



SECOND GENERATION DISTRICT PLAN

VARIATION 2 ADDITIONAL HOUSING CAPACITY

PROPOSED CHANGES TO GR1 AND T&S RULES AND REZONING FROM GR1 TO GR2

My property is in the General Residential 1 Zone or a Township and Settlement Zone that is serviced for wastewater – How will Variation 2 change what I can do on my property?

The changes proposed 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 are no proposed changes to the scale or size of permitted development. The table below summarises the key 2GP rules for residential activity in the General Residential 1 Zone and proposed changes to those rules included in Variation 2. Note this is not a complete list of rules or proposed changes (please visit www.dunedin.govt.nz/2gp for further details).

The proposed changes may be amended as a result of submissions and decisions on submissions and new rules will not apply until decisions are released.

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

Rule	Existing 2GP rule	Variation 2 proposed changes	Key development options enabled
Minimum site area for a house	500m ²	400m ² or 500m ² for two houses if they are in a single residential building or a duplex.	If you have a section that is >800m² you could have a second standalone house. If you have a section that is 500m² 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	Existing 2GP rule	Variation 2 proposed changes	Key development options enabled
Family flats/ Ancillary residential units	"Family flats" Maximum 60m² (without consent) Height limited to single storey Occupancy limited to family members or caregivers Must have shared service connections and vehicle access Only allowed if total density stays within one habitable room (potential bedroom) per 100m² of site area	"Ancillary residential units" Maximum 60m² (without consent), consent can only be applied for up to 80m² Unchanged Requirements removed Requirements removed Unchanged	If you have enough land per number of habitable rooms, you can build and rent out an ancillary residential unit.
Minimum site size to subdivide (fee simple)	500m ²	400m² New exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).	Previously you needed 1000m² to subdivide a site, now you only need 800m². Duplexes, multi-unit developments and existing dwellings can be subdivided (fee simple) as long as they are lawfully established at the time of certification.
Outdoor living space	Varies depending on if for ground level or upper level units; starts at 25m ² for one-two bed units at ground floor and increases with additional bedrooms.	Unchanged	Unchanged
Height	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
Setbacks from boundaries	4.5m from front boundary and 2m from side and rear boundaries (with some exemptions).	Unchanged	Unchanged
Maximum site coverage	40% for buildings and structures >10m² 70% for all impermeable surfaces.	Unchanged	Unchanged

My property is proposed to be rezoned from General Residential 1 Zone to General Residential 2 Zone in Variation 2. How will this change what I can do on my property?

The changes proposed mainly affect the number of residential units you can have per site and the minimum site sizes required for subdivision. The table below summarises the key 2GP rules for residential activity in the General Residential 1 Zone that differ from rules in the General Residential 2 Zone. Note this is not a complete list of rules or proposed changes (please visit www.dunedin.govt.nz/2gp for further details).

The proposed changes may be amended as a result of submissions and decisions on submissions and new rules will not apply until decisions are released.

Table 2: Comparison of 2GP rules for General Residential 1 Zone and General Residential 2 Zone

Rule	Existing 2GP rule for GR1	Equivalent GR2 rule	Key development options enabled
Minimum site area for a house	500m ²	One habitable room (potential bedroom) per 45m ² site area or Where a wastewater constraint mapped area also applies: One habitable room (potential bedroom) per 100m ² .	There is no limit on the number of units (or residential buildings) you are allowed as long as you have enough site area for the number of habitable rooms across the residential units. However, any proposal for three or more units on a site ('multi-unit development') needs resource consent to assess the design of the building/s in terms of effects on streetscape amenity and character.
Minimum site size to subdivide (fee simple)	500m ² Var 2 proposed exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).	300m ² or Where a wastewater constraint mapped area applies (except in Mosgiel): 400m ² Var 2 proposed exemption for lawfully established houses, provided other standards can be met (e.g. setbacks, outdoor living space etc.).	Previously you needed 1000m ² to subdivide a site, now you only need 600m ² or 800m ² , depending on whether your property is in a wastewater constraint mapped area. Duplexes, multi-unit developments and existing dwellings can be subdivided (fee simple) as long as they are lawfully established at the time of certification.

Rule	Existing 2GP rule for GR1	Equivalent GR2 rule	Key development options enabled
Outdoor living space	Varies depending on if for ground level or upper level units; starts at 25m ² for one-two bed units at ground floor and increases with additional bedrooms.	Varies depending on if for ground level or upper level units; starts at 15m ² for one-two bed units at ground floor and increases with additional bedrooms.	A reduction in the amount of outdoor space required for ground level units.
Height	Maximum of 9m and must fit under a 'height plane' measured at a 45-degree angle starting from 2.5m up from the boundary.	Maximum height the same but height plane measured at a 55-degree angle starting from 3m up from the boundary.	Taller buildings may be able to be located closer to the boundaries (noting that the same setback rules still apply except for Mosgiel).
Setbacks from boundaries (Mosgiel only)	4.5m from front boundary and 2m from side and rear boundaries (with some exemptions).	Varies depending on area. Some same as for GR1, some 3m front yard, 1m side and rear boundaries.	For the Mosgiel mapped area, buildings may be located closer to the boundaries. No changes for other areas.
Maximum site coverage	40% for buildings and structures >10m ² 70% for all impermeable surfaces.	50% for buildings and structures >10m ² 80% for all impermeable surfaces or Where a stormwater constraint mapped area applies: 50% for buildings and structures >10m ² 70% for all impermeable surfaces.	Buildings can cover more of the site and impermeable surfaces can cover more of the site in some instances.