



# Ōtepoti Dunedin Housing Plan

Gill Brown

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Dunedin City Council



## A quick history

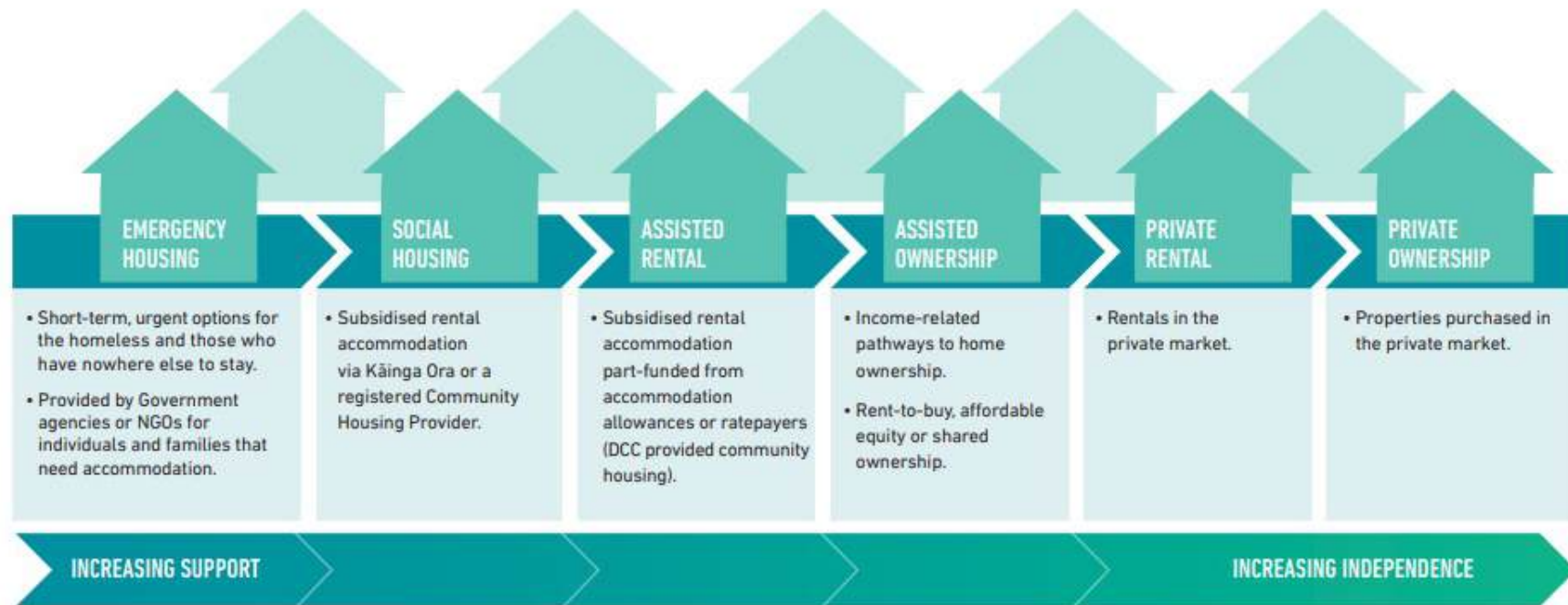
- Born in Ranfurly, moved to Dunedin for last two years of school
- Did random things for a while then
- Trained as a teacher
- Worked in Rehabilitation with offenders
- Went on to become the Assistant Prison Director at the Otago Corrections Facility at Milburn
- Became the Area Manager at Kainga Ora
- Now at council



**at  
home**

**in Ōtepoti**

Housing Plan is based on the global framework for addressing housing adequacy, which was adapted for New Zealand by 'Community Housing Aotearoa' in 2014.



#### GLOBAL HOUSING ADEQUACY FRAMEWORK

TO ENSURE A SECURE, AFFORDABLE, HABITABLE, ACCESSIBLE, CULTURALLY APPROPRIATE, CONVENIENTLY LOCATED AND SERVICED HOUSING SYSTEM

## Implementation Plan (#2) 15 actions across six broad areas


- Complete the vulnerable people and DCC land use policies
- Create collaboration opportunities
- Progress ways to improve the quality of our housing
- Create mechanisms to utilise Dunedin City Council owned land to increase housing supply
- Continue work towards our Functional Zero approach to homelessness
- Continue the update of the website and easy to read resources

HOUSING PLAN 2022

at  
home  
in Ōtepoti

# Growth and planning

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We have some challenges....

