



THE PROPOSED
**SECOND
GENERATION
DISTRICT PLAN**

Dunedin City Council, 50 The Octagon, Dunedin 9016
PO Box 5045, Moray Place, Dunedin 9058

Website: www.dunedin.govt.nz/2gp

PROPOSED VARIATION 2 (ADDITIONAL HOUSING CAPACITY) TO THE 2GP

MINUTE 6

Directions of Hearing Panel on Hearing 1

From: The Chairperson, Variation 2 (Additional Housing Capacity) Hearing Panel

To: Submitters and Reporting Officers

Date: 1 October 2021

Introduction

1. This Minute provides an update on the process, and requests some additional information.

Issuing of Decisions

2. The Panel has received responses to Minute 5 from three submitters, who were all in favour of the Panel issuing decisions on a hearing-by-hearing basis. The Panel can see the benefits in doing this, but has however requested independent legal advice on this matter. We will advise the submitters in due course on the outcome of that.

Further Information Requested – witness conferencing

3. Having now fully reviewed the evidence and submissions relating to Hearing 1, we consider some additional information is required to assist us in deliberations. We direct the following:

(a) Change B6 (exemption to minimum site size for existing development)

At the hearing representatives of TGC Holdings and Otakou Health presented alternative drafting of the rule relating to an exemption to the minimum site size performance standard for existing development.

The Reporting Officer, in her Reply Report (posted on the Variation 2 web page) has responded to that and has recommended some additional amendments to the rule to meet the concerns of the submitters.

We direct that the Reporting Officer (or Mr Freeland the Senior Planner in support for the DCC) liaise with the witnesses for those submitters and please provide a statement with any agreed wording to assist the Panel for its consideration.

Where agreed wording cannot be settled on, the statement is to explain any differences that still exist between the parties.

(b) Change D2 (Roads at the time of subdivision)

Representatives of the submitter Survey & Spatial NZ Coastal Otago Branch presented suggested amended wording to the rule requiring a road at the time of subdivision. One concern we understood was the uncertainty as to when roads will be required, noting that the current rule requires this for accesses serving more than 12 sites, however Variation 2 proposes to remove the reference to 'sites' and replace it with 'likely to service more than 12 residential units'. We understood a concern to be that the rule could therefore be interpreted to apply to sites of at least 500m² being eligible for two residential units in the form of duplexes, thereby creating uncertainty as to whether Council will require legal road for as few as 6 sites of that size.

The Reporting Officer has responded to that in her Reply Report, and has suggested some amendments to the relevant rule.

As for (a) above the Panel considers this is a matter where it seems possible some agreement may be able to be reached between the parties. We direct that the Reporting Officer or Mr Freeland the Senior Planner in support for the DCC and Mr Copland (Council's transportation expert) meet or otherwise exchange information with representatives of those submitters and please provide a statement with any agreed wording to assist the Panel for its consideration. We also invite any comment on the relevant policy wording. Where agreed wording cannot be settled on, the statement is to explain any differences that still exist between the parties.

Further Information Requested – from Reporting Officer

4. We request the following information from the Reporting Officer or Mr Freeland the Senior Planner in support for the DCC:

(a) Broad submissions on Heritage

Drafting suggestions to implement the recommended blanket provisions in paragraph 17 of the Reply Report, for the General Residential 1 and Township & Settlement zones, relating to pre-1940's dwellings.

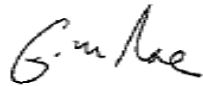
(b) Change D8 (Efficient use of Land)

Prior to the hearing on NDMA provisions, drafting suggestions relating to section 6.4 of the Reply Report regarding possible changes to remove reference to cumulative effects and amended assessment criteria to recognise such matters as slope and provision of roads, reserves and stormwater management areas.

(c) Change C1 (Social housing)

Drafting suggestions regarding a potential additional assessment matter to address effects arising from the scale of development, and mix of housing types, on the character and amenity of an area.

5. Please provide the above information be provided by **Friday 15th October 2021**.
6. The Panel will issue further communications to update the parties on the process from here, and staff will issue formal notifications regarding the next hearings.
7. If you have any questions regarding this Minute, please contact Jenny Lapham or Wendy Collard on 477-4000 or by email districtplansubmissions@dcc.govt.nz.

A handwritten signature in black ink, appearing to read 'G. m. Rae'.

Gary Rae, **Chairperson**
on behalf of the Variation 2 Hearing Panel

1 October 2021