



SECOND GENERATION DISTRICT PLAN

Appendix A: Plan Change 1 – Minor Improvements

All Other Topics

Right of Reply Recommendations

5 August 2025

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1 DRAFTING MARK-UP PROTOCOL

1. Recommended changes to plan provisions are shown as set out in Table 1 below.

Table 1: Drafting mark-up protocol for this report

Type of content	How the content is displayed
Operative 2GP content for which: - changes were not notified; and - no changes are recommended in this report.	Plain or bold text with no underline or strikethrough.
Operative 2GP content for which: - deletion was notified; and - no further changes are recommended in this report.	Plain or bold text with single strikethrough.
Proposed new 2GP content: - which was notified; and - no further changes are recommended in this report.	<u>Plain or bold text with single underline.</u>
Operative 2GP content for which: - changes were not notified; but - deletion is recommended in this report	Plain or bold text with double strikethrough.
Operative 2GP content for which: - changes were not notified; but - proposed new content is recommended in this report.	<u>Plain or bold text with double underline.</u>
Operative 2GP content for which: - deletion was notified; and - it is recommended to retain the operative GP content in this report.	<u>Plain or bold text with single strikethrough and double underline.</u>
Proposed 2GP content for which: - was notified; and - is recommended for deletion in this report.	<u>Plain or bold text with single underline and double strikethrough.</u>

2 RECOMMENDED AMENDMENTS

2.1 Broad submission points on Plan Change 1 proposals

Recommended amendments:

None.

2.2 Submission points on Change CP1 - Improvements to the management of high trip generators

Recommended amendments:

Amend Policy 6.2.2.Y as follows:

Only allow high trip generators where the activity is located:

- a. within convenient walking access of sufficient car parking (including any car parking provided on-site) to meet the needs of the activity (S278.016) and, where public car parking is relied on, the activity will not significantly impact the availability of that car parking to other nearby activities; and
- b. within convenient walking access of travel modes other than private car, except where the activity is not suited to access by these modes of a nature that makes access by travel modes other than the private car impracticable (e.g. Industrial and Port activities). (S248.003)

Amend the definition of 'High Trip Generators' as follows:

The group of activities which includes:

- new or additions to parking areas that result in 50 or more new parking spaces; and
- ~~any new or expansions of land use activities that generate 250 or more vehicle movements per day result in the thresholds in Appendix 6C being exceeded.~~

- new activities or expansions of existing activities (but excluding the existing activity) that are larger than the thresholds in Appendix 6C. (S84.011, S248.002)

Amend Appendix 6C - High Trip Generators Thresholds:

<u>Land use activity</u>	Threshold (including any existing activity) Thresholds for whether a new activity or expansion of an existing activity (but excluding the existing activity) meets the definition of High Trip Generator (S84.011, S248.002)
<u>Office, except training and education</u>	<u>2,000m² gross floor area</u>
<u>Training and education</u>	<u>250 full time equivalent students</u>
<u>Rural research – large scale</u>	
<u>Restaurant – drive through</u>	<u>100m² gross floor area</u>
<u>Retail, except bulky goods retail and trade related retail</u>	<u>250m² gross floor area</u>
<u>Bulky goods retail</u>	<u>550m² gross floor area</u>
<u>Trade related retail</u>	
<u>Service stations</u>	<u>2 dispensing facilities</u>
<u>Visitor accommodation, except campgrounds</u>	<u>50 visitor accommodation units</u>
<u>Supported living facilities, except student hostels in the Campus Zone (S251.011)</u>	<u>150 beds</u>
<u>Standard residential</u>	<u>50 residential units</u>

<u>Community and leisure – large scale</u>	<u>As per activity definition</u>
<u>Early childhood education – large scale</u>	<u>As per activity definition</u>
<u>Healthcare</u> Hospital (S84.011)	<u>300m² gross floor area</u>
<u>Hospital</u>	<u>2,200m² gross floor area or 40 beds (whichever is met first) (S84.001)</u>
<u>Industry</u>	<u>5,000m² gross floor area</u>
<u>Port</u>	<u>10,000m² gross floor area</u>
<u>Schools</u>	<u>70 students</u>
<u>Conference, meeting and function</u> <u>Entertainment and exhibition</u> <u>Restaurants</u> <u>Sport and recreation</u> <u>Landfills</u> <u>Mining</u> <u>Rural tourism – large scale</u> <u>Prisons and detention centres</u>	<u>50 vehicle movements per within any hour of the day (S276.020) or 250 heavy vehicle movements per day, whichever is met first.</u> <u>These thresholds apply to vehicle movements occurring on the public road network only. (S276.020)</u>

Amend Rule 27.3.3:

1.	Performance standards that apply to all land use activities	...	
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded and that are not in accordance with the Mercy Hospital Development Plan (Appendix 27A) (S84.009)</u>	<u>RD</u>	

Amend Rule 27.10.X.1:

<u>27.10.X Assessment of restricted discretionary land use activities</u>			
<u>Activity</u>		<u>Matters of discretion</u>	<u>Guidance on the assessment of resource consents</u>
1.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded and that are not in accordance with the Mercy Hospital Development Plan (Appendix 27A) (S84.010)</u>	<u>a. Effects on the safety and efficiency of the transport network</u> <u>b. Effects on accessibility</u>	See Rule 6.11

2.3 Submission points on Change CP4 - Add Links from zone provisions to matters of discretion in rules 9.5.3.8 & 9.6.2.2

Recommended amendments:

None.

