



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Out-of-Scope Submissions Report

Addendum 4 May 2021

PRIMARY AUTHOR

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Qualifications: MPlan, University of Otago; BSc (Geography), Massey University; DipHort (Landscape), Massey University.

Experience: I have approximately three years planning experience, including preparing and processing resource consent applications and developing policy. I have been employed by the Dunedin City Council as a Policy Planner since May 2019 and have primarily worked on Variation 2 to the 2GP since then.

Code of Conduct: I confirm that I have read, and agree to comply with, the Environment Court Code of Conduct for Expert Witnesses (Practice Note 2014).

SUMMARY

1. This is an addendum to the Out-of-Scope Submissions Report dated 22 April 2021 and addresses the submission by Ryman Healthcare Limited (S189) which was previously believed to be withdrawn due to a misunderstanding of the correspondence on this submission. It has since been confirmed that the submission as lodged c/o Chapman Tripp during the submission period has not been withdrawn and matters relevant to scope need to be addressed.
2. The assessment of the submission points that are considered to be out of scope is given in the following table.
3. These submission points are identical to those assessed for the Retirement Villages Association of New Zealand (S205) and were submitted by the same Agent. Therefore, the recommendations are the same as for S205.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
SUBMISSION POINTS SEEKING WIDER CHANGES TO THE POLICY APPROACH TO RESIDENTIAL CAPACITY & ACTIVITY							
185	189.004 Ryman Healthcare Limited	Amend provisions throughout the Residential chapter of the 2GP, including (but not limited to) the following, to remove the focus on ‘maintaining’ the character and amenity of the area and better reflect that ‘amenity’ is a dynamic concept that will change over time [this submission point excludes Change B5 to Policy 15.2.4.2 etc. and Change A1 to Policy 15.2.4.3 etc., which have separate points]: Introduction of 15.1 Policy 15.2.1.6 Objective 15.2.3 Policy 15.2.3.4 Objective 15.2.4 and its associated policies Rule 15.11.2.5(b)	Yes, Policy 15.2.4.2 is proposed to be deleted under Change B5 and Policy 15.2.4.3 is proposed to be amended under Change A1.	No, as Change B5 and Change A1 are excluded from this point.	The submitter has other submission points which provides scope for consideration of Change B5 and Change A1.	Yes (paras. 29-35)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
186	189.007 Ryman Healthcare Limited	Add a new objective and policy in Section 15.2 on well-functioning urban environments and to recognise that changes in amenity values are not of themselves an adverse effect (to give effect to the NPS-UD - see submission for proposed drafting at para.s 48.4 and 48.7.	No	No		Yes (paras. 29-35)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
SUBMISSION POINTS SEEKING WIDER CHANGES TO RESIDENTIAL RULES							
Other Residential Provisions							
187	189.001 Ryman Healthcare Limited	Amend provisions for supported living facilities and rest homes to include provisions more specific to retirement villages. Generally align these provisions with other recent district plans, clarify the consenting process, and enable construction, operation and maintenance of retirement villages.	Yes, but only for the assessment of stormwater effects from supported living facilities (Change F2-3) and wastewater in an NDMA (Change F3-2). The activity status of these activities is not proposed to change.	No		Yes (paras. 29-35)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to amend provisions related to supported living facilities and retirement homes other than as it relates to 3 waters package).
188	189.011 Ryman Healthcare Limited	Amend Section 15.1 to recognise: the important role of retirement villages in providing for the ageing population; that the nature and effects of retirement villages are different to other higher density residential activities; and that retirement villages can require higher density of development than other residential activities Any consequential relief that will further enable and encourage retirement villages within the Residential Zones.	Yes, but only for the assessment of stormwater effects from supported living facilities (Change F2-3) and wastewater in an NDMA (Change F3-2). Other changes are not proposed for retirement villages.	No		Yes (paras. 29-35)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to amend provisions related to supported living facilities and retirement homes other than as it relates to 3 waters package)