

# 2013

## 2GP Issues and Options Consultation Phase Report





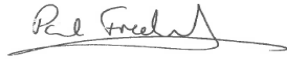



**City Development**

**October 2013**

**2GP Issues and Options Consultation Phase Report**

***Dunedin City Council Second Generation District Plan***

| Final Sign-off         |                 |   |
|------------------------|-----------------|---|
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## **1.0 Introduction**

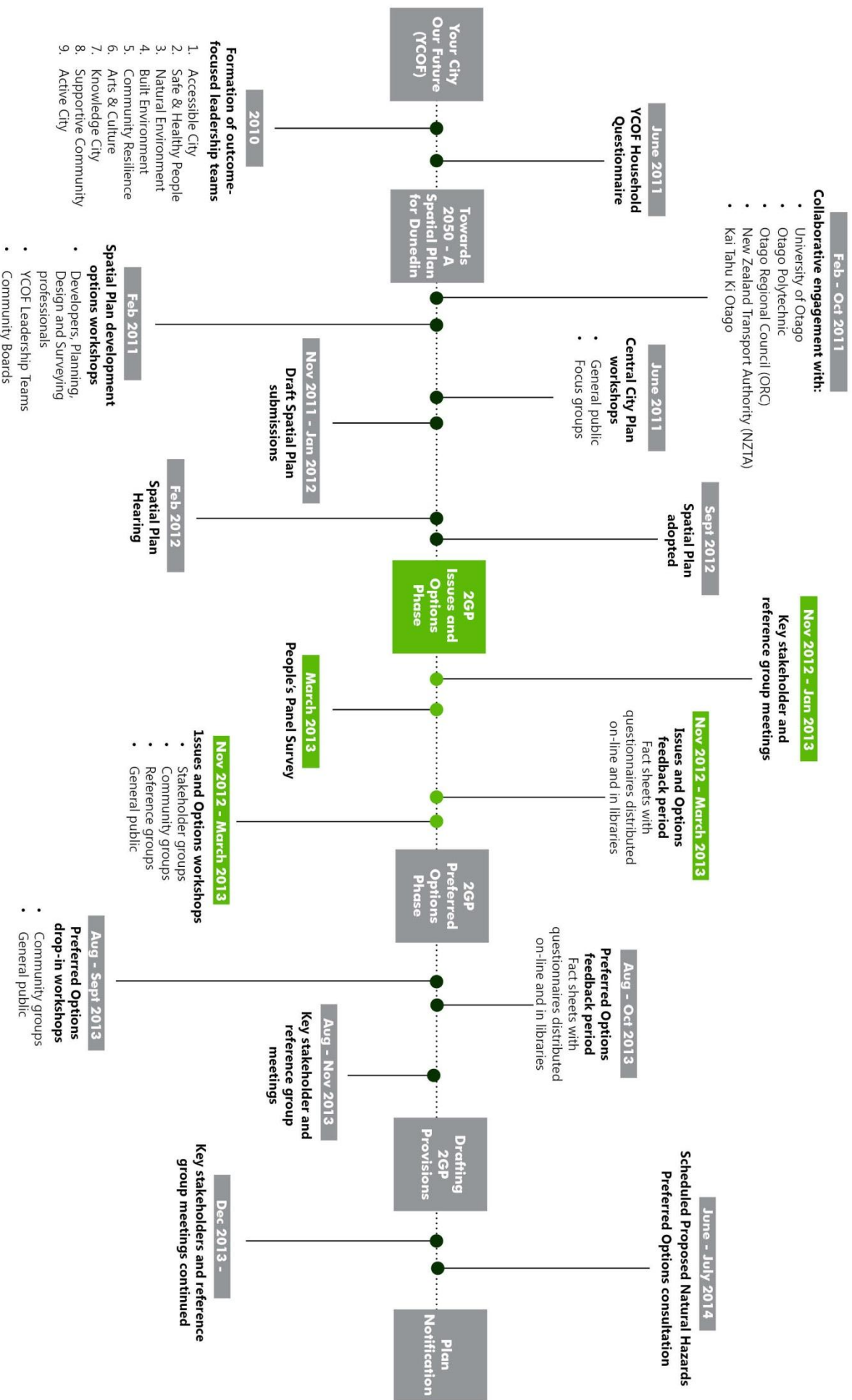
In fulfilment of responsibilities under the Resource Management Act 1991 (RMA), the Dunedin City Council (DCC) is reviewing the operative District Plan (2006), and is preparing a Second Generation Plan (2GP). As part of this preparation, an Issues and Options (I&O) consultation was undertaken from November 2012 to March 2013, involving 489 participants. This report explains the process and methods used and presents the results of the responses received.

## **2.0 Background**

### **2.1 2GP Consultation**

The Issues and Options consultation was the third phase in the development of the 2GP. The diagram on the following page illustrates the overall consultation and engagement undertaken for the 2GP, highlighting the Issues and Options consultation phase in green.

# 2GP | Consultation and Engagement Timeline | Issues and Options Phase



## 2.2 Issues and Options consultation phase

The Issues and Options consultation phase was held from November 2012 to March 2013 to seek feedback on:

- The range of issues that had been identified to date – had they all been identified?
- The potential options (alternative approaches) that had been identified – were there any other options or approaches that should be considered?

The information presented during this phase did not include detail about exact standards or zoning boundaries, but presented a range of issues related to the current District Plan and asked respondents to select their preferred approaches to help resolve these, and to offer any other feedback.

The target group for the consultation was key stakeholders, technical experts and professional individuals and groups. Consultation was also open to the public.

## 2.3 The consultation process

The Issues and Options consultation consisted of the following methods of engagement:

- a) **A series of fact sheets** providing information on the I&O was available on the DCC website and in hard copy distributed through public libraries and other locations.
- b) **A questionnaire** that allowed respondents to select their preferred options and provide comments based on the information contained in the fact sheets. This was provided as an on-line questionnaire on the DCC website and in hard copy format. The questionnaire was designed to facilitate feedback – see [Appendix 1](#) for a full list of respondents.
- c) **Workshops** held for a range of stakeholder, community and professional groups around Dunedin – see [Appendix 2](#) for a full list of workshops and groups.
- d) **A People's Panel survey** undertaken in March 2013 focussed on a selected range of issues and options from the consultation material relating to aspects of the residential and rural environments.
- e) **Meetings** were held with individual stakeholders related to topic specific issues – see [Appendix 3](#) for a full list of meetings.

These methods of engagement gained a total of 489 responses during the consultation period. Due to the range of consultation methods, it is possible that some of these responses came from the same participants. The breakdown of participants is shown in Table 1.

**Table 1 - Number of participants across the various consultation methods for the 2GP Issues and Options phase**

| Issues and Options consultation method | Number of participants in attendance or responses received |
|--|--|
| Workshops                              | 110  |
| Individual meetings                    | 18   |
| On-line questionnaire                  | 6  |
| Written feedback                       | 11   |
| People's Panel survey                  | 344  |
| <b>Total number of responses</b>       | <b>489</b>   |

## 2.4 Presentation of Issues and Options – fact sheets

The I&O were presented for consultation as a series of short papers, or fact sheets, that had been informed by research and analysis identifying what might need to be changed with the current District Plan, analysis of feedback received on the Plan previously, and practice from other councils around New Zealand. The fact sheets included:

- a) An introduction sheet that summarised:
  - The current District Plan approach;
  - The key strategic directions from the Spatial Plan and other policies that need to be considered, and proposed high level responses to those directions;
  - Key areas where alternative approaches are being explored; and
  - Other updates and minor changes that are being considered.
- b) Associated information sheets providing a summary of:
  - The RMA issues and effects that need to be managed;
  - The current District Plan approach and any problems with the current approach; and
  - Alternative approaches to managing the RMA issue/effects, including a summary of advantages and disadvantages for each.

To facilitate feedback, the I&O papers were grouped into a series of sections each relating to a different environment and/or set of activities.

- 1. Introduction
  - 2. Residential
    - a. General Residential
    - b. Special Housing Types
  - 3. Centres and Commercial Activities
  - 4. Rural
  - 5. Heritage
  - 6. Hazards
  - 7. Industrial
  - 8. Port
  - 9. Open Space and Facilities
    - a. Open Space and Reserves
    - b. Campus
    - c. Major Facilities
    - d. Temporary Activities
  - 10. Utilities
    - a. Utilities
    - b. Renewable Energy
  - 11. Transportation
  - 12. Subdivision
- c) A questionnaire produced to gain feedback on the I&O fact sheets. These questions were designed to help understand whether all the issues were identified and which options were preferred by the respondents.

The I&O fact sheets, questionnaire and supporting images can be found in the 2GP Documents Page on the DCC website: <https://www.dunedin.govt.nz/whats-on/2gp/docs-page>



## **2.5 How the feedback was used**

The I&O phase was not a formal submission process. All feedback received from this consultation phase was used by the DCC planners as an integral part of their options assessment as required by Section 32 of the Resource Management Act 1991.

Feedback received during this phase not only directs the focus for future consultation, but in addition to feedback received in subsequent phases, guides the way in which provisions are shaped in the 2GP.

## **3.0 Feedback results**

This section summarises the feedback received from the questionnaire, workshops and written responses. The results have been organised around the factsheet topics and sub-topics and the questionnaire. The total number of respondents providing feedback to questions in each sub-topic is indicated in the sub-topic heading. As all respondents did not necessarily select a preferred approach, but often provided comments around the topic, the numbers of respondents presented in the sub-topic heading do not always equal the number of respondents in the tables. Not all questions in the questionnaire received responses.

## 3.1 Residential

### 3.1.1 Building height (5 respondents)

| <i>Which approach to the management of building height do you prefer?</i> |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | 1                                       |
| Approach 1 – limit maximum height to reflect topography of land           | -                                       |
| Approach 2 – amend height in relation to boundary performance standards   | 2                                       |
| Other option (suggestion not provided)                                    | 1                                       |

#### Additional comments

- There should be provision for low rise apartment buildings of three to four storeys in the Residential 3 Zone, between Clyde and Forth Streets, to encourage replacement of dilapidated student housing stock.