2.4 Submission points on Change CP6 - Family Flats in Rural and Rural Residential Zones

Recommended amendments:

Amend Rule 16.12.5 Assessment of non-complying performance standard contraventions as shown:

7.	Family flats:- • <u>Tenancy (Rule 16.5.14.1.b)</u> • <u>Design (Rule 16.5.14.2.a.Y.2)</u>	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions: objectives 2.3.1, 2.4.6, 2.6.1, policies 2.3.1.2, 2.4.6.2, 2.6.1.2 b. Objective 16.2.1, Policy 16.2.1.6. <u>General assessment guidance:</u> c. <u>For contraventions of the Family flats – design performance standard, Council will generally support a consent application where: (1) it can be demonstrated that a larger dwelling is necessary to provide appropriate farm worker accommodation based on the context of the rural activity on the same site, and (2) an appropriate legal mechanism will be used to prevent future subdivision of the family flat. (S146.003)</u>
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2.5 Submission points on Change CP11 - Activity definition for walking and biking tracks

Recommended amendments:

None.

2.6 Submission points on Change CP15 - Permitted baseline rules

Recommended amendments:

None.

2.7 Submission points on Change CP16 - Integrated Transport Assessments (ITAs) for subdivisions

Recommended amendments:

Amend Rule 6.14.2 as follows:

1. ...
2. Council may require an ITA for applications for subdivision:
 - a. that creates lots (including balance lots) with the potential for use or development that, individually or cumulatively, meets or exceeds the thresholds in Appendix 6C; or
 - b. where use or development of the land enabled by subdivision could exacerbate a known pre-existing transport issue. (S117.039)
3. ...

2.8 Submission points on Change CP19 – Election signs

Recommended amendments:

Amend Rule 4.5.7.1 as follows: **(S272.001)**

4.5.7.1 General

- a. Temporary signs visible from a public place must meet all of the following performance standards.
- b. Temporary signs may only be illuminated, digital, or projected, in:
 - i. CBD, centres, PPH and SSYP zones outside **pedestrian street frontage mapped areas** and heritage precincts;
 - ii. CBD Edge Commercial, South Dunedin Large Format and Trade Related zones;
 - iii. industrial zones; and
 - iv. the Dunedin Hospital, Dunedin International Airport, Edgar Centre, Mercy Hospital, Moana Pool and Stadium major facility zones.
- X. Except that election signs may be illuminated, digital, or projected in a **pedestrian street frontage mapped area** that is not within a heritage precinct, provided the sign is not attached to the exterior of a scheduled heritage building.
- ~~b. Temporary signs must not be illuminated (internally or externally), digital, or projected, except in:~~
 - i. ~~CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts;~~
 - ii. ~~CBD Edge Commercial, South Dunedin Large Format and Trade Related zones;~~
 - iii. ~~industrial zones; and~~
 - iv. ~~the Dunedin Hospital, Dunedin International Airport, Edgar Centre, Mercy Hospital, Moana Pool and Stadium major facility zones.~~
- ~~X. any residential, rural, rural residential or recreation zone;~~
- ~~Y. the Ashburn Clinic, Campus, Dunedin Botanic Garden, Invermay and Hereus, Otago Museum, Port, Schools, Taieri Aerodrome or Wakari Hospital zones;~~
- ~~Z. the Warehouse Precinct Zone or the Harbourside Edge Zone; or~~
- ~~AA. any pedestrian street frontage mapped area or heritage precinct.~~
- ~~X. Election signs are exempt from Rule 4.5.7.1.b.AA, provided that they are not located in a residential zone, Schools Zone, or Campus Zone, and either of the following apply:~~
 - ~~v. the sign is not attached to a scheduled heritage building or a character contributing building; or~~

- ~~vi. the sign is located inside a building (including where attached to the inside of a window).~~
- c. Temporary signs attached to buildings must: ...

2.9 Submission points on Change CP24 - Corrections due to removal of car parking provisions

Recommended amendments:

None.

2.10 Submission points on Change CZ1 – 9 and 11 Harvey Street, Waitati, and adjacent road

Recommended amendments:

None.

2.11 Submission points on Change D10 - Boundary setbacks for structures in rural & rural residential zones

Recommended amendments:

Amend Rural Zones Rule 16.6.10.1.a: **(S248.027)**

- a. New buildings, new structures, and additions and alterations, must be set back from boundaries as follows:

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (see Figure 16.6.10.1A)	20m	The greater of either: 1. 20m; or 2. a setback that provides a 40m separation from any residential building on any adjoining site
ii.	Non-residential buildings housing animals that house animals and structures over 10m² that house animals (see Figure 16.6.10.1B)	20m	1. Buildings and structures with a maximum height of up to 7m above ground level: 12m 2. Buildings and structures with a maximum height that is over 7m above ground level: Twice the maximum height of the building
<u>X.</u>	<u>Structures over 10m² and 2m in height</u>	<u>20m</u>	1. <u>A setback that provides a 40m separation from any residential building on any adjoining site</u>
iii.	Non-residential buildings not housing animals that do not house animals and structures over 10m² and 2m in height that do not house animals (see Figure 16.6.10.1C)	20m	1. Buildings and structures with a maximum height of up to 7m above ground level: 6m 2. Buildings and structures with a maximum height that is over 7m above ground level: Twice the maximum height of the building
iv.	Roadside produce stall	No requirement	6m

v.	All other structures	No requirement	No requirement
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Amend title of Figure 16.6.10.1B: **(S248.027)**

16.6.10.1B: Setbacks for non-residential buildings ~~and structures over 10m² that house~~ing animals

Amend title of Figure 16.6.10.1C:

16.6.10.1C: Setbacks for non-residential buildings ~~and structures over 10m² and 2m in height that do not house~~ing animals

If the Panel agree there is scope, amend Rural Residential Zones mend Rule 17.6.9.1.a: **(S37.001)**

a. New buildings, new structures, and additions and alterations, must be set back from boundaries as follows:

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (See Figure 17.6.9.1A)	12m	10m
ii.	Non-residential buildings housing animals that house animals and structures over 10m² that house animals (See Figure 17.6.9.1B)	12m	1. Buildings and structures with a maximum height of up to 7m above ground level: 15m.

