



SECOND GENERATION DISTRICT PLAN

VARIATION 2 – ADDITIONAL HOUSING CAPACITY

FAQS FOR CHANGES TO PROVISIONS AND INTENSIFICATION REZONING GENERAL RESIDENTIAL 2 REZONING

My property has been rezoned from General Residential 1 (GR1) to General Residential 2 (GR2) by Variation 2. How has this changed what I can do on my property?

The biggest difference between the GR1 and GR2 zones is the number of residential units you can have per site and the minimum site sizes required for subdivision. Table 1 below summarises the key differences between the zones. Note this is not a complete list of rules or changes (please view the e-plan and 2GP Planning Map to view the full changes).

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

Rule	2GP rule for GR1 before Variation 2* *the rules for GR1 have also changed see FAQ for GR1	New operative GR2 rules	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 and can meet the other rules. However, any proposal for three or more units on a site ('multi-unit development') needs resource consent which considers design.

Rule	2GP rule for GR1 before Variation 2* *the rules for GR1 have also changed see FAQ for GR1	New operative GR2 rules	Key development options enabled
Minimum site size to subdivide (fee simple)	500m ²	300m ² or Where a wastewater constraint mapped area applies (except in Mosgiel): 400m ²	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. Note that duplexes, multi-unit developments and existing dwellings can now be subdivided (fee simple) without complying with minimum site size provided performance standards are met.
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 in Mosgiel).
Setbacks from boundaries	4.5m from front boundary and 2m from side and rear boundaries (with some exceptions).	No change, but land rezoned GR2 in Mosgiel now has setbacks of 3m from front boundary and 1m from side and rear boundaries (Mosgiel mapped area).	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 70% for all impermeable surfaces (in the Variation 2 mapped area).	Buildings can cover more of the site but impermeable surfaces limits are the same.

In response to submissions, the Hearing Panel added four new rules that were not in the notified version of Variation 2. These new rules apply to the new General Residential 2 zones added through Variation 2. General Residential 2 zoned areas where the rules apply are identified on the 2GP Planning Map by the use of the new 'Variation 2 mapped area'. A summary of the new rules that apply in the Variation 2 mapped area is given in Table 2 below.

Table 2: New rules applied to new General Residential 2 zoned areas via the 'Variation 2 mapped area'

New Rule	Requirements
Rule 15.3.4.X – full demolition of a building built on or before 1 January 1940. Rule has legal effect (must be complied with) but is subject to an appeal	A resource consent is now required for the 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.
Rule 15.6.10.X – minimum landscaping (added as part of the existing maximum building site coverage and impermeable surfaces performance standard). Rule operative (beyond appeal)	Requires 20% of the site area or 30m² (whichever is greater) as minimum landscaping to meet specified requirements to plant trees and native plants to help manage the change in character and amenity in intensification areas and provide for greenspace and biodiversity.
Rule 6.11.2.X – effects of solid waste collection on the safety and efficiency of the transport network. Rule operative (beyond appeal)	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.
Rule 10.3.3.X – setback from stormwater open watercourse mapped area. Rule operative (beyond appeal)	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.

How do I know if the zoning of my property has changed through Variation 2?

You can use the 2GP Planning Map on the DCC website to see your property's zoning and any overlays (overlay zones, mapped areas and scheduled items) that apply. Most areas that were rezoned to GR2 through Variation 2 have the 'Variation 2 mapped area' applied to them.

Decisions on greenfield areas proposed to be rezoned through Variation 2 have not been made yet. There is a separate hearing scheduled to start on 15 August 2022 to hear submissions on greenfield rezoning.

Can I appeal the decisions from Hearings 1-3 (including the new GR2 rezoning areas)?

The appeal period for most of these changes closed on 13 July 2022, with only one appeal received. The appeal period for the new rule for demolition of pre-1940s buildings (only) is open until 23 August 2022 but only submitters can appeal.