Our housing stock is old

We need to ensure we have enough housing available

We need to ensure that we have the right housing

Reducing our dependency on cars and encouraging sustainable transport options

Protecting highly productive land

Ensure our 3 Waters infrastructure can service growth and reduce its impact on the environment

Protect and enhance biodiversity (green and blue networks)

Ensuring we have enough business land

Deliver on the vision and intent of mana whenua for urban development

Build resilience to natural hazards



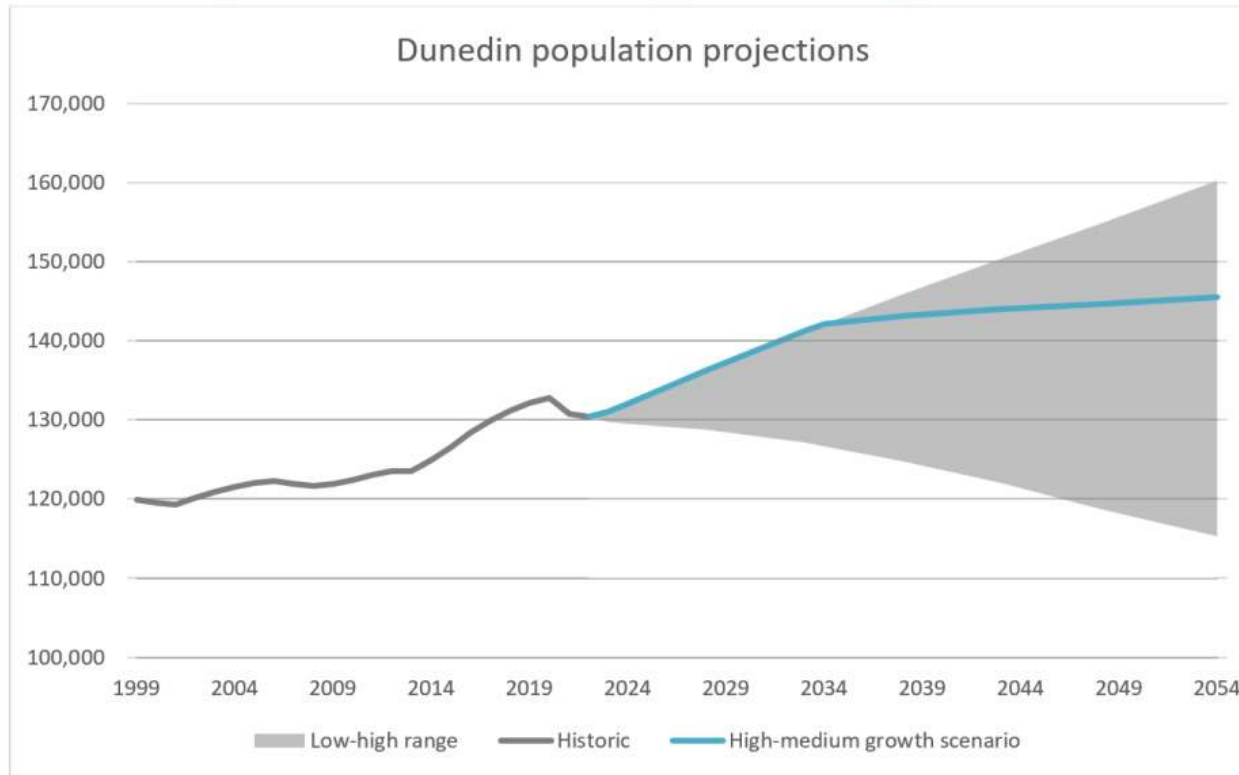
From the NZ Infrastructure Commission

# Strengthening resilience to shocks and stresses

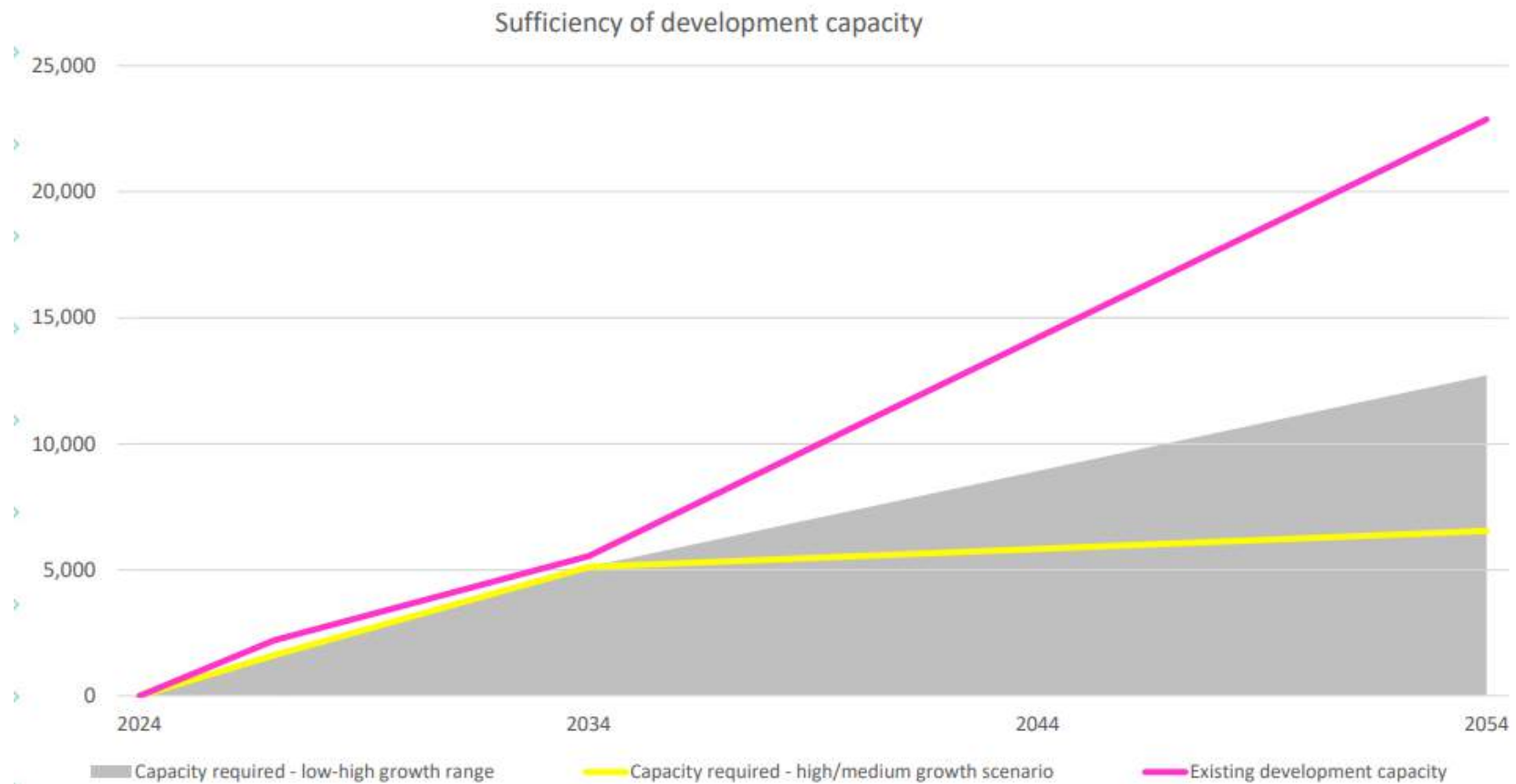
“Of the 9,000 homes nationally that are within 50cm of the mean high tide mark, 2,700 are in Dunedin, more than Auckland, Wellington and Christchurch combined”