			2. Buildings and structures with a maximum height that is over 7m above ground level: The greater of either 15m or twice the maximum height of the building.
X.	<u>Structures over 10m² and 2m in height</u>	<u>12m</u>	1. <u>A setback that provides a 15m separation from any residential building on any adjoining site</u>
iii.	Non-residential buildings not housing animals that do not house animals and structures over 10m² and 2m in height that do not house animals (see Figure 17.6.9.1C)	12m	1. Buildings and structures with a maximum height of up to 7m above ground level: 6m 2. Buildings and structures with a maximum height that is over 7m above ground level: Twice the maximum height of the building
iv.	Roadside produce stall	No requirement	6m
v.	All other structures	No requirement	No requirement

Amend the title of Figure 17.6.9.1B: **(S37.001)**

Setbacks for non-residential buildings ~~and structures over 10m²~~ that house~~ing~~ animals

Amend the title of Figure 17.6.9.1C

Setbacks for non-residential buildings ~~and structures over 10m² and 2m in height~~ that do not house~~ing~~ animals

2.12 Submission points on Change D16 - Providing for healthcare activities

Recommended amendments:

None.

2.13 Submission points on Change D18 - Definition of ground level

Recommended amendments:

Amend the definition of ground level as follows:

~~The natural surface of the ground prior to any earthworks on the site; or if the land has been subdivided and earthworks assessed, the level of the ground existing when assessed earthworks associated with the prior subdivision of the land were completed (but before filling or excavation for new buildings on the land has commenced).~~

Ground level is:

- the finished surface of the ground after the most recently completed subdivision (when the record of title was created), where earthworks were assessed as part of that subdivision (see Figure 1.4.1Y); or
- for land previously subject to mining activity, the finished surface of the ground following completion of the mining activity (see Figure 1.4.1Y); or (S276.004)
- if no earthworks have been assessed as part of a completed subdivision, the surface of the ground prior to any other identifiable earthworks on the site (see Figure 1.4.1Z); or
- if previous earthworks are not identifiable on the site the existing surface of the ground; or
- if, in any case, a retaining wall or retaining structure crosses a site boundary, the existing surface of the ground where it intersects with the retaining wall or retaining structure (see Figure 1.4.1AA).

Figure 1.4.1Y: Ground level following earthworks completion where earthworks were assessed as part of an approved subdivision or mining activity (S276.004)

...

2.14 Submission points on Change Earth1 - Geotechnical investigation and driving of piles for building foundations

Recommended amendments:

Amend the definition of Site Investigation as follows:

Construction and Site Investigation

The use or storage of plant, tools, gear, ~~or~~ materials or relocatable site offices either on-site or off-site as part of one or more of the following: site investigation (including test piles or boreholes, test pits, cone penetrometer and hand auger tests **(S248.001)** for the purpose of geotechnical, contamination, underground water, or hazard assessments); the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from ~~site preparation~~ investigation to site restoration, including the driving of piles for building foundations. It also includes any earthworks as part of site investigation provided that the ground is reinstated within 48 hours of the completion of the investigation **(S278.002)**.

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities. It also does not include site investigation provided for under the definitions of mineral exploration, ~~and mineral prospecting, and mining~~ **(S276.002)**.

Construction and site investigation is an activity in the temporary activities category.

Amend the definition of earthworks as follows:

The disturbance and alteration of land surfaces by the re-contouring of land and/or the excavation or deposition of materials including clean fill, soil, or rock.

This definition excludes:

- earthworks associated with cultivation, harvesting and tilling, which are included as part of the definition of farming;

- earthworks associated with quarrying or mining, which are included as part of the definition of mining;
- vegetation clearance that is associated with earthworks, which is included as part of the definition of vegetation clearance;
- earthworks associated with the maintenance of: sports fields, landscaping or gardens, farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences; which are not managed by the Plan; ~~and~~
- earthworks that meet the definition of natural hazard mitigation earthworks; and
- earthworks as part of site investigation, including the driving of piles for building foundations. These activities, which (S278.003) are included as part of the definition of construction and site investigation.

The following activities are managed as sub-activities of earthworks:

- earthworks - large scale; and
- earthworks - small scale.

Earthworks are an activity in the earthworks activities category.

2.15 Submission points on Change NE3 - Exemptions from vegetation clearance rules for erection, maintenance or alteration of fences and construction or maintenance of tracks

Recommended amendments:

Amend Rule 10.3.2.4.b.ii. as follows

b. This standard does not apply to vegetation clearance that is:

- part of conservation activity involving vegetation clearance and replacement with indigenous species;
- for the erection, maintenance or alteration of fences (including gates), or the construction or maintenance of tracks up to 2m in width, provided all of the following criteria are met:

1. the vegetation clearance is no more than 3m in width;

2. any fence posts are located outside of the dripline of mature indigenous trees (greater than 15 years old) (**\$197.007**) listed in Appendix 10A.3; and

3. no damage is caused to:

1. specimens of threatened plant species listed in Appendix 10A.1; or

2. mature indigenous trees (greater than 15 years old) (**\$197.007**) listed in Appendix 10A.3;

iii. for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads or firebreaks;

iv. for the construction or maintenance of tracks up to 2m in width;