### 3.1.2 Amenity open space (7 respondents)

| <i>a. Which approach to the management of amenity open space do you prefer?</i> |   |                                   |
|---|---|-----------------------------------|
| Approach  | Number of respondents who prefer option | Comments                          |
| Current Plan approach   | 1                                       |                                   |
| Alternative 1 – provide additional performance standards for amenity open space | 3                                       |                                   |
| Other options suggested<br>No further controls, less if possible                | 1                                       | The market knows what people need |

#### Additional comments

- Possibility of requiring minimum productive space for each new dwelling to be set aside in case of future need, in addition to, or in conjunction with, amenity open space and permeable surface requirements.
- Changes to amenity open space requirements may provide increased quality of outdoor space for new student flats.
- Too much focus on standards for careful management of open space and not enough standards for building design or architecture, which would seem to have a much larger visual impact – especially in the case of infill.

| b. Which additional standards should be added, if alternative 1 is taken?                   |                                  |
|---|----------------------------------|
| Additional standards to be added if Alternative 1 is taken                                  | Number of respondents who agreed |
| Require amenity open space to be orientated to receive a certain number of winter sun hours | 1                                |
| Specify that the amenity open space is located on areas with suitable slope                 | 3                                |
| Require accessibility from living areas   | 2                                |
| Require amenity open space to not be covered with vegetation or buildings                   | -                                |
| Allow rooftop gardens to count as part of amenity open space                                | 4                                |

c. Should the minimum area of amenity open space be varied based on the size of dwelling or number of rooms?

Three respondents considered that the minimum area of amenity open space should not be varied based on the size of dwelling or number of rooms, while two considered that it should. One suggestion was to use gross floor area.

### 3.1.3 Garages and carports in front yards (8 respondents)

| a. Which approach to the management of garages and carports in front yards do you prefer?            |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | -                                       |
| Alternative 1 – identify areas to provide for single garages or carports as permitted                | 3                                       |
| Other options suggested:<br>Don't allow them – provide standards for underground/under-house parking | 1                                       |

#### Additional comments

- Some suggestions in the initial I&O phase may lead to an impractical environment for cycling, now and in the future – numerous access points across pavements are a key problem when it comes to developing separated cycle infrastructure and should therefore be kept to a minimum.
- Minimum car parking requirements can create demand for car parking – need greater focus on public transport in the transport hierarchy.
- Flexible and intelligent solutions required – same rules across the city don't work. On some busy roads, garages without manoeuvring space may create issues for traffic safety. Difference in parking requirements for residential and heritage areas – shouldn't require in heritage areas. Ability of street to handle parking needs to be considered – Plan should allow different treatment of different sides of the street in different locations, eg street trees.

b. If alternative 1 is taken, should this apply to garages and carports, or only carports?

One respondent supported applying alternative 1 to both garages and carports.

| <i>c. In which circumstances should garages and/or carports be permitted?</i> |   |
|---|---|
| <b>Circumstance</b>   | <b>Number of supporting respondents</b> |
| In areas where garages in front yards are characteristic of the neighbourhood | 2                                       |
| In areas where site access is difficult                                       | 2                                       |

| <i>d. Which performance standards do you think should be included, if garages are allowed in front yards?</i> |   |
|---|---|
| <b>Performance standard</b>   | <b>Number of supporting respondents</b> |
| Restrict the length of blank side walls on frontage   | 1                                       |
| Require setback and landscaping to break up blank side walls  | 3                                       |
| Restrict percentage of frontage occupied by garage  | 2                                       |
| Require garages to be front on to the street (door facing street)   | 1                                       |
| Restrict size to single garage  | -                                       |

### 3.1.4 Residential parking location on-site (7 respondents)

| <i>a. Which approach to the management of residential car parking location on-site do you prefer?</i> |  |
|---|--|
| <b>Approach</b>   | <b>Number of respondents who prefer option</b> |
| Current Plan approach   | 3  |
| Alternative 1 – extend controls on parking in front yards   | 2  |

#### **Additional comments**

- Issue with current Plan is that car parking and transportation considerations are too dominant – less on-site parking requirements.
- Parking in front yards has an adverse effect on the streetscape, particularly in high density housing areas such as North Dunedin.
- New development brings strain on off-street parking.

| <i>b. In which circumstances should normal residential car parking requirements be reduced?</i> |   |
|---|---|
| <b>Circumstance</b>   | <b>Number of supporting respondents</b> |
| In areas close to high frequency public transport and a suburban centre                         | 3                                       |
| In or close to central city   | 4                                       |
| Only in areas where there is plenty of on street car parking                                    | 3                                       |

### 3.1.5 Impervious surfaces (5 respondents)

| <i>Which approach to the management of impervious surfaces do you prefer?</i>                     |  |
|---|--|
| <b>Approach</b>   | <b>Number of respondents who prefer option</b> |
| Current Plan approach   | -  |
| Alternative 1 – limit impervious surfaces per site in all areas                                   | 2  |
| Alternative 2 – limit impervious surfaces but only in areas with existing storm water constraints | 2  |

#### **Additional comments**

- More infill generates more run off – storm water systems must be able to cope. Need information to be readily available.
- Should be a limit to the maximum proportion of impervious surfaces in all zones but could be more stringent limits placed on those regions which have existing storm water problems – perhaps maximum of 75% in all zones and 60% in sensitive regions, but some exceptions needed – eg where higher density, apartment-style activity is anticipated.

### 3.1.6 Fences adjacent to public areas (4 respondents)

| <i>a. Which approach to the management of fences do you prefer?</i>                      |  |
|--|--|
| <b>Approach</b>  | <b>Number of respondents who prefer option</b> |
| Current Plan approach  | 1  |
| Alternative 1 – limit height and materials of fences on street and/or reserve boundaries | 3  |

- b. What do you think should be the maximum total height of front boundary fences, if there are additional controls on fence heights and/or materials?*

Two respondents considered that 1.5 metres was an appropriate maximum height for front boundary fences, while one respondent thought that two metres was more appropriate.

- c. Should performance standards that require permeable, semi-permeable or transparent fencing above a certain height be included, if there are additional controls on fence heights and/or materials?*

One respondent supported the inclusion of performance standards, and one respondent did not support the inclusion.

### 3.1.7 Multi-unit housing (7 respondents)

| <i>a. Which approach to the management of multi-unit housing do you prefer?</i> |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | -                                       |
| Alternative 1 – better provide for multi-unit housing                           | 4                                       |

#### Additional comments

- Need to prevent further ghettos being created with higher density or taller multi-unit developments.
- Allow multi-unit housing in areas with good infrastructure, reserves and bus routes.
- Long driveways in Campus Zone used as spaces for parties – need an option to manage/discourage multi-units on rear sites.
- Citywide design code for multi-unit development important to manage design, including both aesthetic and environmental performance, service areas, permeable surfaces and lifetime design.
- Issue of poor/characterless quality of higher density housing around University.

| <i>b. Which, if any, performance standards around minimum size or functionality for bedrooms or living areas should be included for multi-unit developments?</i> |                                  |
|--|----------------------------------|
| Performance standard   | Number of supporting respondents |
| Specify minimum bedroom size   | 2                                |
| Specify minimum living room/lounge size  | 2                                |
| Bedroom suitable for function, eg able to fit single bed, desk, set of drawers comfortably   | 1                                |
| Living area able to contain certain size circle or dimensions  | 1                                |

#### Additional comments

- Living room space should be tied to the number of bedrooms through a standard percentage calculation.

#### *c. What performance standards do you think should be included for multi-unit housing?*

No responses were received for this question.

#### *d. In which areas should multi-unit housing be provided for?*

- In all zones, but requirements might be different within different zones.
- In University Precinct, CBD and Warehouse Zone.
- In Residential 1.

### 3.1.8 Family flats (6 respondents)

| a. Which approach to the provision of family flats do you prefer? |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | -                                       |
| Alternative 1 – provide for family flats                          | 4                                       |

#### Additional comments

- Need some rigorous rules (and maybe compliance monitoring by DCC) as it is very easy for this to be abused by owners wishing to establish two residential activities on an undersized site.
- If these are temporary structures to be removed by owners after a given period then cost-feasibility becomes questionable – one option could be to require these structures to be relocatable.
- Issue of shops being turned into flats and not done in tidy fashion – how to deal with long-term depressed areas where there may not be demand for shops. Could turn into family flats as long as amenity is preserved, but perhaps not bother with rules around having to remove if not family.
- Guidance for intergenerational living (ie not putting all old people in one area).
- Make the process for building family flats easier than it currently is.
- Could have restrictions to stop family flats being subdivided or sold separately.
- Family flats may not need separate driveways, parking, etc.
- Dwellings (family flats) established above a garage need to be allowed for.

| b. Which performance standards should be included if family flats are provided for? |                                  |
|---|----------------------------------|
| Performance standard  | Number of supporting respondents |
| Require location close to main dwelling   | 1                                |
| Allow shared amenity open space   | 3                                |
| Allow shared car parking  | 3                                |
| Limit total floor area  | 2                                |
| Limit bedrooms  | 2                                |
| Restrict use to family members only   | -                                |
| Require removal when not used by family member                                      | -                                |
| Require removal of kitchen when not used by family member                           | 1                                |
| Specify location behind main residential unit                                       | 1                                |

### 3.1.9 Large residential units (6 respondents)

| a. Which approach to the management of large residential units do you prefer? |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | 1                                       |
| Alternative 1 – define commercial residential household unit                  | 1                                       |
| Alternative 2 – lower the maximum number of residents or habitable rooms      | 2                                       |

#### Additional comments

- Large residential units can have an adverse effect on the amenity and quiet enjoyment of neighbouring properties due to noise and constant activity. They can also be converted to ad hoc residential colleges for students, as seen in the Gardens area in recent years.
- Student area: large residential units could differentiate between renting by the room or house to avoid discriminating against older people or families when trying to target student problems.
- Aged care facilities – importance of each unit having an en suite to ensure the dignity of residents and infection control. Ministry of Health not doing enough for standards. Role of District Plan and its ability to manage internal space – need spaces for lift aids/hoists/corridors. Christchurch Plan has minimum sizes for flats.
- Reduce minimum lot sizes in order to encourage smaller households.

b. Do you think the maximum should apply to residents or habitable rooms, if alternative 2 is used? What do you think should be the maximum number of residents or habitable rooms, if a maximum is defined?

Three respondents considered that the maximum should apply to habitable rooms. One suggested a maximum of eight habitable rooms, taking into account established large flats, while another considered that there should be no maximum number of rooms but instead be dependent on factors such as amenity space and neighbourhood character.



