South Dunedin?

- Hazard overlays - different types of hazard and levels of risk: high, moderate, low
- Hazard 3 (coastal) Overlay Zone - indicates low risk
- In the hazard 3 (coastal) Overlay Zone, new buildings containing residential activity on the ground floor must be relocatable.





Relocatable buildings performance standard

2GP definition of ‘relocatable’:

A building that is designed and constructed to be able to be either:

- portable (designed to fit in one piece on a truck) or has wheels and can be towed; or
- safely deconstructed into parts (if required), lifted, and transported off site, by crane and truck. This includes buildings that can be transported either in one piece, or a limited number of pieces.



What level of development intensification is allowed in South Dunedin?

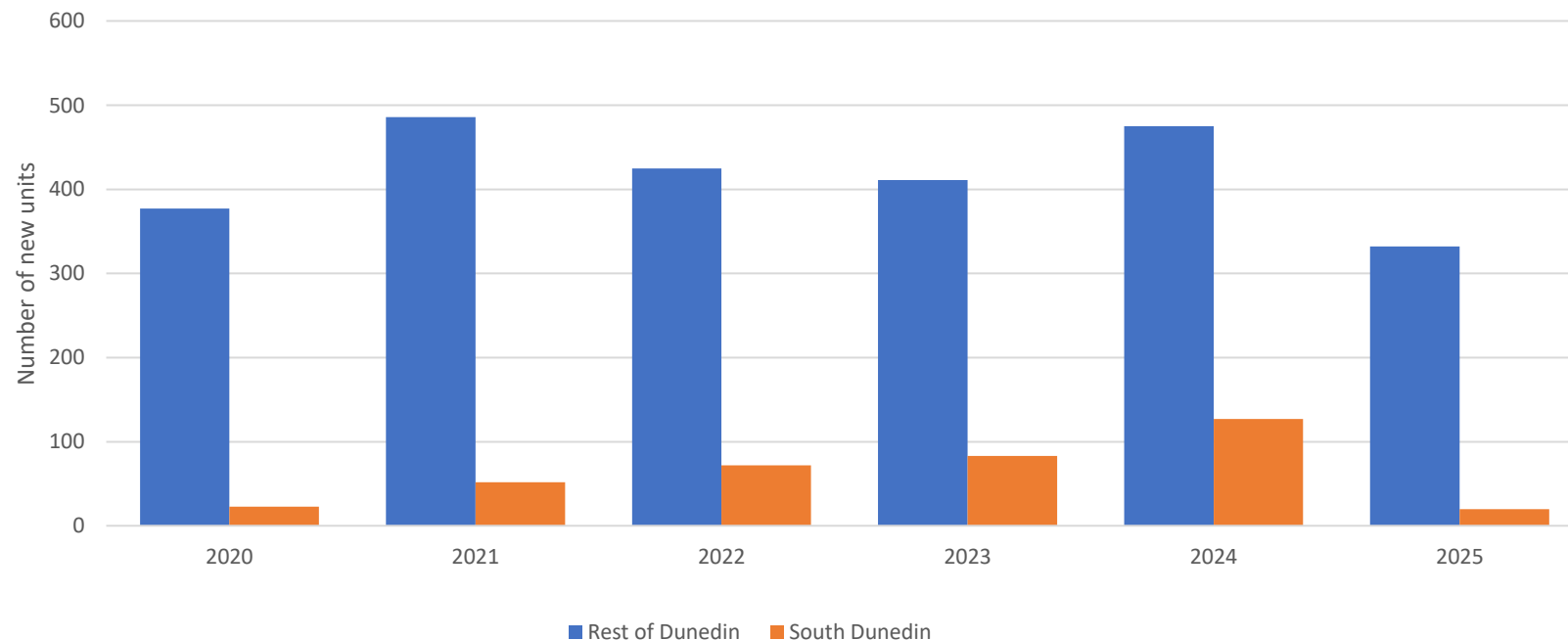
- General Residential 2 Zone (South Dunedin mapped area)
 - one habitable room per 60m²
 - minimum site size 300m²
- Allows 2 storey duplexes and multi-unit developments (townhouses), with subdivision down to small sites





What level of development intensification is occurring in South Dunedin?