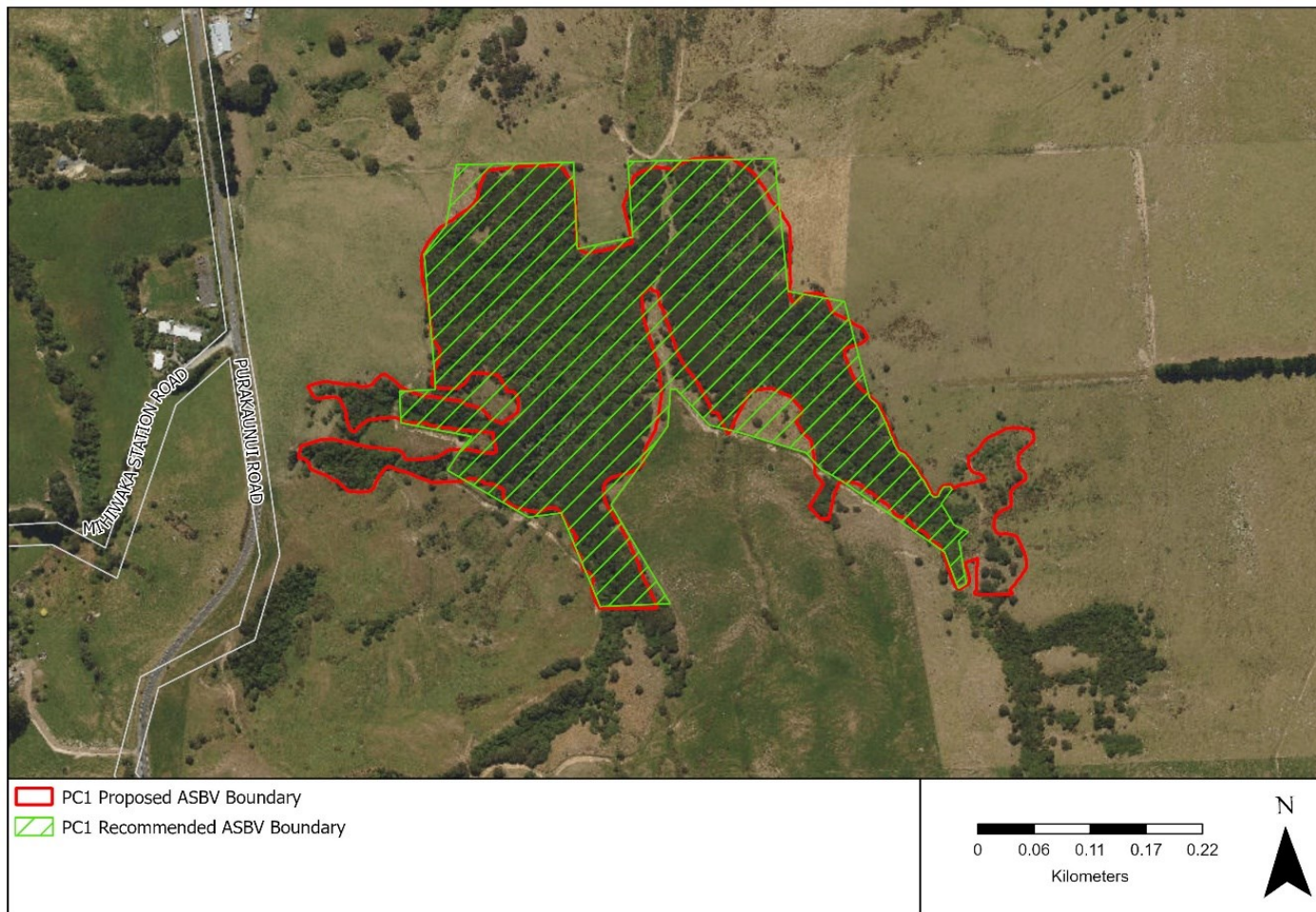
2.16 Submission points on Change NE7 - Additions to the ASBV schedule on public land

Recommended amendments:

Amend A1.2 Schedule of Areas of Significant Value as follows:

C060	Burns Park and Burns Park North <u>Burns Scenic Reserve and Ravensbourne Bush</u> (\$197.008)	88.5300 <u>106.0300</u>	Most of the remaining bush in the steep easterly aspect overlooking Otago Harbour and containing podocarps. Bush remnants include Halls tōtara, rimu and miro. Burns Park North – Broadleaved- and kānuka forest is also present on hillslopes.	DOC <u>Scenic Reserve</u> (I44 332) and DCC Natural Reserve
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<u>C177</u>	<u>Pūrākaunui Road</u>	12.1300 12.50 (S279.001 & S187.003)	<u>Comprises kānuka forest and broadleaved forest in hillslope gullies within a landscape where most of the indigenous vegetation has been cleared.</u>	<u>DCC Local Purpose Reserve</u>
<u>C178</u>	<u>Hodson Hill</u>	7.0900 6.46 (S26.005)	<u>Comprises regenerating indigenous forest and areas of gorse scrub on hillslopes below Heyward Point Road. Located in a landscape in which only small remnants of indigenous forest remain.</u>	<u>DCC Local Purpose Reserve</u>
<u>C188</u>	Logan Park <u>Signal Hill</u> (S197.009)	8.4600	<u>Comprises a relatively large area of kānuka-broadleaved forest on the western side of Logan Park School which provides important habitat for indigenous forest birds.</u>	<u>DCC Recreation Reserve</u>
Amend the boundaries of ASBV C177 in the 2GP planning map, as shown below (and Appendix D.1) (S279.001 & S187.003) :				



Amend the boundaries of ASBV C178 in the 2GP planning map, as shown below (and Appendix D.1) **(S26.005)**:



2.17 Submission points on Change NE13 - ASBV boundary adjustments over QEII covenant areas

Recommended amendments:

C082		13.8400 4.34 (S85.001)	Forest remnant	QEII Trust Covenant
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Amend the boundaries of ASBV C082 in the 2GP planning map, as shown below (and Appendix D.1) (S85.001):



C085	15.4900 <u>12.79</u> (S253.001)	Coastal broadleaf/podocarp forest and parkland.	QEII Trust Covenant
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Amend the boundaries of ASBV C085 in the 2GP planning map, as shown below (and Appendix D.1) (**S253.001**):



2.18 Submission points on Change NU2 - Earthworks setbacks from network utilities

Recommended amendments:

None.