### 3.1.10 Halls of Residence (2 respondents)

| a. Which approach to the management of Halls of Residence do you prefer?                               |   |   |
|--|---|---|
| Approach   | Number of respondents who prefer option | Comments  |
| Current Plan approach  | -                                       |   |
| Alternative 1 – schedule all existing halls of residence and define and provide for halls of residence | 1                                       | Gives the DCC more input in the process of consent and gives the public the ability to voice concern over possible ideas through the use of established performance standards, which the public could help construct. |
| Alternative 2 – define and provide for halls of residence  | -                                       |   |

#### Additional comments

- A clear definition for halls of residence is needed which is included in the Campus, Residential 3 and Residential 1 Zones.
- Don't support the term 'Halls of Residence', the wording 'Residential College' should be used instead.

#### b. Which performance standards for Halls of Residence do you think should be included?

- On-site parking, signage allowances different from surrounding residential properties, maximum height different from surrounding residential properties, boundary setback, taking into account established colleges.
- Strongly encourage performance standards that include an emphasis on sustainable development and use of renewable resources. One such example could be halls including sustainable energy sources such as solar water heating in their plans.

### 3.1.11 Infill development (9 respondents)

| a. Which approach to the management of infill development do you prefer?       |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | -                                       |
| Alternative 1 – provide a new definition and additional performance standards. | 4                                       |

#### Additional comments

- Conflict of infill and productive capacity.
- If going to intensify, need to have adequate public parks to support it – easily accessible, useable pocket parks, especially in the inner city.
- Could encourage design that has less reliance on infrastructure so infill has less impact – rates could be reduced if people do on-site storm water management (eg rain tanks).
- Storm water and sewerage services need to be able to cope with increased development with infill.
- Risks with shared driveways and shared open space/facilities (clothes lines, etc.) and the difficulties over who is responsible for fixing/maintaining things.

- Smaller household units lead to less use of water versus more people per m<sup>2</sup> and more impact leading to greater cost in infrastructure and more hard surfacing (up to 80m<sup>2</sup> in Hamilton).
- Granny flat infill – provide good opportunities for people that rest homes can't take (high criteria to get in), supported idea and demand to justify it, flexibility of size – could fit in under Residential 1.

| b. Which performance standards for infill development should be included?  |                                  |
|--|----------------------------------|
| Performance standard   | Number of supporting respondents |
| Restrict building height to one storey   | 1                                |
| Specify the location of windows in relation to existing dwelling windows   | 1                                |
| Require retention or provision of trees and soft landscaping   | 3                                |
| Other:<br>Allow the developer to determine the small details – developers are looking for a desirable outcome for residential use  | 1                                |
| Provide an extensive list of guidelines, but the design should be up to an 'Architectural Control Committee' – an exception might be if the new house is an exact replica of the neighbouring dwelling | 1                                |

### 3.1.12 Residential other (1 respondent)

*Do you have any other comments on where the range of Permitted Activities or performance standards should be varied for parts of the residential environment?*

- Performance standards should be introduced to existing Residential Zones outlined in the 2GP, enabling a minimum level of insulation to be required for activities in these zones.

### 3.1.13 Other residential comments (7 respondents)

- Commend the DCC on the policies that enable and encourage residents to be energy efficient.
- Introducing a provision or policy in the Residential Zones requiring performance standards for minimum household insulation to be met by 2025 would serve to effectively complement both the targeted rates scheme and provide an incentive for homeowners to get insulation.
- Concern that there is less incentive for landlords to upgrade rental properties, especially those in the student area.
- Support the steps being taken to concentrate development (residential, commercial and industrial) around a network of centres connected by a multimodal transport system.
- People forced to move out of student areas because housing is not appropriate or affordable, or because environment is not appropriate for non-students.
- No differentiation in District Plan between the DCC and privately developed housing – all have to go through the same process for resource consent and same rules apply. Provisions can be tailored spatially and for types of housing.
- Design house for lifetime of occupant, eg lower entrances, wet floors in showers. People will build to standards so less likely to have these types of features. District Plan could put these types of features forward as suggestions and try to encourage this through incentives.
- Guidance for developers not to have huge developments and requirements or options for comprehensive developments to provide mixed types of housing in environments.
- Restrict the size of new development in Roslyn through scale triggers.
- Some areas in Fairfield are unserviced – if more development occurs, there may be need or potential for more connections to infrastructure. Plan needs to allow for dairies and convenience shops (takeaways) to occur in residential area to service community easily.
- Good having a variety of lot sizes/lifestyles provided for in Waldronville. May be some potential capacity for residential development.
- More Controlled Activity use.
- Restricted-Discretionary – define Discretionary better (non-notification) and have clearer direction on notification.
- Public information should be available on infrastructure constraints.
- Demolition: more permissive – less control? Require sites to be left tidy, specify time period for demolition and have options for partial rebuild on sites.

## 3.2 Centres and commercial activities

### 3.2.1 Centres introduction (6 respondents)

- a. *Do you have any comments on the proposed boundary of any of the centres, as shown in the maps provided?*

No responses were received for this question.

- b. *Do you have any comments on the range of activities to be provided for in each centre?*

➤ Less restrictive with activities in centres as market will influence.

- c. *Do you have any comments on where in the central city or other centres it should be easier to provide apartments, including providing for increased height, and building new apartment buildings?*

➤ This should be up to the discretion of an 'architectural committee'.

- d. *Which boundary for the proposed Andersons Bay Road Trade Related/Home Improvement Retail Zone do you prefer?*

➤ Two respondents considered that the boundaries of the Andersons Bay Mixed Use Zone should be at least the extent of Option 2 in the Centres fact sheet. Another respondent preferred the boundary of the Andersons Bay Mixed Use Zone extending east to include Nichols Garden Centre on the corner of Timaru and Teviot Streets.

➤ Two respondents considered that the proposed Trade Related/Home Improvement allocation was inappropriate. One noted that "it is inappropriate that Andersons Bay Road is identified as a Trade Related/Home Improvement Retail Zone – the current Industrial 1 Zone does not fit what is now well-established on Andersons Bay Road and it is concerning that the 2GP is considering another zone that is not appropriate for the area [...] the wider Andersons Bay Road area is undeniably a 'mixed-use' area and the 2GP should recognise this and rezone the area as such."

- e. *Which boundary option for the proposed Warehouse Zone do you prefer?*

One respondent preferred boundary Option 2 for the proposed Warehouse Zone.

- f. *Do you have any comments on the boundary of the proposed Lower Crawford/Cumberland Streets Trade-Related/Home Improvement Retail Zone?*

No responses were received for this question.

- g. *Which approach to the management of building and site design in the central city do you prefer?*

Three respondents preferred the current approach of Identified Pedestrian Frontages and Townscape Precincts, while one respondent preferred using Street Typologies.

### 3.2.2 Active edges (4 respondents)

| a. Which approach to the management of active edges do you prefer?  |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | -                                       |
| Alternative 1 – expand areas managed as active edges within centres with additional performance standards | 3                                       |

#### Additional comments

- Unless supermarkets are specifically exempt, concepts such as building to the street and hiding car parking behind buildings will not work.

| b. Which performance standards for active edges do you think are appropriate for different types of centres? |                                      |                 |                      |                    |              |
|--|--------------------------------------|-----------------|----------------------|--------------------|--------------|
| Performance standard   | Number of respondents by centre type |                 |                      |                    |              |
|  | Principle Suburban Centre            | Suburban Centre | Neighbourhood Centre | Destination Centre | Rural Centre |
| Require verandahs  | 2                                    | -               | -                    | -                  | -            |
| Require buildings to be built to the front boundary  | 1                                    | 2               | 2                    | 1                  | -            |
| Require distinctive pedestrian entrances   | 2                                    | 2               | 1                    | 1                  | -            |
| Restrict vehicle crossing points   | 2                                    | 2               | 1                    | 1                  | -            |
| Require minimum percentage of glazing  | 1                                    | 1               | 1                    | 1                  | -            |
| Restrict the length of a single commercial frontage  | 2                                    | 2               | 2                    | 1                  | 1            |

| c. Which active edge requirements should heritage buildings be exempt from? |                                  |
|---|----------------------------------|
| Active edge requirement   | Number of supporting respondents |
| None  | 1                                |
| Verandahs   | 2                                |
| Distinctive pedestrian entrances  | 2                                |
| Minimum percentage of glazing   | 2                                |

### 3.2.3 On-site commercial parking location and design (8 respondents)

| a. Which approach to the management of on-site commercial parking do you prefer? |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | 2                                       |
| Alternative 1 – require consent for on-site parking                              | 1                                       |
| Alternative 2 – additional car parking performance standards                     | 1                                       |

#### Additional comments

- More emphasis on public transport sector and shift focus away from vehicular transport. Roading hierarchy should recognise differences for different parts of roads.
- Differentiate requirements for parking between centres, between activities and in parts of centres. Less on-site parking requirements.
- Roslyn: parking is getting more difficult; poor utilisation of Roslyn Fresh Choice's rear car park; remove yellow lines; introduce 90min free car parking at New World.
- The requirement to provide on-site parking for new developments should be replaced with the requirement to apply for resource consent for additional parking above a prescribed maximum to discourage over-reliance on vehicles for the daily commute and shopping.
- Requiring resource consent for on-site parking will not work for supermarkets.
- Review car parking requirements on campus while taking into consideration an aim to encourage uptake of alternative modes of transport by students and staff of the University and Polytechnic. This would include reviewing bicycle parking and access.
- Recommend that '*appropriate public-private interface*' (Spatial Plan Objective MEM 2(a)) be achieved through including the use of parking for bikes (proper allocation of bike racks) and, importantly, by also allowing access for other modes of transport. 'Attractive, safe streets' can be more readily achieved by reducing the requirement for large car parking spaces through the maximisation of access to public transport, cycle ways and good pedestrian walkways.
- Relaxed parking requirements for heritage buildings as an option.
- Requiring large format retail to provide for other transport modes.
- Monitoring and enforcement issue.
- Also need for easy transparency and understanding of guidelines.

| b. Which additional performance standards for commercial parking do you think should be included? |                                  |
|---|----------------------------------|
| Additional performance standards  | Number of supporting respondents |
| Require parking to be screened from the street behind a building located at the street frontage   | 1                                |
| Require parking to be screened from the street with landscaping                                   | 1                                |
| Require trees and/or landscaping areas based upon number of car park spaces provided              | 1                                |
| Require use of surface materials to clearly delineate passage for pedestrians                     | 3                                |
| Require provision of conveniently located facilities on the site for cyclists                     | 2                                |