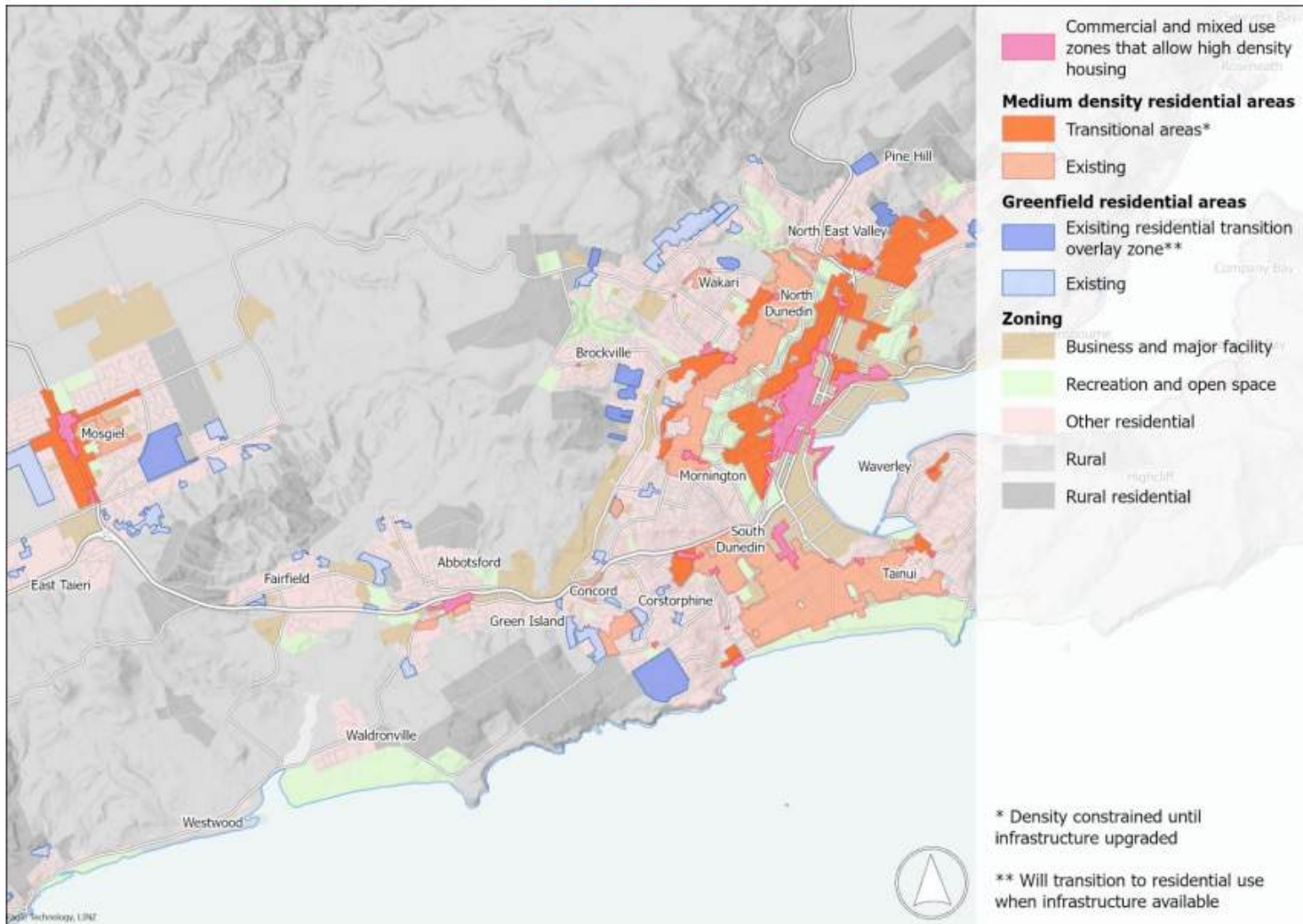
# What growth are we planning for?