2.19 Submission points on Change NU3 - Private infrastructure as a network utility

Recommended amendments:

Amend Rule 5.6.2 as follows:

1. Earthworks must be set back ~~at least 2.5m from any water mains and~~ at least 1.5m from all other network utility structures, except where the network utility structure is a privately owned asset that is located on a privately owned property that it exclusively serves and the earthworks are being undertaken by an owner of the asset. **(S117.035)**

X. Rule 5.6.2.1 does not apply to any of the following types of earthworks: ...

2.20 Submission points on Change PHS1 - Amend Rule 9.3.3 Firefighting

Recommended amendments:

Amend Policy 9.2.2.8 as follows.

~~Require all~~ Only allow new residential buildings, or and subdivision activities that may result in new residential buildings, to where the residential buildings or resultant site will have access to suitable water supply for firefighting purposes. **(S257.004)**

Amend Rule 9.3.3.2 as follows.

2. New residential buildings must ~~either meet one of the following firefighting water supply and access requirements:~~
- a. have a connection to the public water supply and be located within 135m of a fire hydrant and within 270m of a second fire hydrant that each provide water flow of at least 12.5 Litres/second. Note: for the purpose of this standard the ~~with~~ distance to the fire hydrants must be measured from the main entry of the residential building along the main access route to the fire hydrants, as shown in Figure 9.3.3A; ~~or~~
 - b. ~~provide an area of minimum dimensions of 4.5m x 11m with suitable fire engine access, water storage of 45,000 litres (45m³) or equivalent firefighting capacity, and have the water supply located within 90m of the fire risk or otherwise provide for water supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. have a sprinkler system installed with water storage of at least 7,000 Litres available to the system and that is maintained for firefighting water supply at all times;~~
 - c. have legal and physical access to a communal firefighting system and hardstand area that has been installed as part of an approved subdivision consent for the site, and was designed to accommodate the new residential building; ~~or~~ (S197.012)
 - d. otherwise provide for water supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ~~or~~
 - X. an alternative water supply for firefighting that has been approved in writing by Fire and Emergency New Zealand. (S117.004)
 - e. Activities that contravene this performance standard are restricted discretionary activities.

Amend Note 9.3.3A as follows:

Note 9.3.3A – General advice and other requirements outside of the District Plan

- 1. The water flow rates at individual fire hydrants across the district can be found on DCC's Fire Service map at <https://apps.dunedin.govt.nz/webmaps/FireService/>
- 2. The approval for Rule 9.3.3.2.X must be provided to the Dunedin City Council as part of the building consent or resource consent application for development (if required), whichever is lodged first. (S117.004)

Amend Rule 9.6.2.X as follows:

9.6.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance for the assessment of resource consents
X.	Subdivision activities that may result in new residential buildings (S257.002)	a. Effects on health and safety	<u>Relevant objectives and policies:</u> i. <u>Objective 9.2.2</u> ii. <u>Subdivision that may result in new residential buildings ensures there is that resultant sites have access to suitable water supply for firefighting purposes (Policy 9.2.2.8).</u> <u>General assessment guidance:</u> iii. For subdivision in areas where DCC provides access to a public water supply network, Council will consider whether new fire hydrants need to be provided as part of the development in accordance with the Dunedin Code of Subdivision and Development 2010. iii. <u>For subdivision in areas where DCC does not provide access to a public water supply network, Council will consider whether the subdivision design enables sufficient water supplies for firefighting to be provided, including access for firefighting vehicles, consistent with the SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice at the time new residential buildings are developed (see Rule 9.3.3 Firefighting which applies to the development of new residential buildings).</u> <u>Potential circumstances that may support a consent application include:</u> iv. <u>For subdivision in areas where DCC does not provide access to a public water supply network, a communal firefighting system consistent with the SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice with hardstand area and access suitable for fire services vehicles will be installed prior to the issuing of the section 224c certificate for the subdivision.</u>

2.21 Submission points on Change PHS2 - Acoustic insulation for music venues noise management

Recommended amendments:

None.

2.22 Submission points on Change PHS6 - Construction noise controls for long-term duration construction

Recommended amendments:

Amend Rule 4.5.4.1: (all amendments S248.006)

Construction and site investigation noise

- i. Construction and site investigation must not exceed the ~~following~~ relevant noise limits in Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii and Rule 4.5.4.1.a.iii at any building that is occupied during the construction and site investigation works. Noise must be, ~~and will be when~~ measured and assessed in accordance with NZS6803:1999

Acoustics Construction Noise:

- i. Construction and site investigation noise received at any building that is occupied during the construction works in the following locations must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies:

1. residential zones ~~and~~;
2. dwellings in rural and rural residential zones; ~~and~~
3. buildings housing ~~any~~ noise sensitive activities in in any other zone the Recreation Zone, centres zones, SSYP, and major facility zones other than Port Zone:

[table of noise limits – no changes proposed]

- ii. Construction and site investigation noise received at any building that is occupied during the construction and site investigation works in the Industrial, Industrial Port and Port zones and commercial and mixed use zones for all days of the year at buildings that do not house a noise sensitive activity must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies:

[table of noise limits – no changes proposed]

iii. Construction and site investigation noise received at any building that is occupied during the construction and site investigation works in the following locations must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies:

1. at any building within CBD, WP, PPH, HE, CEC, SDLF, and TR; and
2. at buildings housing a noise sensitive activity in the Industrial, Industrial Port and Port zones:

[table of noise limits – no changes proposed]

X. Typical and long-term duration construction and site investigation within the Industrial, Industrial Port, Port, and commercial and mixed use zones may exceed the relevant noise limits in Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii and Rule 4.5.4.1.a.iii where all of the following criteria are met:

