

CITY PLANNING ACTIVITY REPORT

September 2025

City Development

Updates on the DCC's City Development work programme, including the Second Generation District Plan, Biodiversity and Heritage Funds and work programmes, research and monitoring programme and urban design work programme, will be sent out via the City Development News regular email update.

Please go to www.dunedin.govt.nz/do-it-online/apply/registration-of-interest to subscribe to the updates. You can unsubscribe to the City Development News at any time by using the links in the newsletter or by emailing planning@dcc.govt.nz

Please go to www.dunedin.govt.nz/2gp to keep up to date with information and progress on the Second Generation District Plan (2GP).

Resource Consents

The substantial number of applications lodged in May, June and July have been allocated to a planner. However, the bulge of applications has a long tail, and it will be well into October before we are back to normal for allocating applications. In the three months, we received 465 applications, which was just five fewer than in 2021 when the economy was better.

HAILS

We have decided upon the following interim fee structure for HAIL search applications for residential requests:

- 1–2 sites: \$570
- 3–4 sites: \$1,140 (equivalent to 2x the fixed fee)
- 5+ the senior planner or manager to decide

For multiple industrial/commercial sites, these may need to be considered on a case-by-case basis. However, in most situations, it is likely to follow a similar three-option structure as applied to residential.

This is an interim structure to better reflect the time required to process HAIL searches. The fee schedule for the draft 2026/27 annual plan may include this graduated interim fee structure.

Recovery of in-house legal costs

If the in-house legal team are required to have input on the processing of a resource consent application or subdivision certification, they can now recover the cost of their time. This reflects a change to the 9 Year plan. When they bill their costs, it will be recovered in the invoice for a resource consent or subdivision certification.

Applications, complaints, and pre-application meetings received/held during September 2025 (total: 103)

Application Type	# Received
Abatement Notice	4
Boundary Activity Notice	4
Complaints	9
HAIL Information Request	11
Land Use Non Notified	48
Land Use s125 Extension of Time	2
Marginal or Temporary Activity Notice	2
Outline Plan	2
Planning Other Legislation Sale of Liquor	3
Planning Other Legislation Right of Way	2
s221 Consent Notice	1
s226 Subdivision	1
Subdivision Non Notified	8
Subdivision s125 Extension of Time	3
Subdivision s357 Fee Objection	3
	103

Subdivision Certification applications received during September (total: 32)

Type	Received
s223	19
s224c	13
	32

Subdivision Certification applications issued or rejected during September 2025 (total: 30)

Type	# in time	# processed	Percentage
s223 Issued (10 working days)	14	14	100%
s223 Rejected (10 working days)	8	8	100%
s224c (20 working days)	8	8	100%
	30	30	

Applications completed in September 2025 (total: 74)

Land Use consent applications (51)

Type	Number in Time	Number Processed	Percentage	s37	Penalty
Boundary Activity Notice	3	4	75%		
Certificate of Compliance	0	1	0%	1	
Marginal or Temporary Activity Notice	2	2	100%		
Non – Notified	21	39	54%	27	14

Outline Plan	0	1	0%	1	
s127 Change or Cancellation of Conditions	3	3	100%	3	
s357 Objection to Decision	1	1	100%		
	30	51		32	14

Subdivision consent applications (18)

Type	Number in Time	Number Processed	Percentage	s37	Penalty
Non – Notified	4	14	29%	11	10
s125 Extension of Time	2	2	100%	1	
s127 Change or Cancellation of Conditions	1	1	100%	1	
s221 Consent Notice	1	1	100%		
	8	18		13	10

Planning other legislation applications (5)

Type	Number in Time	Number Processed	Percentage
Planning Certificate Sale of Liquor	2	3	67%
Right of Way	2	2	100%
	4	5	