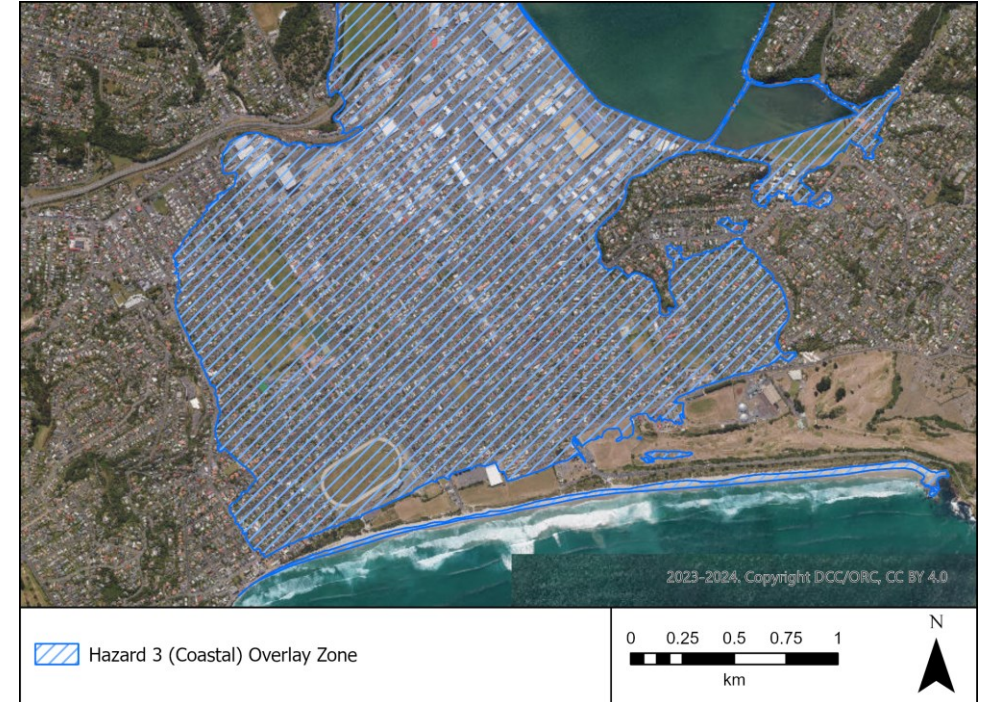
- 237 new units within multi-unit developments since 2020 (building permits)
- Recent decline in development in 2025 compared to rest of Dunedin





What did we review?

- Is the current hazard overlay appropriate given the current understanding of risk in South Dunedin?
- Are the rules effective (and efficient) in achieving objectives?



Review conclusions

- Hazard 3 overlay does not reflect risk level
- Does not manage intensification
- Relocatable buildings performance standard ineffective
- Risk not being managed appropriately





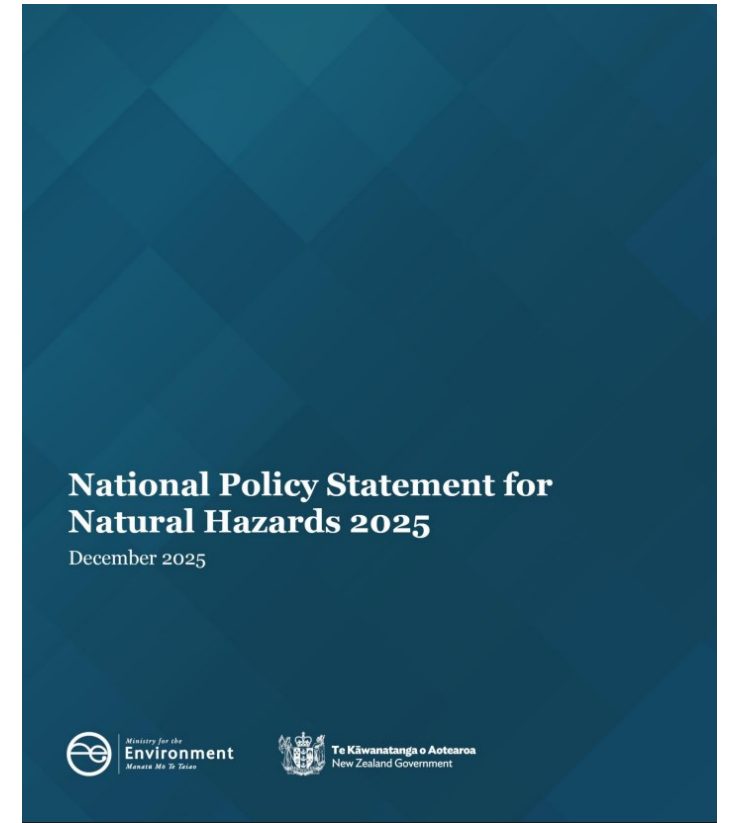
Q&A





How should we respond in the context of RM reform?