### 3.2.4 Building design within centres (8 respondents)

| a. Which approach to the management of building design within centres do you prefer?                       |   |   |
|--|---|---|
| Approach   | Number of respondents who prefer option | Comments  |
| Current Plan approach  | 1                                       | Current approach is suitable, but provide more flexibility for minor breaches that do not significantly impact on neighbours etc., so that no resource consent is required.   |
| Alternative 1 – additional performance standards related to architectural treatments                       | 4                                       |   |
| Alternative 2 – require consent for all new buildings and additions and alterations in some or all centres | -                                       | Too onerous, cumbersome, time consuming, expensive, and, consequently, contrary to the universally accepted need to, as far as practical, develop and apply more streamlined resource consenting practice across New Zealand. |

#### Additional comments

- How development is allowed is more important than the boundary – only those sites adjacent to other existing commercial structures should be initiated in order to avoid a patchwork and ensure a fully integrated centre.
- Allow people to express through design.
- Side yards, height planes etc. should reflect context.
- Possibly outcomes orientated, but need to watch costs and reduce uncertainty.
- Recommend that 'good design' be refined to necessitate a focus on resilience with particular respect for Spatial Plan Objectives MEM 3(a) and LIV 5 (a) and ESR 4.
- Specific policies and requirements should be put in place that facilitate cycling access to business and retail premises, including requirements for safe, secure, and accessible bicycle parking (at least commensurate with facilities provided for car parking), and shower and changing facilities for employees who travel by bicycle.

b. Which performance standards do you think are appropriate for different types of centres?

| Performance standard                                     | Number of respondents by centre type |                 |                      |                    |              |
|--|--------------------------------------|-----------------|----------------------|--------------------|--------------|
|  | Principle Suburban Centre            | Suburban Centre | Neighbourhood Centre | Destination Centre | Rural Centre |
| Specify minimum height of buildings                      | 1                                    | 2               | -                    | -                  | -            |
| Specify the location of pedestrian entrances             | -                                    | 1               | 1                    | -                  | -            |
| Specify the location of windows (including upper floors) | -                                    | -               | -                    | -                  | -            |
| Require minimum modulation (stepping) along façades      | -                                    | -               | -                    | -                  | -            |
| Require vertical elements, eg on corner sites            | 1                                    | -               | -                    | -                  | -            |
| Require change of building material                      | -                                    | -               | -                    | -                  | -            |
| Specify use of colour                                    | 1                                    | 1               | -                    | -                  | -            |

c. Do you think that there should be a minimum 2-storey building height limit in centres?

| Type of centre     | Number of supporting respondents |
|--------------------|----------------------------------|
| Principal Suburban | 2                                |
| Suburban           | 2                                |
| Neighbourhood      | 2                                |
| Destination        | 1                                |
| Rural              | 1                                |

d. Should the performance standards from the matrix above also apply to bulky goods retailing and large supermarkets?

Two respondents supported the same performance standards applying to bulky goods retailing and large supermarkets, while one respondent thought that different performance standards should apply.

e. Should the performance standards from the matrix above apply to retail activities outside of centres?

Two respondents thought that these standards should not apply to retail activities outside of centres, while one respondent thought it appropriate that they apply to retail activities outside of centres.



### 3.2.5 Demolition of (non-heritage) buildings and vacant car-parking sites (1 respondent)

| Which approach to the management of the demolition of buildings do you prefer?                       |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | -                                       |
| Alternative 1 – manage the demolition of a building and its subsequent land use as a single activity | -                                       |
| Alternative 2 – require consent for demolition of non-heritage structures                            | -                                       |
| Alternative 3 – amend the activity status of stand-alone car parking                                 | -                                       |

#### Additional comments

- Earthquake strengthening requirements are likely to be mandatory for all affected buildings within the life of the 2GP. For many buildings in Dunedin, the only viable means of achieving the new standards may be demolition and construction of a new building. The District Plan should provide for property owners in this position to demolish their buildings and come up with an appropriate end use in their own time. Sites will not remain vacant long in vibrant areas and where District Plan rules encourage and enable the construction of new buildings and the establishment of a range of activities. Some sites may become car parks, particularly where there is a demand for car parking. The District Plan could include performance standards to ensure car parks are properly formed.

### 3.2.6 Other centres comments (7 respondents)

- Wide roads should have a different approach, eg Cumberland Street outside Toitū Otago Settlers Museum with a boulevard approach (eg soft landscape or shared cycle paths).
- Green Island: centre provides a good range to meet needs.
- Fairfield: no main retail centre, doesn't necessarily need it at the moment but may do if area grows with residential development.
- Green Island: support extension of boundaries of centre – allows capacity for centre to grow as residential grows. Centre in reasonable walking distance for most areas. Capacity on centre with closed shops.
- Waldronville: allow for dairies and takeaways.
- Brighton: good proposal to zone centre. Allow for small shops scattered to service community and tourists.
- Issue that there is no recognition of many centres.
- In Mosgiel and Central City – should have ground floor as retail, levels two-three as offices, levels four-six as residential (ie hotel accommodation and apartments).
- Roslyn: re-zone the boundary to include DCC flats as a space for future development – increase the boundary toward Mornington rather than down City Road.
- Interested in ensuring the rules and boundaries developed in the Plan for the city's commercial areas will support and encourage business development and service provision for the lifetime of the Plan, rather than simply recording what exists at present.
- Recognition needed for the functional and operational characteristics of large supermarkets, which by their nature are high traffic and customer generators. They are not 'big box' retail in the accepted sense of that phrase – the DCC needs to give some particular consideration as to how supermarkets in particular are to be treated in the 2GP.

### 3.3 Rural

#### 3.3.1 High class soils and Rural-Residential Zones (4 respondents)

| a. In which areas should residential activities on high class soils be restricted? |                                  |
|--|----------------------------------|
| Area   | Number of supporting respondents |
| All areas of high class soils  | 3                                |
| Only areas of flat land  | 1                                |

#### Additional comments

- Little restriction should apply to residential activities on high class soils – in rural sites, the residential component is usually a very small proportion. When residential use is developed, topsoil is removed before building and can be spread on adjoining land.
- Majority of high class soils are currently not utilising their potential – consider allowing residential development of land with high class soils where the developer can offer better use of the remaining soils as a result of the development.
- There are different grades of soils within high class soils and Outram, Wingatui and Waitati have some of the best in New Zealand – limitations are water supply, water table and temperature. There is a real need to protect high class soils (especially alluvial ones) – best thing to do is to restrict inappropriate activities for now to preserve for future use and protect as far as is practicable.
- Dubious about such an approach that dictates or presumes what sort of land uses will take place on certain soil types, eg viticulture around parts of New Zealand – if councils had encouraged housing on to this type of stony soil, on the assumption that these soils were of no use for production, then incredibly valuable land would have been used for other development.

#### b. What do you think is an appropriate minimum site size for rural-residential (lifestyle block) activities?

- An appropriate minimum site size would be 5,000m<sup>2</sup>. Owners of these sites do not want two hectares of land to look after (they often can't look after this volume of land).
- An area of 4000m<sup>2</sup> allows sufficient room for residential use and effluent disposal. If there are effluent disposal constraints, then the size can be increased to accommodate.
- The 15ha minimum site size has some good advantages in controlling sprawl into the Rural Zone and preventing farm fragmentation. Some caution around smaller thresholds – where is the demand?

#### c. Which, if any, of the current Rural-Residential Zones could be more densely developed?

One respondent thought that all of the Rural-Residential Zones could be more densely developed. Another supported the DCC allowing rural-residential use around the surrounds of all existing Residential Zones, stating that “it is the natural expansion of a town with a gradual increase in property sizes the further you move from the Residential Zone”.

### 3.3.2 Residential activities in the rural environment (16 respondents)

| Which approach to the management of residential activities in the rural environment do you prefer?   |   |   |
|--|---|---|
| Approach   | Number of respondents who prefer option | Comments  |
| Current Plan approach  | 1                                       | <ul style="list-style-type: none"> <li>Current approach is simple – lower cost of administration and is based on preserving rural amenity not production.</li> </ul>  |
| Alternative 1 – specify a minimum site size varied by Rural Character Area (RCA)   | 4                                       | <ul style="list-style-type: none"> <li>Concerns with using the same 'one site-size' rationale on each of the Rural Character Areas. There must be a degree of flexibility for landowners in the rural area.</li> <li>Option 1 seems best – still placing a break on development. More effort is needed to encourage productive activities – a better way of achieving this is to use carrots rather than sticks.</li> </ul>                   |
| Alternative 2 – residential activity would be a Discretionary Activity unless associated with farming or an Area of Significant Conservation Value (ASCV)                              | 1                                       | <ul style="list-style-type: none"> <li>Concern with having a 'set' minimum site area and with what activities will be included or excluded under any definition of 'farming activities'.</li> <li>Open to abuse and too expensive to police.</li> <li>One respondent favoured sub-option 2, where the DCC treats site size on a case-by-case basis to reflect site-specific characteristics, with no specified minimum site sizes.</li> </ul> |
| Alternative 3 – residential activity would be Non-Complying unless associated with farming or an ASCV  | 2                                       | <ul style="list-style-type: none"> <li>Too restrictive.</li> <li>Open to abuse and too expensive to police.</li> </ul>  |
| Alternative 4 – require consent as a Discretionary Activity for all residential activity   | -                                       | <ul style="list-style-type: none"> <li>Unnecessary increased consenting costs for landowners and ratepayers.</li> </ul>   |
| Other suggested options:   |   |   |
| Amalgamation of Alternatives 1 and 4, OR amalgamation of Alternatives 2 and 3 without ASCV or areas retired from farming for natural habitat.  | 1                                       | <ul style="list-style-type: none"> <li>Still need discretion but site size is an issue.</li> </ul>  |
| Hybrid between Alternative 1 provision for residential activity in the rural area and Alternative 4 acknowledgement that there is a basis for not having specified minimum site sizes. | 1                                       |   |

### **Additional comments**

- Rural-Residential Zones should be established as a buffer between Residential Zones and the Rural Zone to buffer the incompatible activities which people living in the Rural-Residential Zone can expect to encounter.
- The rural area should not be increasingly covered in houses. Put them in town, villages or rural-residential.
- Questionnaire format and checklist falls short of an adequate forum for addressing this complex topic.
- Support concept of a more flexible approach to minimum site size.
- Need good information on infrastructure constraints.
- If does not meet minimum site but meets other criteria then make Discretionary. Minimum causes waste of land – main problem within 30 minutes of Dunedin.
- Concentrating lifestyle development into particular zones makes sense; there can be real benefits from lifestyle blocks – such as tree planting, biodiversity, etc.
- Supportive of a clear rule regime based on obvious demarcation between rural and rural-residential areas. A Non-Complying Activity status for residential development in rural areas will achieve this, provided that the issue is not confused by the RCA boundaries overlapping Rural-Residential Zones.
- As the Rural-Residential Zones are set aside specifically for lifestyle development, it is appropriate for intensive farming to be a Non-Complying Activity in this zone.