Figure 1: Subdivision Certification Statistics Graph

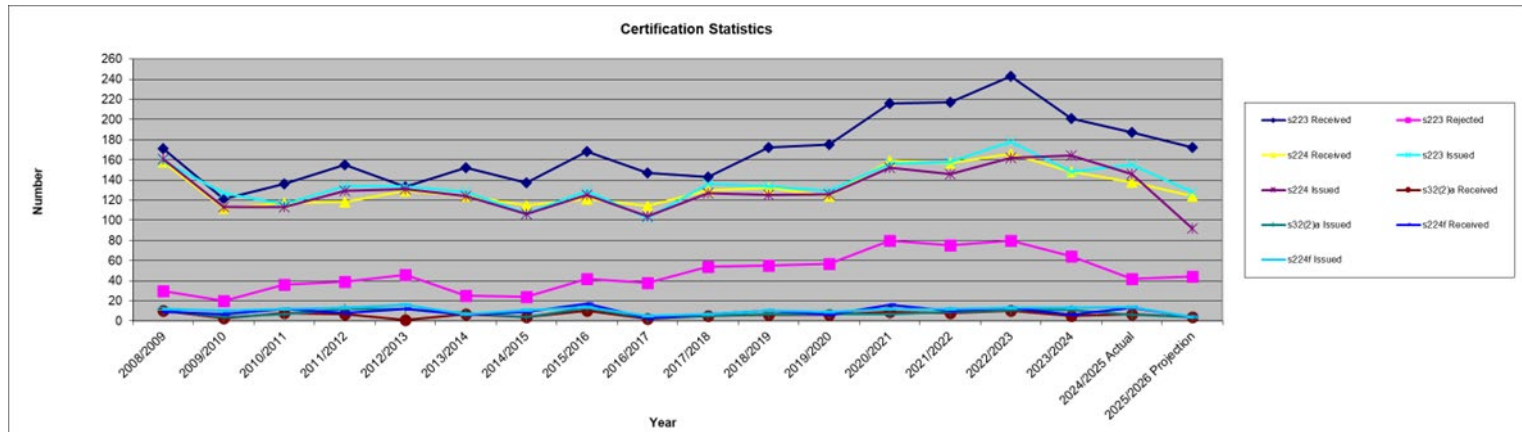


Figure 2: Annual Processing Statistics Graph (July to June reporting period)