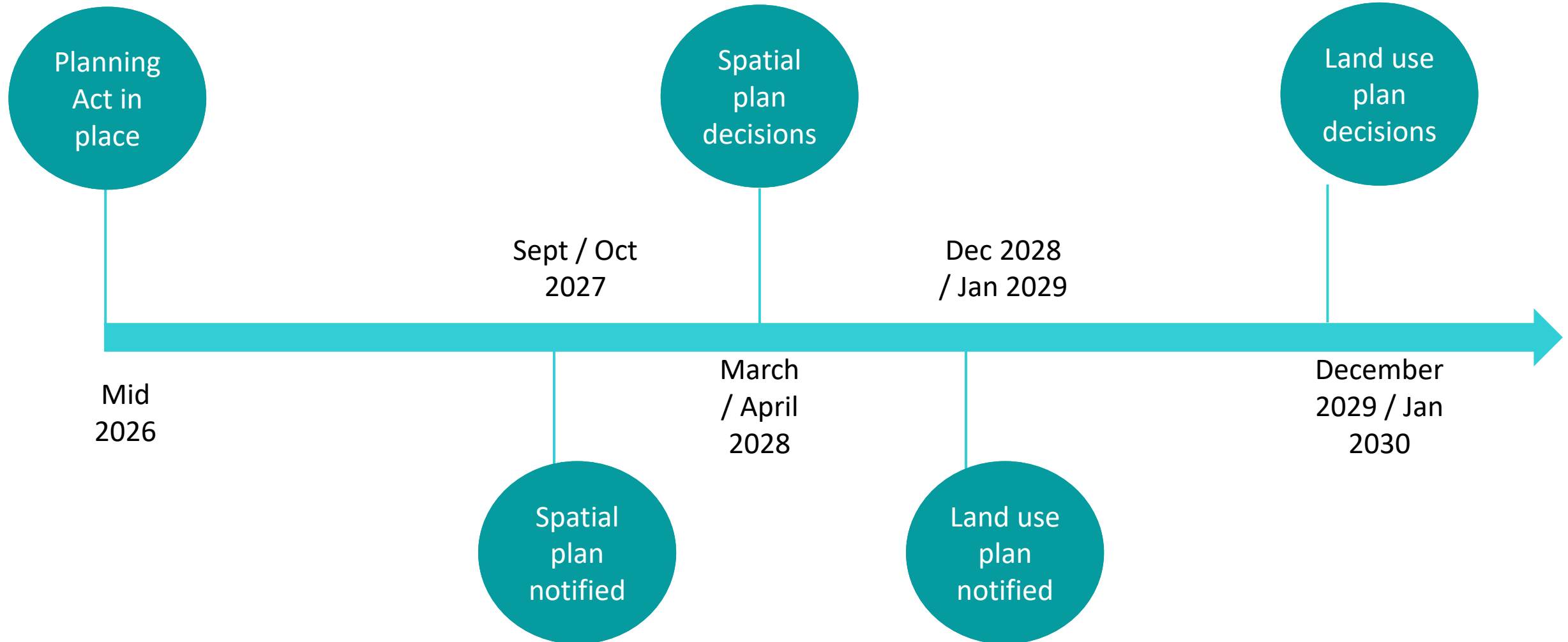
- 2GP must give effect to the provisions of the NPS-NH “as soon as practicable”
- Plan Stop – natural hazards plan changes exempt
- What is practicable in the context of RM reform?





Proposed timeframes for new plans under Planning Bill

(subject to changes made by Select Committee)



What might we do differently to manage natural hazard risk in South Dunedin ?

- Changes to improve effectiveness of relocatable buildings standard, e.g.
 - Amend definition?
 - Apply to wider range of buildings?
- Stronger controls on intensification and subdivision, e.g.
 - One unit per 300m²?
 - Additional units / habitable rooms non-complying?



Is there anything that can be done without a plan change?

S106 / 106A Resource Management Act

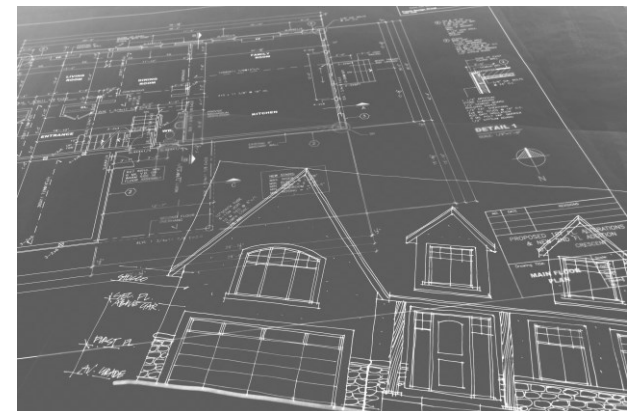
“A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards”

Version as at 10 February 2026



Resource Management Act 1991

Public Act 1991 No 69
Date of assent 22 July 1991
Commencement see section 1(2)





Upcoming Council Report

- Seeks decision on whether to initiate a plan change to the 2GP
- Recommendation **not** to initiate a plan change because:
 - Short remaining life of 2GP
 - Provisions will be reviewed again in 2028 (new plan)
 - Cost and staff time
 - SDF adaptation work still underway
 - S106/106A allows risk management in the interim



Q&A