### 3.3.3 Building design in rural environments (15 respondents)

a. Which approach to managing building design in rural environments do you prefer for different Rural Character Areas?

| Approach   | Number of respondents who prefer option | Comments  |
|--|---|---|
| Current Plan approach  | 1                                       | -   |
| Alternative 1 – Additional performance standards for building and structure design and location  | 3                                       | <ul style="list-style-type: none"> <li>Overly prescriptive approach to design and performance standards – doesn't enable flexible decision-making tailored to specific situations in the rural environment and puts considerably greater design standards on rural residents than for those in urban areas.</li> </ul>  |
| Alternative 2 – consent required for all new buildings and structures  | -                                       | <ul style="list-style-type: none"> <li>Undesired effect of increasing landowner costs as a result of additional consent requirements. Doesn't adequately reflect the needs of the rural environment and would unfairly capture all rural buildings, not just dwellings.</li> </ul>  |
| Alternative 3 – consent required for all new dwellings   | -                                       | <ul style="list-style-type: none"> <li>Less restrictive on farming activities than Alternatives 1 and 2, but doesn't account for the appropriateness of dwellings within the rural area and potentially places unreasonable design and location restrictions on normal and anticipated farm buildings. It also raises additional consenting costs for landowners and additional compliance and administration costs for the DCC.</li> </ul> |
| Alternative 4 – discourage new buildings and new structures on Significant Landscape Features  | -                                       | <ul style="list-style-type: none"> <li>The RMA provides for protection from inappropriate activities within such landscapes and a generic rule providing Non-Complying status for any such buildings and structures is both unreasonable and unnecessary in the rural area.</li> </ul>  |
| Other options suggested:   |   |   |
| A slightly alternative version of Alternative 3  | 1                                       | <ul style="list-style-type: none"> <li>Would ensure non-dwellings were provided with Permitted status, while residential buildings were considered on a case-by-case basis. Might mean one residential building per title plus one worker's residence per specified number of hectares were dealt with as Permitted Activities, while anything in addition to that was considered separately.</li> </ul>                                    |
| A combination of Alternatives 3 & 4 – requiring resource consent for new residential dwellings, adopting permitted performance standards for other structures relating to farming activities, and taking a more restrictive approach for buildings on specific landscape features. | 1                                       | <ul style="list-style-type: none"> <li>This approach may not be suitable for rural-residential areas – it is recommended that a separate rule regime be established for areas where residential dwellings are expected.</li> </ul>  |

### Additional comments

- House is part of rural life – need to allow for this.
- Lifestyle blocks can attract people with disposable income who have longer term perspectives. More landscape architecture should be built into developments – can be an issue with the sheer number of accessory buildings.
- The Plan must appropriately emphasise that it is inappropriate activities that natural features and landscapes are vulnerable to modification from and that protection should not be inappropriately extended beyond this.
- It is appropriate to control residential dwellings in a rural setting as they can have a detrimental impact on rural character. Recommend also introducing a setback rule for residential dwellings locating in close proximity to existing intensive farming activities to avoid potential reverse sensitivity effects (the same distance as any setback performance standard applied to new intensive farms).
- Buildings associated with farming should continue to be Permitted Activities, subject to standards relating to overall size and bulk, as barns and sheds are an expected part of the rural landscape.

| b. Which standards for building design in rural environments should be added or modified? |                                  |
|---|----------------------------------|
| Standard  | Number of supporting respondents |
| None  | -                                |
| Building height   | 1                                |
| Building size   | 1                                |
| Colour  | 3                                |
| Materials   | 2                                |
| Reflectivity  | 3                                |
| Other: lighting   | 1                                |

| c. In which places should buildings and structures be discouraged? |                                  |
|--|----------------------------------|
| Place  | Number of supporting respondents |
| On Significant Landscape Features                                  | 3                                |
| On or near hilltops and ridgelines                                 | 3                                |

### Additional comments

- Colour controls adequately minimise the impact of buildings so no discouragement in any place is necessary.

### 3.3.4 Other rural comments (10 respondents)

- Forestry effects on water yield in catchments.
- Zoning and/or strong incentives needed to encourage extension/linking of ASCV – difficulty of restoration is much harder than protection.
- Concerned that the introduction of 17 different RCAs (effectively 17 different types of Rural Zones) will result in an unnecessarily complex range of rules, with each area having a different activity status and rules for various activities. It is unclear from the I&O paper as to why the RCA must replace the underlying Rural Zone in order to manage areas with similar values. A clearer approach would be to retain an underlying Rural Zone containing all provisions that are consistent throughout the rural area, and use the RCAs as an overlay to manage specific activities.
- People may want to have a house in the rural environment but don't want land – need flexibility in regards to how land can be managed, eg lease to neighbour.
- The emphasis in the Spatial Plan on food production needs to be reflected in the District Plan.
- Good linkages between rural amenity and landscape values and tourism opportunities – tourism should be permitted on rural blocks.
- Large emphasis on retaining the character of the rural environment and maintaining the quality of high class soils, but not enough attention paid to the opportunities that effectively planning Rural Zones and provisions brings, with respect to the potential impacts of climate change as identified in the 2010 'Climate Change Impacts on Dunedin' report commissioned by the DCC.
- The DCC should make a priority of strategically planning and mapping land use changes that are likely to occur in Rural Zones as a result of the impacts of climate change – zones need to be critically assessed and planned with a future focus in order to avoid and/or mitigate potential issues arising from changed land use and climate (relevant Spatial Plan Objective MEM1) and to reduce the level of carbon emissions that Rural Zone activities and developments could contribute to New Zealand's emissions profile.
- The DCC needs to ensure consistency with the terminology of Sections 6 and 7 of the RMA in provisions relating to outstanding landscapes and amenity values. The DCC should recognise in its review of the Plan the criteria on landscape values accepted by the Environment Court (known as the amended Pigeon Bay criteria). Those areas which have been identified as warranting particular recognition under Sections 6 and 7 of the Act should be scheduled and clearly identified on the planning maps – it is very useful for developers to know which areas have been identified as being of significance for the district and allows for these areas to be avoided, where possible, from the earliest stages of a project.
- The 2GP should provide for intensive farming as a Restricted Discretionary Activity in rural areas (all RCA).
- Review of the single Rural Zone and its generic provisions, considering opportunities to utilise the benefits a changing climate might present to Rural Zones, ie ability to reduce reliance on 'carbon-intensive' transport for food.
- Give effect to the Spatial Plan vision 'Dunedin leads in best practice for [...] sustainable environmental management'. This requires that carbon reduction measures be explicitly included in policies and objectives for Dunedin's Rural Zones.
- Add Spatial Plan objectives for Rural Zones Objective ESR 4. Rural productive capacity will suffer without proactive management in light of potential land use changes, resulting from impacts of climate changes.

## 3.4 Heritage

### 3.4.1 Heritage introduction (3 respondents)

| a. Which approach to the management of precinct values do you prefer? |   |   |
|---|---|---|
| Approach  | Number of respondents who prefer option | Comments  |
| Alternative 1 – incorporating into street typologies                  | 1                                       |   |
| Incorporate heritage areas into Heritage Schedules                    | -                                       |   |
| Create Heritage Zones   | 2                                       | Heritage Zones appear to be the most straightforward means of managing heritage values. |

b. Should rules be different for character-contributing and non-character contributing buildings, if Heritage Zones (Special Character Areas) are used?

Two respondents believed that there should be different rules for character-contributing and non-Character contributing buildings, while one respondent felt that they should not be different as this would add a layer of complexity and potential dispute to the Plan which is not necessary.

| c. Which performance standards should be relaxed to encourage the re-use of heritage buildings? |   |
|---|---|
| Performance standards   | Number of respondents who prefer standard |
| Car parking requirements  | 1   |
| Standards for acoustic insulation   | -   |
| Verandahs   | 2   |
| Minimum percentage of glazing   | 2   |



### 3.4.2 Heritage Schedules (5 respondents)

| Which approach to the Heritage Schedule do you prefer?                                      |   |  |
|---|---|--|
| Approach  | Number of respondents who prefer option | Comments   |
| Current Plan approach   | -                                       |  |
| Alternative 1 – additional criteria for expanded heritage definitions in multiple schedules | -                                       | <ul style="list-style-type: none"> <li>A cumbersome process with many schedules, some with only minimal entries – this approach is too complicated and complex.</li> </ul>   |
| Alternative 2 – additional criteria for expanded heritage definitions in one schedule       | 2                                       | <ul style="list-style-type: none"> <li>Would result in too broad a process with heritage features beyond those intended under the RMA being inappropriately captured.</li> </ul>   |
| Alternative 3 – archaeological sites listed for information only                            | 1                                       | <ul style="list-style-type: none"> <li>Could use further information requirements with all applications. Process that needs to be worked out – who provides site record details to the applicant, cost, process, ADP?</li> <li>This approach ensures there is appropriate division of tasks between the DCC and the New Zealand Historic Places Trust (NZHPT) – reducing duplication of costs and enabling faster processing times.</li> </ul> |
| Alternative 4 – list all archaeological sites within the Plan with rules                    | 1                                       | <ul style="list-style-type: none"> <li>What rules and triggers to be established – ie dumping of spoil, machinery access, changing foundations?</li> <li>New Zealand Archaeological Association (NZAA) listing sites – sites are always being added therefore Schedule needs to be updated. NZAA list is not exhaustive as sites are known but not recorded.</li> </ul>  |

#### Additional comments

- The DCC's concerns about the need to update schedules to reflect current NZAA listings can be overcome by taking an approach similar to that adopted by the Otago Regional Council in its Regionally Significant Wetlands Plan change. This process involves the use of a non-statutory inventory attached to the plan, which is for informational purposes only and has no legal status. The use of a non-statutory inventory ensures information is current, easily amended and does not require a plan changes to update matters within it.
- Need to be clearer which parts of a building are scheduled and why. Buildings evolve – don't freeze in time.