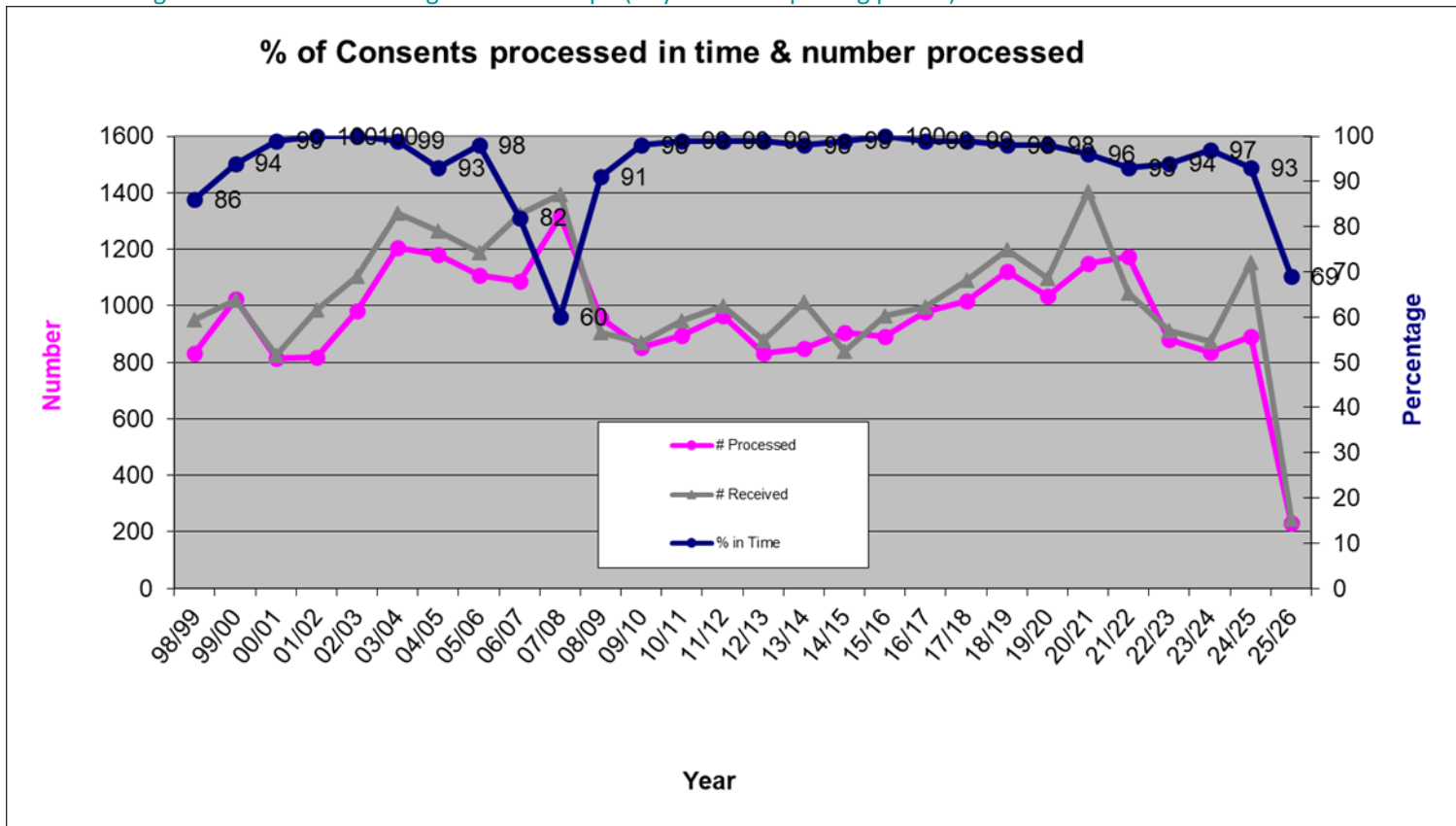


Figure 3: Annual Application Statistics

Consent Applications Processed																			
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	79	64	57	37	51	59	43	47	32	52	63	66	96	74	57	39	59	43	68
February	86	96	59	73	67	80	72	77	81	70	94	78	75	81	99	87	70	65	70
March	74	111	62	68	74	85	62	61	89	75	90	94	73	78	109	118	107	70	60
April	70	119	83	74	66	69	79	69	73	74	57	79	81	53	84	56	40	47	80
May	89	112	69	70	95	77	62	90	74	76	95	85	92	57	83	112	87	91	60
June	103	96	70	74	68	89	74	80	80	82	63	91	106	97	106	96	74	62	60
July	154	138	91	84	75	83	92	81	82	76	75	96	117	98	88	81	79	94	65
August	111	89	76	74	83	82	75	91	60	88	90	126	89	86	122	75	95	80	91
September	107	100	72	81	112	61	57	74	89	97	83	71	121	110	85	80	68	74	74
October	104	104	62	65	72	75	84	99	95	93	109	113	121	88	137	78	63	103	
November	136	73	67	100	85	80	60	62	81	86	97	104	98	112	132	83	85	84	
December	108	55	80	71	77	58	59	64	55	78	73	90	66	117	103	48	69	58	
Total	1221	1157	848	871	925	898	819	895	891	947	989	1093	1135	1051	1205	953	896	871	628
Consent Applications Received																			
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	69	65	35	52	47	59	51	45	50	34	51	64	63	83	65	41	29	57	54
February	84	101	59	59	51	86	57	72	71	80	72	87	81	89	74	83	76	88	53
March	93	101	68	91	84	84	78	80	93	69	93	82	90	93	115	98	84	68	75
April	107	109	73	61	70	51	55	81	61	80	55	73	96	50	95	79	58	58	74
May	118	103	69	73	99	91	87	112	90	102	97	112	88	71	130	97	73	96	141
June	131	161	102	89	94	66	62	175	74	69	66	113	103	103	272	76	103	67	229
July	123	84	71	84	72	91	85	51	87	77	106	114	100	94	68	86	76	92	95
August	122	92	68	78	111	76	73	60	85	90	93	106	100	97	69	89	58	82	70
September	122	95	66	79	89	72	72	77	110	98	92	86	113	103	105	78	76	77	79
October	146	79	67	67	82	68	60	82	80	105	79	152	90	110	99	78	78	104	
November	128	74	75	92	110	88	71	62	101	103	119	110	99	121	122	79	87	92	
December	112	72	63	92	69	79	75	68	67	89	71	111	105	129	108	81	64	81	
Total	1355	1136	816	917	978	911	826	965	969	996	994	1210	1128	1143	1322	965	862	962	870