- i. the exceedances occur on a total of no more than three days per project;
 - ii. the exceedances only occur between the hours of 7.30am and 6.00pm, Monday to Saturday;
 - iii. the exceedances comply with a limit of 80 dB LAeq (15 min); and
 - iv. the occupants of all buildings where exceedances are expected have been advised in writing, no less than three days before the works begin, of the location and duration of the works and a contact name and phone number for complaints.
- b. ~~Vibration from construction must not exceed a maximum particle velocity measured on any foundation of an adjacent building on another site, or the same site if different ownership, of 25mm/second for commercial buildings or 10mm/second for buildings housing noise sensitive activities.~~
- c. Activities that contravene this performance standard by less than 5 dB LAeq (15 min) in either of the following ways are discretionary activities:-
- i. activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by less than 5 dBA; ~~or~~
 - ii. activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by 5 dBA or more, in the Industrial, Port and commercial and mixed use zones between 7.00am and 10.00pm;
 - iii. activities that contravene Rule 4.5.4.1.X.i, iii or iv; or

- iv. activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii, Rule 4.5.4.1.a.iii by 5dBA or more or contravene Rule 4.5.4.1.X.i, ii, iii or iv in Port, Industrial Port and Industrial Zones.
- d. Activities that contravene this performance standard by 5 dB LAeq (15 min) or more ~~in either of the following ways~~ other than provided for in 4.5.4.1.c are non-complying activities:-
- ~~i. activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by 5 dBA or more, except in the industrial, Industrial Port, Port and commercial and mixed use zones between 7.00am and 10.00pm; or~~
- ~~ii. activities that contravene Rule 4.5.4.1.X.~~
- e. For the purposes of Rule 4.5.4.1 "short-term duration" means construction and site investigation work at any one location for up to 14 calendar days per project; "typical duration" means construction and site investigation work at any one location for more than 14 calendar days but less than 20 weeks per project; and "long-term duration" means construction and site investigation work at any one location with a duration exceeding 20 weeks per project.

Amend assessment Rule 4.9.2 (assessment of discretionary performance standard contraventions)

4.9.2 Assessment of all discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	<u>Construction and site investigation</u> Noise: -where the noise limit is exceeded by less than 5 dB LAeq (15 min) <u>activities that contravene Rule 4.5.4.1.a by less than 5 dBA</u> <u>activities that contravene Rule 4.5.4.1.a by 5 dBA or more in industrial, Port, and commercial and mixed use zones between 7.00am and 10.00pm</u> <u>activities that contravene rules 4.5.4.1.X.i, iii or iv (S248.006)</u> Light spill - where the limit is exceeded by 25% or less	<u>Relevant objectives and policies (priority considerations):</u> <u>X. Objective 4.2.1</u> <u>Y. The activity is designed and operated to minimise, as far as practicable, adverse effects on:</u> <u>i. the amenity of surrounding properties;</u> <u>ii. people's health and safety; and</u> <u>iii. the safety and efficiency of the transport network (Policy 4.2.1.1).</u> <u>Relevant guidance from other sections (priority considerations):</u>

		a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. <u>General assessment guidance:</u> <u>Z. For exceedance of construction and site investigation noise limits, Council will consider how noise will be managed and may require a construction noise and vibration management plan to be submitted with the application (see Special Information Requirement – Rule 4.11.2).</u>
Amend assessment Rule 4.10.2 (assessment of non-complying performance standard contraventions)		
4.10.2 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	<u>Construction and site investigation noise:- limit is exceeded by 5 dB LAeq (15 min) or more</u> <u>activities that contravene Rule 4.5.4.1.a by 5 dBA or more except in industrial, Port and commercial and mixed use zones between 7.00am and 10.00pm</u> <u>activities that contravene Rule 4.5.4.1.X.ii (\$248.006)</u> Light spill - where the limit is exceeded by greater than 25%	<u>Relevant objectives and policies (priority considerations):</u> <u>X. Objective 4.2.1</u> <u>Y. The activity is designed and operated to minimise, as far as practicable, adverse effects on:</u> <u>i. the amenity of surrounding properties;</u> <u>ii. people's health and safety; and</u> <u>iii. the safety and efficiency of the transport network (Policy 4.2.1.1).</u> Relevant guidance from other sections (priority considerations):

		a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects related to public health and safety. <u>General assessment guidance:</u> <u>Z. For exceedance of construction and site investigation noise limits, Council will consider how noise will be managed and may require a construction noise and vibration management plan (CNVMP) to be submitted with the application (see Special Information Requirements – Rule 4.11.2).</u>
For amendments to Rule 4.11.2, see Change TA3.		

2.23 Submission points on Change Res3 - Amenity and character effects from development performance standard contraventions

<u>Recommended amendments:</u> Policy 15.2.3.1 (S117.005) Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the amenity sunlight access and privacy of current and future residential buildings and their outdoor living spaces, or on the amenity sunlight access of reserves. For clarity, the amended wording of Policy 15.2.3.1 is recommended to read: Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and future residential buildings and their outdoor living spaces, or on the sunlight access of reserves. 15.10.4 Assessment of development performance standard contraventions
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Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setback	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the amenity sunlight access and privacy of current and future residential buildings and their outdoor living spaces, <u>or on the amenity sunlight access of reserves</u> (Policy 15.2.3.1).
4.	Fence height and design	<u>c. Effects on surrounding sites' amenity</u>	<i>Relevant objectives and policies:</i> <u>i. Objective 15.2.3.</u> <u>ii. Structures are of a height and setback from boundaries that ensures no more than minor effects on the amenity sunlight access and privacy of current and future residential buildings and their outdoor living spaces, or on the amenity sunlight access of reserves</u> (Policy 15.2.3.1). <u>Potential circumstances that may support a consent application include:</u> <u>iii. Residential buildings on neighbouring sites and their associated outdoor living space will receive adequate natural light and privacy.</u>
7.	- Maximum height - Height in relation to boundary	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the amenity sunlight access and privacy of current and future residential buildings and their outdoor living spaces, <u>or on the amenity sunlight access of reserves</u> (Policy 15.2.3.1).

