

Summary of Variation 2 Hearing 4 Decision

Background on Variation 2

In February 2021 Dunedin City Council (DCC) notified Variation 2 to the Dunedin City Second Generation District Plan (2GP). Variation 2 proposed a suite of changes that would enable additional housing capacity through specific rule changes and through rezoning specific sites, as well as other improvements to the plan, including improvements to provisions related to greenfield development areas and 3 waters infrastructure.

Submissions on Variation 2 were considered by a hearings panel comprised of independent commissioner Gary Rae (Chairperson) and Councillors Steve Walker and Jim O'Malley.

Variation 2 topics were split into 4 hearings. Hearings 1-3 occurred between September and December 2021 and the first decision of the Panel covering these topics was released in May 2022. This decision was subject to only one appeal, which is now resolved meaning all these changes are now fully operative.

The Dunedin City Council released the second and final decision of the Variation 2 Hearing Panel, covering the topics considered at Hearing 4, on Wednesday 8 February 2023.

Hearing 4 considered submissions on the proposed greenfield rezoning sites that were notified in Variation 2 and submissions on sites that were subject to a preliminary assessment in the plan evaluation report (s32 report), but rejected for various reasons, which were also open for submissions.

Hearing 4 occurred primarily over August and September 2022. However, the hearing needed to be reconvened due to the release of the National Policy Statement on Highly Productive Land 2022 (NPS-HPL) on 20 September 2022. The hearing was reconvened in October and December 2022 to hear legal submissions and evidence on the application of the NPS-HPL on some of the greenfield rezoning sites.

Submitters will have until 21 March 2023 to lodge any appeals.

Summary of what has changed

A number of 'greenfield' sites across the city have been rezoned to a residential zoning (either Township and Settlement, General Residential 1, General Residential 2 or Large Lot Residential), from primarily rural or rural residential zoning. A new development mapped area will apply to most sites. This applies policies and guidance for the development of greenfield sites to ensure good urban design principles are met, stormwater is appropriately managed and appropriate infrastructure services are delivered. A structure plan mapped area, containing site specific rules to manage development, will apply to several sites.

Decisions on sites

The sites being rezoned through Variation 2 Hearing 4, along with their zoning and estimated feasible capacity, are detailed in the following table. Sites in bold are subject to structure plan rules.

The capacity figures below come from information provided by landowners where available. For other sites, the estimated capacity is based on DCC's residential development capacity modelling.

Site	Address	Operative Zoning	New Zoning	Estimated Feasible Capacity
GF02 and GF02a	201, 207, 211 Gladstone Road, with a small extension over 195 and 197 Gladstone Road South	Rural Taieri Plain and Large Lot Residential 1	General Residential 1	36-42 dwellings
GF03	16 Hare Road and 7 Kayforce Road, Ocean View	Rural Residential 1	Township and Settlement	38-48 dwellings
GF04	127a Main Road, Fairfield	Rural Hill Slopes	General Residential 1	15-36 dwellings
GF05	Part 353 Main South Road, Sunnyvale	Rural Residential 2	General Residential 1	49-70 dwellings
GF06	27 Weir Street and part 1 Allen Road Green Island	Rural Coastal	General Residential 1	32-72 dwellings
GF07	33 Emerson Street, Concord	Rural Coastal	General Residential 1	23-28 dwellings
GF08	19 Main South Road, Concord	Rural Hill Slopes	General Residential 2	50-60 dwellings
GF09	41-49 Three Mile Hill Road, Halfway Bush	Rural Residential 1	Large Lot Residential 1	No additional capacity provided
GF10	45 and 32 Honeystone Street, 157 Wakari Road, Helensburgh	Rural Hill Slopes	Large Lot Residential 1	28-29 dwellings
GF11	307 Wakari Road, 312 Wakari Road, 280 Wakari Road, 296 Wakari Road, 245 Wakari Road (in part), 195 Wakari Road (in part), 311 Wakari Road (in part), 301 Wakari Road (in part), 265 Wakari Road (in part), 225 Wakari Road (in part), Helensburgh	Rural Residential 2	General Residential 1 and Large Lot Residential 1	235-383 dwellings

GF14	336 and 366A Portobello Road, The Cove	Rural Residential 2	Township and Settlement	9 dwellings
GF15	Area west of Highcliff Road, Portobello	Rural Residential 2	Large Lot Residential 1	11-18 dwellings
GF17	Part 23 Moss Street, Portobello	Rural Residential 2	Recreation	No additional capacity provided
GF16	Area east of Highcliff Road, Portobello	Rural Residential 2	Township and Settlement	39-93 dwellings
RTZ1	30 Mercer Street, Kenmure	Rural Hill Slopes and General Residential 1	General Residential 2	49-79 dwellings
RTZ3	13 Wattie Fox Lane, Kenmure	Rural Hill Slopes	General Residential 1	3 dwellings
RS193	177 Tomahawk Road	Rural Peninsula Coast	General Residential 1	9 dwellings
RS205	Part 761 Aramoana Road	Rural Coastal	Township and Settlement	3 dwellings
RS169	41 Emerson Street, Concord	Rural Coastal	General Residential 1	27 dwellings

DCC Submission to add a new development mapped area to greenfield sites added through 2GP appeals

- A 'new development mapped area' (NDMA) has been added to the following sites recently rezoned through the resolution of 2GP appeals:
 - 49 and 55A Riccarton Road East, East Taieri
 - 27 Inglis Street and Part 58 Ayr Street, Mosgiel
 - Part 636 North Road, Dunedin
 - 457 Highcliff Road, Dunedin
 - Part 135/145 Doctors Point Road, Waitati
 - 41 Soper Road and 20-21 Henderson Street

Capacity added through Variation 2 after this decision (subject to outcomes of appeals)

The sites that are to be rezoned are expected to add an estimated 970 homes over 10 years. This is in addition to the 1900 homes expected to be added over 10 years as a result of the changes made through the first decision on Variation 2, which is now operative. Together, Variation 2 will ensure that Dunedin continues to have a surplus of housing capacity in the short, medium, and long term.