Figure 4: Referral Statistics

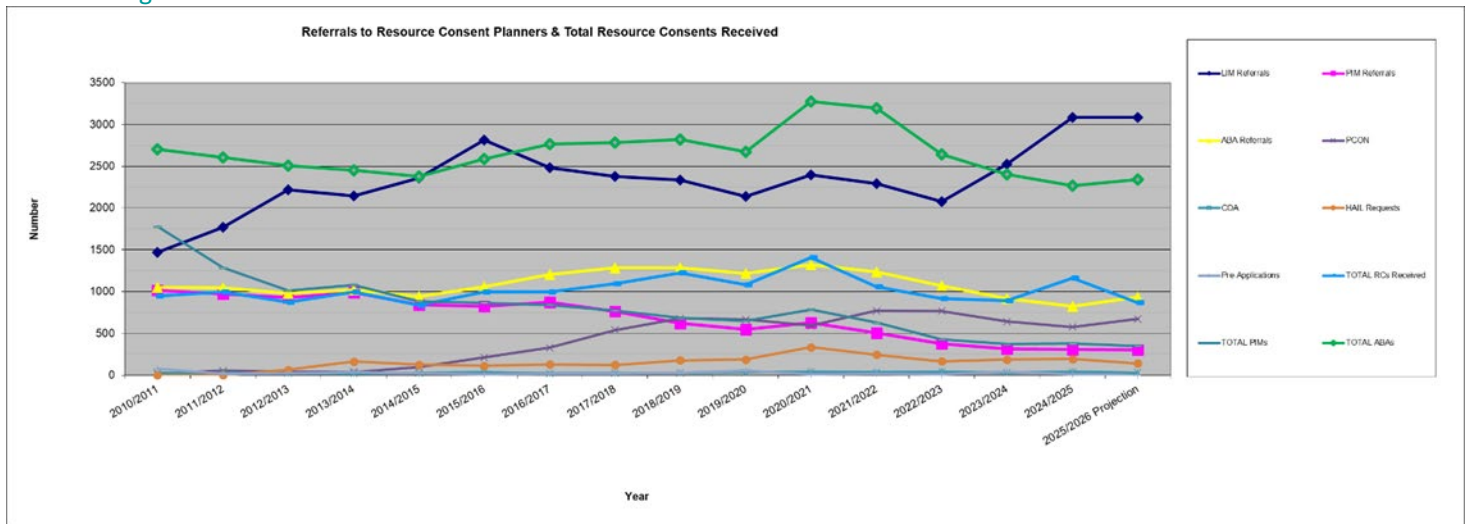


Figure 5: Planning Enquiries Desk Activity

Quarter	Phone Calls	Counter Visits	Other (email, web)	Quarter Total	Annual Average Quarter Total (last 4 years)
One	44	96	6	146	785
Two	0	0	0	0	554
Three	0	0	0	0	396
Four	0	0	0	0	418
Total	44	96	6	146	

Prepared by:

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RESOURCE CONSENTS GROUP