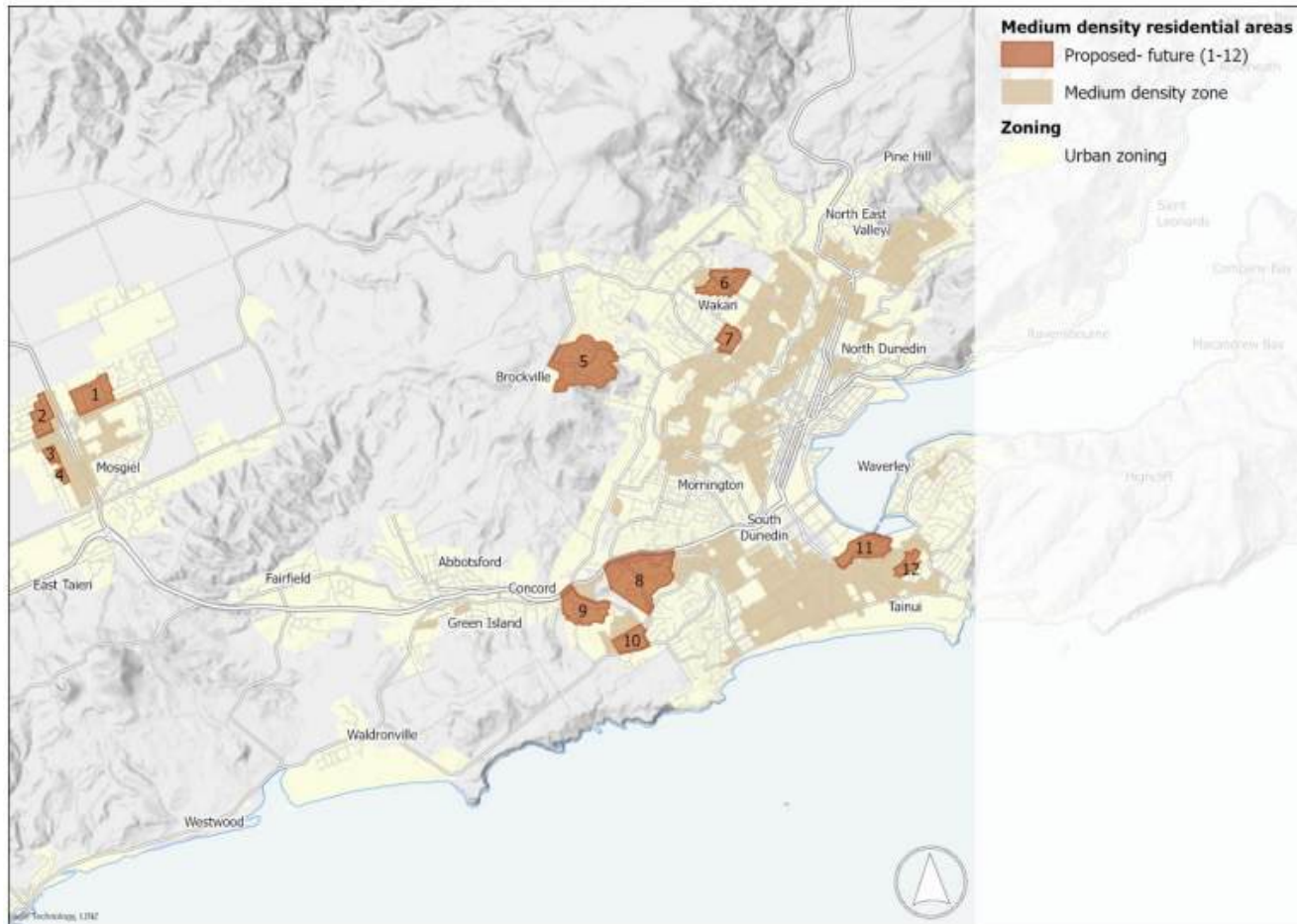
# Sufficiency of housing capacity



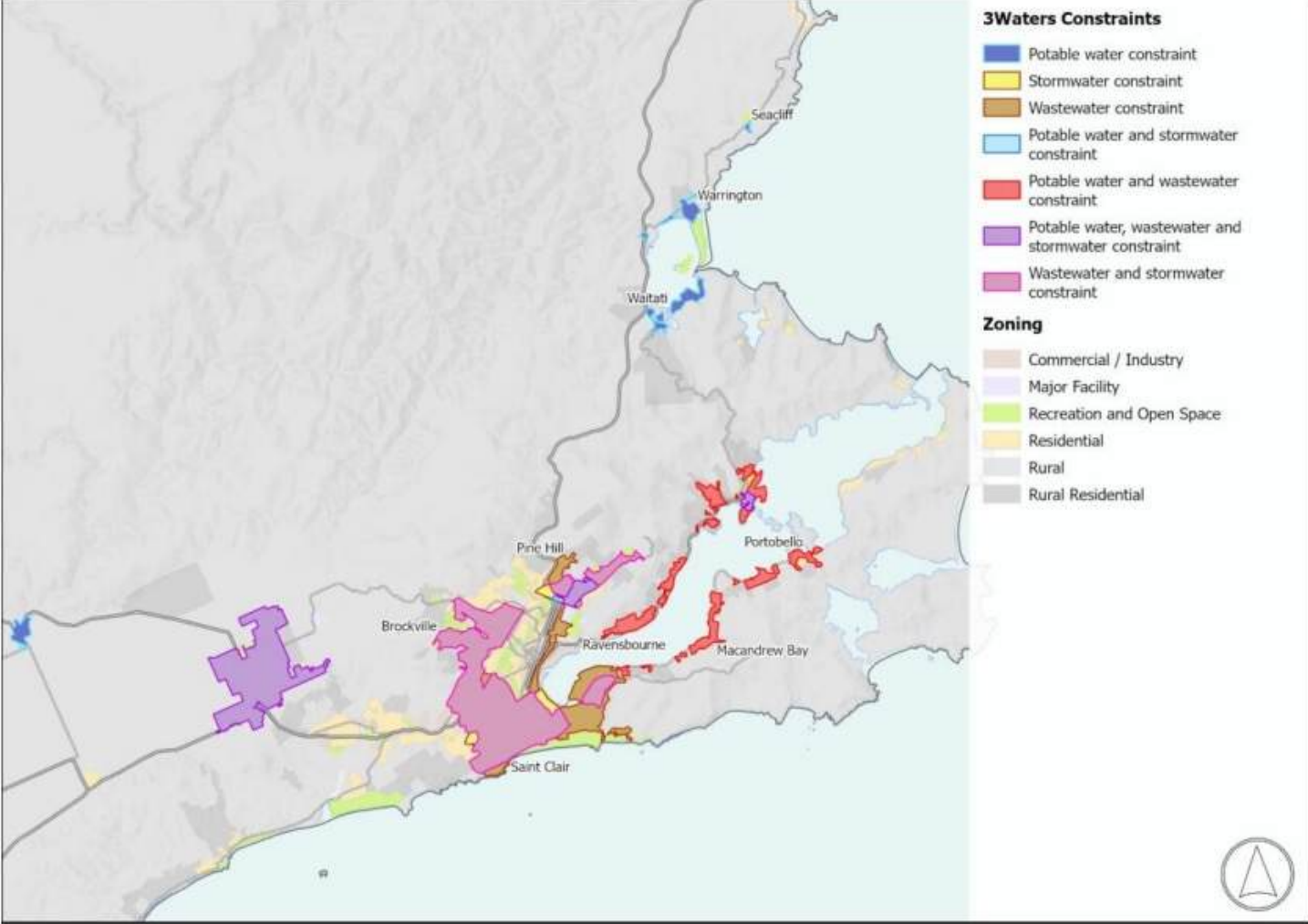
# Housing: existing growth areas



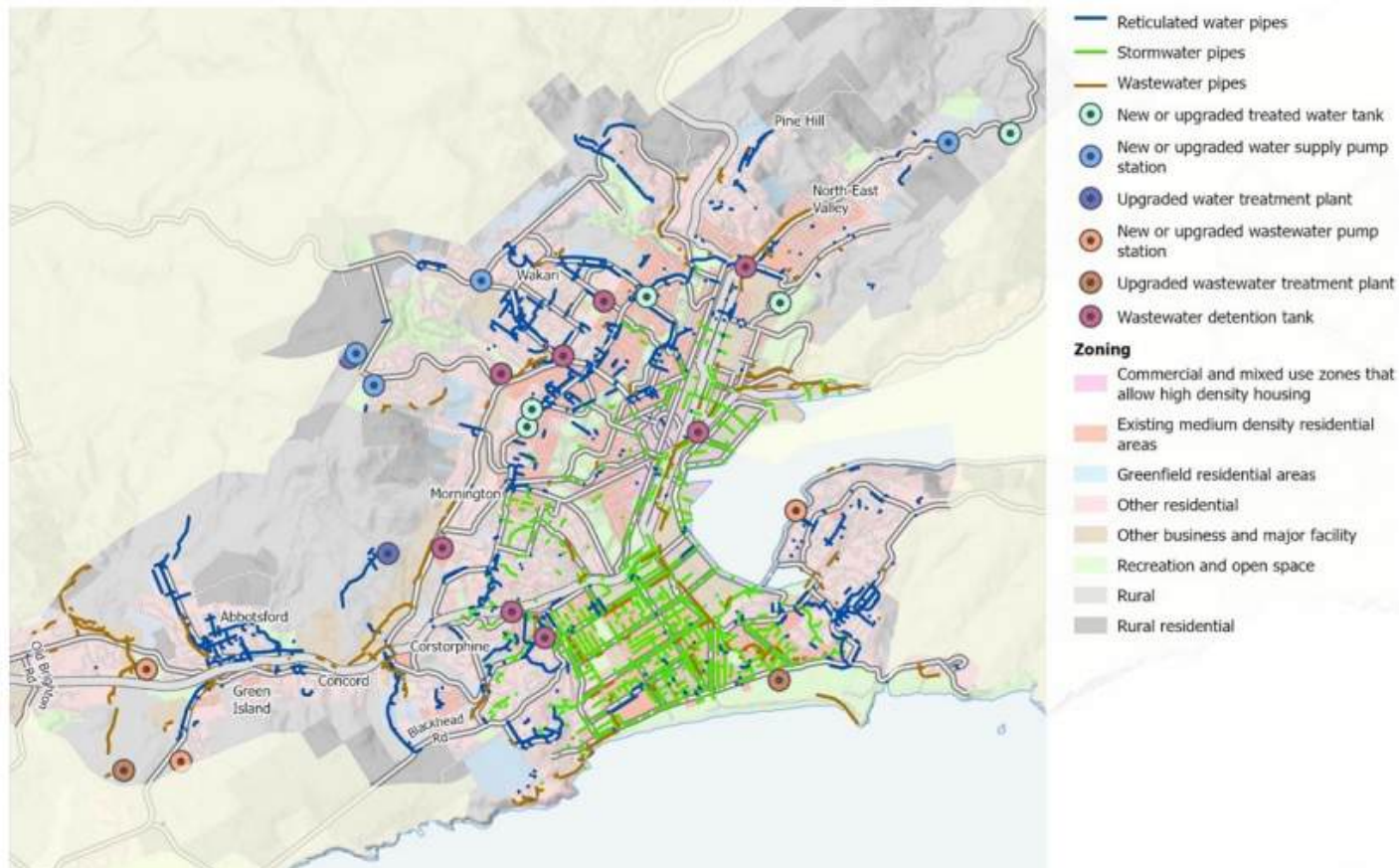
# Providing for future housing needs



# 3 Waters infrastructure constraints



# 3 waters infrastructure required to support growth





There are some big greenfield sites coming on line and the changes to the District Plan (the 2GP) made some very positive changes to density rules where there is infrastructure capacity.

Big changes....(all subject to other constraints etc)