### 3.4.3 Demolition of heritage buildings (4 respondents)

| a. Which approach to the demolition of heritage buildings do you prefer?         |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | 1                                       |
| Alternative 1 – new assessment criteria and increased information requirements   | 2                                       |
| Alternative 2 – greater provision for partial demolition for scheduled buildings | -                                       |

#### Additional comments

- Need more information and advice for building owners. Have to provide uses for buildings and to allow for wide range of uses. Reference sustainability benefits.
- Most requests for demolition will be sensible and should not require any special information.

| b. Which additional information requirements or assessment criteria do you think should be added, if alternative 1 is taken? |                                  |
|--|----------------------------------|
| Information requirement/assessment criteria  | Number of supporting respondents |
| Maintenance history  | 1                                |
| Peer reviewed structural analysis  | -                                |
| Heritage impact assessment   | 1                                |
| Effects on adjoining properties  | 1                                |
| Effects on streetscape   | 2                                |

### 3.4.4 Demolition by neglect (4 respondents)

| Which approach to management of demolition by neglect do you prefer?                 |   |
|--|---|
| Approach   | Number of respondents who prefer option |
| Current Plan approach  | 1                                       |
| Alternative 1 – introduce minimum maintenance as a performance standard              | -                                       |
| Alternative 2 – maintenance requirements added with resource consents                | -                                       |
| Alternative 3 – definition of maintenance describes the minimum level of maintenance | 2                                       |

#### Additional comments

- Heritage buildings should be demolished when past their 'use by date', regardless of heritage value, unless the DCC is willing to purchase the building from a rate payers heritage fund – cannot compromise economy and safety trying to protect old buildings.
- Adaptive re-use of heritage not just about preservation. Need to allow adaption for contemporary use. Case-by-case assessment as to what is appropriate.

### 3.4.5 Heritage repairs, maintenance, restoration and reconstruction (5 respondents)

a. Which approach to the management of heritage repairs, maintenance, restoration and reconstruction do you prefer?

| Approach   | Number of respondents who prefer option |
|--|---|
| Current Plan approach  | -                                       |
| Alternative 1 – Improved definitions and performance standards               | 3                                       |
| Alternative 2 – Improved definitions with specific lists of activities       | -                                       |
| Alternative 3 – New definitions and Restricted Discretionary                 | -                                       |
| Alternative 4 – Existing approach with specific definition of reconstruction | -                                       |

#### Additional comments

- Other methods to encourage/assist maintenance:
  - Rates relief or discount;
  - Align processes with Plan policy to encourage re-use and other policies to achieve same thing;
  - The DCC purchase buildings and invest in heritage where owners won't do anything; and
  - There should be clear definitions as to what needs consent and what doesn't and provision of a fact sheet for owners to help them make decisions.
- It is wrong to require resource consent for small work on a building that does not impact on heritage values, eg moving a toilet 1m. If resource consent was not always required, the difference in specific situations would make it hard to identify whether one was actually required. Making the availability of pre-consultation more widely known and help/advice with processes would be a positive.
- In regards to restoration: existing features may not allow compliance with current building codes, eg door widths – differentiate between positive and negative changes. Have a framework of what's good for the city and clear definitions – require fewer resource consents or less hurdles if outcome for greater good.
- Need retention of Roslyn heritage sites such as post office.

b. Which activities related to heritage buildings should require consent?

| Activity                                       | Number of supporting respondents |
|--|----------------------------------|
| Repair   | -                                |
| Maintenance                                    | -                                |
| Restoration                                    | 1                                |
| Reconstruction                                 | 3                                |
| Other suggested activities: building additions | 1                                |

| <i>c. Which standards should be considered for the maintenance of heritage buildings?</i> |   |
|---|---|
| <b>Standard</b>   | <b>Number of supporting respondents</b> |
| None  | -                                       |
| Watertight and protected from elements  | 2                                       |
| No broken windows   | 1                                       |
| Security and other access   | -                                       |
| Visual appearance   | 3                                       |

### 3.4.6 Heritage alterations and additions (4 respondents)

| <i>a. Which approach to the management of heritage alterations and additions do you prefer?</i>  |  |
|--|--|
| <b>Approach</b>  | <b>Number of respondents who prefer option</b> |
| Current Plan approach  | -  |
| Alternative 1 – existing approach with clearer recognition of positive alterations and additions | 3  |

#### **Additional comments**

- Positive alterations may include energy efficiency mechanisms such as double glazing and solar panels – these alterations should be Permitted Activities providing the alteration is sympathetic and approved by the New Zealand Historic Places Trust.
- It is cheaper to build new than cost for re-use – rates increase when use changes.

| <i>b. Which approach for the following types of work do you prefer?</i> |  |                                 |                                       |
|---|--|---------------------------------|---------------------------------------|
| <b>Type of alteration</b>   | <b>Number of respondents by approach</b> |                                 |                                       |
|   | <b>Keep Restricted-Discretionary</b>     | <b>Make Controlled Activity</b> | <b>Determine acceptable solutions</b> |
| Earthquake strengthening  | -  | 1                               | 2                                     |
| Replacement of parapets in lightweight materials                        | -  | -                               | 3                                     |
| Rosettes/strengthening plates   | -  | 1                               | 2                                     |
| Re-roofing in particular materials                                      | -  | -                               | 3                                     |

#### 3.4.7 Other heritage comments (4 respondents)

- A concern with any reconsideration of approaches to heritage protection is when 'special amenity landscapes' get inappropriately captured as historic or cultural landscapes and, as a result, are subject to unnecessary levels of management or protection.
- A balance needs to be struck between protecting important historic places and the needs and interests of private landowners. Need to avoid a situation where every old farm building or farmhouse is identified as needing protection, regardless of its historic value. Preference is to seek a measured approach where adverse social and economic impacts of heritage provisions are carefully balanced against the social and cultural benefits of heritage preservation.
- Any mechanisms for protection should encourage, rather than deter, resource users in conserving heritage sites and other connections with the past. Where district plans provide excessive or undue levels of heritage protection, the risk is that even recognised heritage resources may be perceived as a hindrance or liability, resulting in negative consequences for all parties.
- Warehouse Precinct: existing building stock needs to be accessible for both residential and offices in multi-storey buildings. Requirements in these buildings to service older population and people with disabilities – could have a car park with each level next to apartments and a lift that transports people and cars to each level.
- Buildings built close to heritage buildings impact on values – mitigation may not work, eg plants die. Stand-alone large buildings in rural environments or large sites may be built around leading to diminished values. Solution option: protection to apply beyond building to wider environment and view of buildings.
- Have urban design panels – advantage of community censure and peer review.
- Need to plan for age and be less prescriptive.
- Different set of rules for heritage buildings. Solution options:
  - encourage people to want to have heritage building listed;
  - make processes easier;
  - make re-use easier; and
  - allow activities.
- Looking through the details and maps provided, it is noted that matters appropriately relate to heritage buildings, structures and NZHPT registered archaeological sites – this is an appropriate focus consistent with the DCC's responsibilities under the RMA.

## 3.5 Hazards

### 3.5.1 Hazards management (11 respondents)

| <i>Which approach to the management of activities in hazard vulnerable areas do you prefer?</i>                                   |  |   |
|---|--|---|
| <b>Approach</b>   | <b>Number of respondents who prefer option</b> | <b>Comments</b>   |
| Do not allow any new development of sensitive activities, eg residential, commercial, industrial                                  | -  |   |
| Manage new development through activity status – depending on the sensitivity of the development and the risk posed by the hazard | 1  | Approach that appropriately considers the effects and risks of activities. It is appropriate for normal farming activities and other less sensitive activities to be permitted within such areas as the scale of impact from a natural hazard on a residential development is significantly greater than the impacts of an on-farm shed, subdivision or non-inhabited structure. Placing restrictions on these latter forms of development is, in many cases, unreasonable. |
| Manage activities through performance standards, eg floor height, maximum area of impermeable surfaces, relocatable structures    | 2  |   |

#### **Additional comments**

- Importance of transport routes as life lines. Climate Change Adaptation Plan for Waitati has highlighted paper roads on ridgelines – these could be vital in hazard events for use by alternative modes. The current invisibility and lack of accessibility onto paper roads, plus the possibility of these roads being stopped without sufficient consultation or consideration of their possible uses are of concern.
- Increases in cyclists – roads are not designed to accommodate them.
- Sea level rise – need restrictions on development in some areas, allow with limitations and restrictions.
- Hazards approach seems to make sense. Te Rauone Beach cribs and Māori land raised as an issue especially with small sites inhibiting moving of dwellings backwards.
- Use natural hazard mapping project to restrict or prevent development on the Taieri.
- Slip zones, eg around Wingatui – use native plantings over pine plantations.
- Royal Commission – likely to require hazards to be taken into account so wait to incorporate outcomes of this report into Plan considerations.
- For non-residential development, particularly on-farm development, property owners face significant incentives to take action or to pay heed to information provided to them in regards to the particular hazards posed on their land. Individuals may also develop unique and individual approaches to reducing risk and they are best placed to establish a level of risk for specific development. In such cases, councils are encouraged to adopt a non-regulatory approach to this issue.

- A combination of ensuring all information relating to specific properties is clearly noted on that property's Land Information Memorandum (LIM), and advising the landowner of the particular risk of specific areas on their land is the most efficient and equitable way of addressing these concerns.
- Hazards section could be more proactive in its efforts to identify potential hazards contributing to, or created by climate change. Concern around management of activities in hazard prone areas with regards to the threat posed by climate change and associated weather pattern and sea-level change – recommend that the DCC add a policy in the 2GP that is strongly linked to the Spatial Plan Objective ESR 5, which explicitly deals with the reduction of carbon emissions to mitigate or avoid hazards created by climate change. This policy should be worded in a way that is proactive with underlying urgency. Avoid terminology such as 'discouraging' or 'preventing' – would prefer a policy that 'encourages' relevant groups to reduce their carbon emissions in order to mitigate and/or reduce the aforementioned hazards.
- It is recognised in various regional and district plans that there is often a functional need to locate in sensitive areas infrastructure or development which provides for the social, economic, and cultural wellbeing of the district, region or New Zealand as a whole. Given this, it is appropriate for the District Plan to develop provisions that take into account or discourage 'inappropriate development' as opposed to all development as it is currently worded in Spatial Plan Policy ESR5(a).

## 3.6 Industrial

### 3.6.1 Light Industry (3 respondents)

| <i>a. Within which of these zones or environments should light industry be permitted?</i> |                                  |
|---|----------------------------------|
| Zone/Environment  | Number of supporting respondents |
| Central Activity Zone   | 2                                |
| Local Activity Zone   | 3                                |
| Mixed Use Environments (including residential activities)                                 | 2                                |
| Campus Zone   | 2                                |

*b. In which areas would a buffer or transitional zone between residential and industrial areas be useful?*

No responses were received for this question.

### 3.6.2 Industrial Zone height (3 respondents)

| <i>a. Which approach to the management of industrial building height do you prefer?</i> |   |
|---|---|
| Approach  | Number of respondents who prefer option |
| Current Plan approach   | -                                       |
| Alternative 1 – introduce height limits in Industrial Zones                             | 3                                       |

#### Additional comments

- Height limits are required to prevent non-industrial uses in the Industrial Zone taking advantage of the lack of guiding performance standards in the Plan.
- Can't define size, can only define purpose.

| <i>b. In which circumstances should height limits be relaxed?</i> |                                  |
|---|----------------------------------|
| Circumstance  | Number of supporting respondents |
| None  | -                                |
| Tall narrow structures (smoke stacks, lights, etc.)               | 2                                |
| Tall bulky structures (eg silos)                                  | 2                                |

#### Additional comments

- Height limits should be relaxed only where the structure is necessary to support the particular activity – ie should not apply to a structure which could be built within the height rules and achieve the same purpose.



| <i>c. Which approach to defining size do you prefer?</i> |  |
|--|--|
| <b>Approach</b>  | <b>Number of respondents who prefer option</b> |
| Diameter size  | -  |
| Footprint size   | 2  |

### 3.6.3 Other industrial comments (2 respondents)

- Regulated performance standards in the industrial sector should be implemented to encourage the reduction of carbon emissions and other greenhouse gases being discharged into the air.
- Review of performance standards should include evaluating the extent to which carbon emissions are accounted for and where necessary, explicitly include standards that encourage reductions.
- Where industry has the potential to expand, make provisions that ensure the expansion consent application undergoes critical analysis regarding the necessity of that expansion and simultaneously considering alternative consolidation around existing infrastructure or efficiency auditing as more appropriate options. This is also in accordance with Spatial Plan MEM2(g).
- It is understood that Countdown Dunedin South is to be subject to a Trade Related/Home Improvement Retail Zone. Accordingly, the supermarket activity should be a Restricted Discretionary Activity where the DCC's discretion should be limited to traffic, transportation, vibrancy and vitality effects on the Central City.

## 3.7 Port

### 3.7.1 Port noise (0 respondents)

*Which approach to the management of Port noise do you prefer?*

No responses were received for this question.

### 3.7.2 Other Port comments (1 respondent)

- Section needs to have more of a climate change focus as sea port areas will be at risk in the coming century due to sea level rise and storm surges – recommend undertaking a report to identify local risks within the DCC catchment which would identify the areas of significance that are in danger of salt or freshwater inundation within the next 50 years. The report should also include recommendations for future-proofing further expansion potential.

## 3.8 Open Space and Recreation, Campus, and Major Facilities

### 3.8.1 Major Facilities (4 respondents)

- a. Which performance standards should be included where a major facility adjoins a residential or open space/recreation area for major facilities such as hospitals and schools, for example, additional yard requirements, landscaping of buffer areas, screening with fencing or vegetation?

One respondent supported the inclusion of additional yard requirements, landscaping of buffer areas, a setback from zone boundary including height plane and screening with fencing or vegetation for major facilities adjoining residential or recreation areas.

- b. Which other performance standards should be included for major facilities, for example, noise, provision of on-site parking, access for vehicles and pedestrians?

- Pedestrian safety – riding and walking access to have priority.
- A prescribed maximum number of on-site car parks.
- Parking above maximum to require resource consent.
- Localised noise limits surrounding major facilities such as the Stadium Zone may also be appropriate.

- c. Which major facilities on reserves should be managed through the Major Facilities Zone?

| Major Facility                         | Number of supporting respondents |
|--|----------------------------------|
| Moana Pool                             | 1                                |
| Dunedin Ice Stadium                    | -                                |
| Logan Park facilities                  | 2                                |
| Edgar Centre                           | -                                |
| Other suggestions: no major facilities | 1                                |

#### Additional comments

- No major facilities on reserves should be managed through the Major Facilities Zone – no advantage of creating a new zone for these activities.

d. Which activities should be provided for in different types of reserves?

| Activities                                       | Number of respondents by reserve type |               |                  |                                      |
|--|---------------------------------------|---------------|------------------|--------------------------------------|
|  | Small neighbourhood reserves          | Sportsgrounds | Coastal reserves | Large reserves in rural environments |
| Playgrounds                                      | 2                                     | 1             | 1                | -                                    |
| Seating, signage, tracks/paths                   | 2                                     | 3             | 2                | 1                                    |
| Artworks   | -                                     | -             | 1                | -                                    |
| Buildings  | -                                     | 2             | -                | -                                    |
| Temporary activities                             | -                                     | 2             | 1                | 1                                    |
| Recreation                                       | 1                                     | 2             | 1                | 1                                    |
| Toilets  | 1                                     | 3             | 1                | 1                                    |
| Clubrooms  | -                                     | 3             | -                | -                                    |
| Sportsground lighting                            | -                                     | 3             | -                | -                                    |
| Parking  | -                                     | 3             | 2                | 1                                    |
| Landscaping, revegetation, removal of vegetation | 2                                     | 2             | 1                | 1                                    |
| Weed and pest control                            | 1                                     | 2             | 2                | 2                                    |
| Sand replenishment                               | n/a                                   | n/a           | 2                | n/a                                  |
| Sand relocation                                  | n/a                                   | n/a           | 2                | n/a                                  |
| Conservation                                     | n/a                                   | n/a           | n/a              | 2                                    |
| Gravel/dirt roads/firebreaks                     | n/a                                   | n/a           | n/a              | 2                                    |

### 3.8.2 Temporary activities (3 respondents)

a. Which approach to the management of temporary activities do you prefer?

| Approach   | Number of respondents who prefer option |
|--|---|
| Current Plan approach  | -                                       |
| Alternative 1 – Provide for only in public areas   | -                                       |
| Alternative 2 – Provide for temporary activities in public areas and on some private property (churches, schools, halls) | -                                       |
| Alternative 3 – Provide for temporary activities in public areas and all non-residential private spaces                  | 3                                       |

b. Do you have any other comments on the performance standards that should be applied for temporary events in public areas (excluding the Oval and the Octagon)?

No responses were received for this question.

c. Do you have comments on the performance standards that should be applied for temporary events in the Oval and the Octagon?

No responses were received for this question.

## 3.9 Utilities

### 3.9.1 Small-scale renewable energy generation (5 respondents)

*a. Which approach to the management of small-scale renewable energy generation do you prefer?*

| Approach  | Number of respondents who prefer option |
|---|---|
| Current Plan approach   | -                                       |
| Alternative 1 – Permitted with performance standards where effects can be anticipated           | 3                                       |
| Alternative 2 – Consent requirement, with activity status varying according to site sensitivity | -                                       |

#### Additional comments

- Opportunities for renewable energy generation (REG) to be used in 'cluster' subdivisions.
- REG attached to residential activities in rural areas ok – need to ensure it is included in any assessment if needed renewable energy (in the broader vision).
- Require as part of a subdivision.
- Rural-Residential Zone conflicts in principle with sustainability and renewable energy.
- Some interest in the installation of research equipment in rural areas, including for renewable energy projects. Currently these research activities are not technically permitted. Also interested in investigating the installation of new renewable energy technology on premises, including solar panels and turbines.
- There may be regional or national pressures that necessitate a larger operation in a particular area. Such a development would also generate considerable local economic and social benefits and this should be recognised in the Plan. Thus, it is appropriate to recognise small, medium and larger scale REG facilities in the 2GP in a wider Energy Chapter.

*b. Which types of small-scale renewable energy generation do you think should be Permitted Activities?*

| Type of small-scale renewable energy generation                                | Number of supporting respondents |
|--|----------------------------------|
| None   | -                                |
| Individual wind turbines   | 3                                |
| Solar panels   | 3                                |
| Other suggestion: research equipment associated with renewable energy projects | 1                                |

- c. Do you have any comments on the performance standards that should be applied for small-scale renewable energy generation?*

One respondent supported the application of maximum size and site placement (including boundary setbacks and roof location) performance standards to solar panels. Another respondent considered that glare from solar and photo-voltaic (PV) within the rural environment needs to be managed.

d. Which sites do you think require a stricter approach to the management of small-scale renewable energy generation?

| Type of site   | Number of supporting respondents |
|--|----------------------------------|
| Sites with high landscape values                     | -                                |
| Sites within Significant Landscape Features          | 1                                |
| Sites within Areas of Significant Conservation Value | 2                                |
| Sites that contain protected heritage buildings      | -                                |

#### Additional comments

- Outstanding Natural Landscapes – no go area for farms or multiple generators.
- Not on Maungatua or Quarantine Island - Kamau Taurua.
- Identify 'no-go' areas on significant landscapes – effects of noise, separation to residential activities, area and scale, height of turbines – could vary consent category.

### 3.9.2 Wind farms (11 respondents)

| Which approach to the management of wind farms do you prefer?                                      |   |  |
|--|---|--|
| Approach   | Number of respondents who prefer option | Comments   |
| Current Plan approach  | -                                       |  |
| Alternative 1 – Provide for wind farms throughout rural Dunedin except within sensitive landscapes | 5                                       | <ul style="list-style-type: none"> <li>• Better fit with the Spatial Plan and multi-functional landscapes.</li> <li>• Needs appropriate criteria, including scale.</li> </ul>  |
| Alternative 2 – Provide for wind farms only within specified areas                                 | 1                                       | <ul style="list-style-type: none"> <li>• If specific areas are set aside there would need to be control over other activities in order to preserve wind energy generation capacity.</li> <li>• Smaller scale should also be considered in non-identified areas.</li> <li>• Concerned with the classification of wind farms as a Non-Complying Activity – the 2GP should facilitate investigations undertaken by industry developers, rather than pin point 'go' or 'no-go' development areas within the City.</li> <li>• Council may be pre-empting suitable locations based on historic or inaccurate data that may not reflect best current technologies and practices. Will also be higher costs faced by the DCC in determining suitable locations which could likely result in higher rates.</li> </ul> |

### **Additional comments**

- Community feeling about wind power will depend on where the benefits from REG go. Look at the Parliamentary Commissioner's report on wind farms. DCC Energy Plan should also be a key input into District Plan as it looks at different forms of REG.
- Testing equipment needs to be provided for.
- Wind farms and bird corridors.
- Social acceptance will depend on scale and number of turbines – communities likely to accept smaller-scale wind farm developments but not larger ones.
- Need to review resource consents to see which rules are generating the most applications, and where the answer is always yes, could that rule be removed.
- Wind farms should not be a Controlled Activity in the Rural Zone. While they are an increasing part of the rural landscape, it is not an activity that someone would anticipate normally occurring in the Rural Zone.