#### GR2 (General Residential 2)

- Allows for 1 habitable room per 45sqm or 100sqm in a wastewater constraint area
- If you have a section that is as small as 600sqm you may be able to subdivide

#### GR1 (General Residential 1)

- If you have a section that is 800sqm you could have a second standalone house (subdivide)
- If you have a section that is 500sqm you might be able to replace an existing home with a duplex
- Family flats are now identified as auxillary units (up to 60sqm)



## Eco Design Service

This is a free service offered by the DCC where Lisa comes to your home to help plan and advise options. She is available for plan reviews if you are building and can link you with assistance if you need.

*(I have her information cards with me..)*





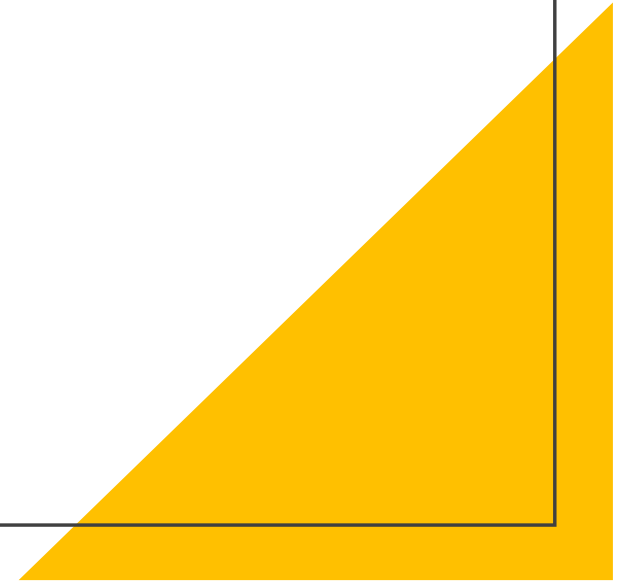


If you want to stay informed, you can sign up to my newsletter (which is twice annually) – feel free to take my card and email me.

I'm also happy to have a conversation with anyone who has an interest in any aspect of housing, you have my full permission to pass on my contact details – I will leave them on screen at the end of this talk.



# Questions?





Gill Brown

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*(I have business cards with me..)*