#### **3.9.3 Other utilities comments (5 respondents)**

- Provision for solar should also be considered, both PV on roofs and PV arrays. Canadian example – backlash to solar arrays because energy generated has been exported out of the communities where generation occurs.
- District Plan also needs to provide for likely future directions in REG technology.
- Allow the connection of rural-residential type properties (whether in the Rural Zone or Rural-Residential Zone) to reticulated services.
- The District Plan must not contain provisions that duplicate or conflict with any National Environmental Standards (NES).
- The District Plan, in accordance with the National Policy Statement on Renewable Energy Generation (NSPREG), should provide a clear, overall policy direction on renewable electricity generation that:
  - recognises that renewable energy is an essential resource;
  - has regard to its desirability in terms of the district and New Zealand moving into a low emission future; and
  - appropriately balances the local environmental effects.
- Whilst general consideration can be given to REG, there is a clear distinction between 'providing for' such activities generally, and 'giving effect' to the specific objective and policies within the NPSREG.
- Given the significant hydro generation assets located in Dunedin, the adoption of a standalone chapter to provide for and regulate energy generation facilities and other significant infrastructure is encouraged. The most effective way of achieving a standalone chapter would be the development of one comprehensive section, where all relevant objectives, policies and rules are listed.
- The Plan should classify the continued existence, operation and maintenance of lawfully established lines and energy generation facilities as Permitted Activities – such a provision removes ambiguity and assists in the protection of what are significant physical resources.
- The potential vulnerability of important infrastructure, such as the Deep Stream Hydro Electric Power Scheme (HEPS), to reverse sensitivity effects should be addressed in the issues, objectives, policies and rules of any proposed Plan. These would best be placed in the rural chapter so as to ensure that the consent authority considers these effects when making relevant planning or consent decisions within this zone with the potential to impact existing generation.

- Construction of generation facilities and associated buildings and tracks necessitates earthworks and, at times, vegetation clearance. It is generally appropriate that the initial level of cut and vegetation clearance associated with construction of these requires resource consent. However, once operational, the maintenance of these activities should be facilitated to the extent possible – ie an exclusion from land disturbance and vegetation clearance (ie for trimming required for safe operation) rules or a Permitted Activity rule for maintenance of access tracks.
- Would like to see the inclusion of provisions aimed at addressing the tensions between protecting landscape and associated values and the provision of important infrastructure to assist in achieving the balance required when assessing these matters. It is of importance also that the District Plan highlights not only the potential adverse effects of renewable generation infrastructure, but also the benefits. This is also consistent with section 7(j) of the RMA and the Act's definition of 'effect'.
- Generally supportive of the direction identified in the utilities discussion document. However, it is appropriate for the 2GP to contain enabling provisions focused on the management of effects (via the options of avoidance, remediation or mitigation), or alternatively, that provide clarity as to what is considered inappropriate development in sensitive areas.
- Recommend a strong stance on the development of small-scale renewable energy production based on the NPSREG.
- Based on the Spatial Plan Objective ESR 7 and Policy ESR 7, it is recommended that research is carried out into ways of reducing dependency on non-renewable energy sources and oil-based products in the region under DCC control. Promoting local sources of renewable energy, including distributed generation (micro-generation) will help to maximise the potential of Dunedin's renewable energy production capacity.



## 3.10 Transportation

### 3.10.1 Transportation hierarchy comments (4 respondents)

- District Plan is trying to get away from car dependency – need fewer requirements for car parking although it could still be provided if desired. Need to ensure that use of gold cards and bus passes is simple and efficient.
- Highgate to Roslyn stretch is unsafe for pedestrians – should be more than one formal crossing point across Highgate Road. Concern over informal crossing point on City Road.
- Cyclists find it difficult to use Roslyn roundabout – hostile environment for pedestrians and cyclists.
- Strongly support a revised road hierarchy that recognises alternatives to expensive and resource-intensive motorised vehicles. Need separated cycling infrastructure – recent fatalities on the one-ways should be enough to show that a painted line does not count as safe infrastructure for cyclists. It is important to include provisions on the one-ways because if cycling is to be supported as a transport option, then significant sections of the city's road network (especially its main corridors) cannot be unavailable to cyclists – placing cycle routes on little used, inconvenient back streets is likely to create little-used and inconvenient cycling routes. Would like to see an approach to road improvement and new road design everywhere in Dunedin that treats active transport as an integral component rather than an afterthought, and which creatively uses elements such as plantings to create cycle ways and footpaths to strengthen safety, aesthetics, and the wish to live differently.
- Support the DCC taking the opportunity to review the transport hierarchy and amending the focus, but the proposed 2GP amendments to the transport hierarchy are not ambitious and dynamic enough. This is inconsistent with the vision for Dunedin as outlined in the Spatial Plan (ACCESS 4(a), ACCESS 6(b) (ii) and ACCESS 7(g)) – a review of the transport hierarchy should be undertaken as soon as possible, recognising in particular the ACCESS 7(g). This will encourage uptake of energy efficient transport alternatives and make it easier and more accessible for individuals to reduce their transport carbon emissions.

## 3.11 Subdivision

### 3.11.1 Subdivision comments (3 respondents)

- An assessment of biodiversity and view shafts should be required for subdivisions.
- Retain the ability to subdivide land into smaller lots for the purpose of infrastructure. This enables land which is not utilised by scheme assets and ancillary activities to be employed for other activities, such as farming, thus promoting efficient land-use in the rural area. This is consistent with section 7(b) of the RMA. Should the DCC seek to include minimum allotment sizes in the Plan, the ability for renewable energy and infrastructure development to undertake necessary subdivision of land could be facilitated by inserting an exemption from the relevant rules or the use of Permitted or Controlled Activity rules for subdivision associated with infrastructure.
- Support the concept of improving connections between subdivision and land use provisions to ensure that reasonable use of the land is considered at subdivision stage.

## 4.0 People's Panel survey

The Dunedin People's Panel is an email-based panel that provides opportunities for people in Dunedin to have their say on various issues in the city. A survey of the People's Panel was held as part of the 2GP I&O consultation. The survey was open from 6 March 2013 to 15 March 2013 and a total of 344 completed surveys were received.

The survey focused on a narrow range of the I&O questions tailored to suit the People's Panel format, primarily covering rules for residential neighbourhoods but also addressing the rural environment. The topics covered were:

- Outdoor spaces;
- Garages and carports;
- Parking;
- Fencing;
- Housing for older people – family flats and multi-units; and
- Rural environment.

A summary of the findings for each of these sections is outlined below. The complete People's Panel Survey Report can be found in the 2GP Documents Page on the DCC website at:

<http://www.dunedin.govt.nz/whats-on/2gp/docs-page>

**Outdoor space:** Most respondents (80%) agreed that outdoor space should be orientated to the sun; that outdoor space is accessible from living areas (73%); and that outdoor space should not be too steep (75%). Respondents were less decided about whether outdoor space is covered by landscaping (40% neutral), and 57% of respondents thought that roof-top gardens and balconies should count as outdoor amenity space.

**Garages and carports:** About two thirds of respondents thought that front yard garages and front yard car ports should be allowed in neighbourhoods. Of those who agreed that front yard garages and carports should be allowed, the most common comments were that they should blend in with the surroundings, have restrictions on size and height, be situated back from the street, and be safe.

**Parking:** Respondents' opinions were spread on whether restrictions should be placed on front yard parking in their neighbourhood – 39% agreed that there should be restrictions, while 39% disagreed and 20% were neutral.

**Fencing:** 60% of respondents agreed that there should be restrictions on the height and materials of fencing. Of those that agreed, 25% thought the height restriction should be two metres; 26% thought it should be 1.8 metres, and 29% thought it should be 1.5 metres. Of those who agreed there should be restrictions on fencing, 45% disagreed that the portion of fencing over 1.4 metres should use 'see through' materials in their neighbourhood, and 37% agreed that the portion of fencing over 1.4 metres should use 'see through' materials.

### Housing for older people

1. **Family flats:** Although most respondents (87%) agreed that family flats should be allowed in their neighbourhood, most also agreed that there should be controls on family flats.
2. **Multi-units:** 75% of respondents agreed that multi-units should be allowed in their neighbourhood, with many also agreeing that there should be controls on multi-units.

**Rural environment:** Most respondents (74%) agreed that residential development in the rural environment should be controlled.

## **5.0 Appendices**

### **5.1 Appendix 1 – List of questionnaire respondents**

1. Hoani Langsbury
2. Craig Werner
3. Tony Parata
4. Kurt Bowen
5. Craig Horne Surveyors Ltd - on behalf of clients and landowners
6. Willowridge Developments Ltd.
7. University of Otago
8. Zomac Planning Solutions Ltd. - on behalf of Progressive Enterprises Ltd.
9. SPOKES Dunedin
10. Generation Zero
11. Otago Land Group Limited
12. Harrison Grierson - On behalf of the Egg Producers Federation of New Zealand Inc. (EPFNZ)
13. Federated Farmers
14. Trust Power Limited

## 5.2 Appendix 2 – List of workshops and groups

1. Heritage workshop (14 November, 2012)
2. Surveyors workshop (15 November, 2012)
3. Planning Professionals workshop (20 November, 2012)
4. Natural Environment workshop (21 November, 2012)
5. Design Professionals (27 November, 2012)
6. Property Developers workshop (28 November, 2012)
7. Industry, Major Facilities and Hazards workshop (11 December, 2012)
8. Community Resilience workshop (12 December, 2012)
9. Community Board Combined workshop (8 February, 2013)
  - a. Waikouaiti Coast Community Board
  - b. Strath Taieri Community Board
  - c. Saddle Hill Community Board
  - d. Otago Peninsula Community Board
  - e. Mosgiel Community Board
  - f. Chalmers Community Board
10. Centres workshop – Roslyn (11 April, 2013)

### **5.3 Appendix 3 – List of meetings held with individual stakeholders**

1. City Forests (3 December, 2012)
2. Maori Freehold Landowners workshop (4 December, 2012)
3. PF Olsen (4 December, 2012)
4. Otago Partners for Elders Needs – OPEN (5 December, 2012)
5. New Zealand Farm Forestry Association (11 December, 2012)
6. Wenita Forest Products (12 December, 2012)
7. Dunedin Rural Development Inc (4 February, 2013)