2.24 Submission points on Change Res7 - Density for residential activity in movable buildings

Recommended amendments:

Amend the definition of 'building' to remove the changes proposed through Plan Change 1 as follows:

A structure that includes a roof that is, or could be, fully or partially enclosed with walls.

The definition of building includes:

- ~~• a movable building (e.g. a tiny home on wheels or a caravan); and (S117.037)~~
- the parts of a building defined as building utilities and rooftop structures.

For the sake of clarity, water or other storage tanks, other than as captured in the definition of building utilities, are a structure not a building.

Amend the definition of 'residential unit' as follows:

For the purposes of determining density, a residential unit is any building, or part of a building, or any structure or vehicle such as a tiny home on wheels or a caravan, that is capable of being used as a self-contained residence with sleeping, cooking, bathing, and toilet facilities and, in the case of a structure or vehicle, is being occupied for more than 3 months in any calendar year on a site. (S117.037)

Amend the definition of 'standard residential' as follows: **(Note: this also shows proposed amendments to 'standard residential' proposed through Res18)**

The use of land, ~~and~~ buildings or other structures or vehicles **(S117.037)** for residential activity ~~people's living accommodation~~ at a domestic scale.

For the sake of clarity, this definition includes:

- short-term house rentals
- living accommodation subject to a tenancy agreement under the Residential Tenancy Act 1986 (S197.016)
- boarding houses
- the temporary accommodation of non fee-paying household guests inside residential buildings or in portable structures or vehicles ~~at a domestic scale~~ (S117.037)
- the temporary accommodation of guests on Māori land where a koha (donation or in-kind contribution) is made (S261.005)
- supported living accommodation (with 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes:

- for the purposes of the density performance standard only, the accommodation of non fee-paying household guests, and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not managed by this Plan. (S117.037 and S261.005)
- supported living facilities; and
- visitor accommodation.

Papakāika and social housing are managed as sub-activities of standard residential.

Standard residential is an activity in the residential activities category.

Amend Note 15.5.2A.3 as follows: **(S117.037 and S261.005)**

Note 15.5.2A - General advice

1. Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential.
2. Applications for restricted discretionary contraventions of the density performance standard in wastewater serviced areas may be declined where pre-existing constraints in the public wastewater network are yet to be resolved (see Policy 9.2.1.2). Anyone considering applying for a contravention of the density performance standard is strongly advised to have an early pre-application discussion with DCC 3 Waters (i.e. prior to developing design proposals), irrespective of the activity status of the density contravention.
3. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structures, and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard.~~irrespective of whether a building is being used or not. Furthermore, standard residential activity (or visitor accommodation, where relevant) in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004.~~

Amend Note 16.5.2A.1 as follows: **(S117.037 and S261.005)**

Note 16.5.2A – General advice

1. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structure and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard.~~irrespective of whether a building is being used or not. Furthermore, standard residential activity in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004.~~

Amend Note 17.5.2A.1 as follows: **(S117.037 and S261.005)**

Note 17.5.2A – General advice {Change Res7}

1. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structure and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard. ~~irrespective of whether a building is being used or not. Furthermore, standard residential activity in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004.~~

Amend Note 34.5.7A.2 as follows: **(S117.037 and S261.005)**

Note 34.5.7A - General advice

1. Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential.
2. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structure and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard. ~~visitor accommodation irrespective of whether a building is being used or not. Furthermore, visitor accommodation in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004.~~

2.25 Submission points on Change Res13 - Stormwater open watercourse setbacks

Recommended amendments:

Remove the following changes attributed to Change Res13 from the 2GP: **(S61.001)**

- planning map (new stormwater open watercourse mapped areas added through PC1)
- Assessment rules for the setback from a stormwater open watercourse mapped area in all zones other than Residential:
 - 16.9.6.13

- 17.9.6.13
- 18.9.6.11
- 19.9.6.8
- 20.9.6.AA
- 21.8.6.1
- 22.9.6.4
- 25.8.6.1
- 26.9.6.1
- 31.9.6.4
- 32.8.6.1
- 33.9.6.4
- 34.9.6.1
- 27.9.6.1

Amend Rule 5.7.5.AA to relate to rule 10.3.3.X only:

5.7.5 Assessment of restricted discretionary performance standard contraventions in an overlay zone or mapped area, or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
AA.	Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and Rule 10.3.3.X) (S61.001)	a. Effects on the <u>efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Amend Rule 8A.6.4.Y to relate to rule 10.3.3.X only:

8A.6.4 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
Y.	Setback from <u>a stormwater open watercourse mapped area</u> (rules 10.3.3.W and Rule 10.3.3.X) (S61.001)	a. Effects on the <u>efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Amend Rule 9.5.4.4 to relate to rule 10.3.3.X only:

9.5.4 Assessment of performance standard contraventions in an overlay zone or mapped area			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Setback from <u>a stormwater open watercourse mapped area</u> (Rules 10.3.3.W and Rule 10.3.3.X)	a. Effects on the efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 iii. Development adjacent to a stormwater open watercourse mapped area will not compromise the current or planned

	(S61.001)		capacity of stormwater infrastructure (Policy 9.2.1.6). <i>General assessment guidance:</i> iv. In determining whether Policy 9.2.1.6 is achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.
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Amend Rule 10.3.3 as follows:

10.3.3 Setback from Coast and Water Bodies

In all zones, other than the Harbourside Edge Zone, St Clair Neighbourhood Destination Centre, Dunedin Hospital Zone, Dunedin International Airport Zone, ~~Mercy Hospital Zone~~, Moana Pool Zone, Otago Museum Zone, Port Zone and Wakari Hospital Zone, new buildings and structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utility activities must be set back a minimum of:

1. 20m from mean high water springs (MHWS); and
2. 20m from any wetland identified in Appendix A1.2, Schedule of Areas of Significant Biodiversity Value (ASBV);
3. 20m from any water body with a clearly defined bed of at least 3m in width in the rural zones;
4. 5m from any water body with a clearly defined bed less than 3m in width in the rural zones; and
5. 5m from any water body with a clearly defined bed in all other zones; and

~~W. 20m from a stormwater open watercourse mapped area in the rural zones; and (S61.001)~~

X. 5m from a **stormwater open watercourse mapped area** in all other zones; (S61.001)

6. Except, the following are exempt from this standard:
 - a. natural hazard mitigation activities;
 - b. hydro generators - small scale in the rural and industrial zones; ...
- Y. ~~In addition to the exceptions in Rule 10.3.3.6, the following are exempt from Rule 10.3.3.W and Rule 10.3.3.X: (S61.001)~~
 - a. fences; and
 - b. structures with a maximum footprint of 2m² and a maximum height of 2m. (S197.015)
7. For the purposes of this standard, setbacks will be measured from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B).
8. Activities that contravene this performance standard are restricted discretionary activities.

Amend Note 10.3.3A to include reference to the Otago Regional Flood Management Protection Bylaw:

Note 10.3.3A - Other requirements outside of the District Plan

1. Activities below mean high water springs (MHWS) or on the beds of water bodies may require resource consent from the Otago Regional Council, including:
 - a. hazard protection works; and
 - b. jetties, boat ramps and wharves.
2. Structures on the margins of lakes or rivers are also managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for these activities.
3. Structures on the margins of lakes or rivers may also be affected by the provisions of the Otago Regional Flood Management Protection Bylaw 2022. Approval from the Otago Regional Council may be required. (S187.004)

Amend Rule 10.5.3 to include new assessment guidance, Rule 10.5.3.Y: **(Clause 16)**

10.5.3 Assessment of contraventions of performance standards in the natural environment section			
Activity		Matters of discretion	Guidance on the assessment of resource consents
<u>Y.</u>	<u>Setback from a stormwater open watercourse mapped area (Rule 10.3.3.X)</u>	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Amend Rule 15.10.6.11 to relate to rule 10.3.3.X only:

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	In a stormwater open watercourse mapped area: Setback from <u>a stormwater open watercourse mapped area (Rules 10.3.3.W and Rule 10.3.3.X)</u> (S61.001)	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5-

2.26 Submission points on Change Res18 - Definitions of standard residential, short term house rentals, visitor accommodation, and campgrounds

Recommended amendments:

Amend the definition of Standard Residential as follows: **(Note: this also shows proposed amendments to ‘Standard Residential’ proposed through Res7)**

The use of land, ~~and~~ buildings or other structures or vehicles **(S117.037)** for residential activity ~~people’s living accommodation~~ at a domestic scale.

For the sake of clarity, this definition includes:

- short-term house rentals
- living accommodation subject to a tenancy agreement under the Residential Tenancy Act 1986 (S197.016)
- boarding houses
- the temporary accommodation of non fee-paying household guests inside residential buildings or in portable structures or vehicles ~~at a domestic scale~~ (S117.037)
- the temporary accommodation of guests on Māori land where a koha (donation or in-kind contribution) is made (S261.005)
- supported living accommodation (with 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes:

- for the purposes of the density performance standard only, the accommodation of non fee-paying household guests, and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not managed by this Plan. (S117.037 and S261.005)
- supported living facilities; and
- visitor accommodation.

Papakāika and social housing are managed as sub-activities of standard residential.

Standard residential is an activity in the residential activities category.

Amend the definition of Visitor Accommodation as follows: **(all S261.005)**

The use of land, ~~and buildings or other structures or vehicles~~ for temporary accommodation on ~~any commercial~~ fee paying basis, including tariff, rent, hire, in-kind contribution, donation, or subscription.

For the sake of clarity, this definition includes the provision of facilities for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms).

Examples are:

- motels
- hotels
- homestays or bed and breakfasts
- serviced apartments; and
- backpackers and hostels.

This definition excludes:

- accommodation activities that meet the definitions of working from home or standard residential;
- the temporary accommodation of guests on Māori land where a koha (donation or in-kind contribution) is made (where not a commercial visitor accommodation activity); and
- ~~freedom camping~~ on land that is controlled or managed by Council, which is not managed by this Plan and is managed through a DCC by-law.

Campgrounds are managed as a sub-activity of visitor accommodation.

Visitor accommodation is an activity in the commercial activities category.

2.27 Submission points on Change Res20 - Allowing 3 Waters agreements for RTZ transition

Recommended amendments:

None.

2.28 Submission points on Change Res22 - Rule 15.5.2.4 for more than one residential building per site

Recommended amendments:

None.

2.29 Submission points on Change RU6 - Rural industry & intensive farming assessment rules in rural zones

Recommended amendments:

Amend Rule 16.10.2.5 - assessment of restricted discretionary land use activities, as follows:

16.10.2 Assessment of restricted discretionary land use activities		
Activity		Matters of discretion
		Guidance on the assessment of resource consents
1.	...	...
5.	Intensive farming	... <u>Relevant objectives and policies</u> <u>c. Positive effects on rural productivity</u> <u>i. Objective 16.2.1</u>

ii. The upgrade and expansion of existing lawfully established intensive farming is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13)

General assessment guidance:

iii. In assessing positive effects on rural productivity, Council will consider:

1. the potential increase in output in production and benefits to the local economy from the upgrade or expansion of the existing intensive farming activity,
2. the extent to which the upgrade or expansion supports an existing intensive farming activity to continue to provide significant employment at the site or leads to an increase of employment at the site, and
3. the benefits of the efficient use of land and infrastructure. (S261.006)

Amend Rule 16.11.2.3 - assessment of discretionary activities, as follows:

16.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
3.	- Rural industry - Rural contractor and transport depots – large scale	Relevant objectives and policies (priority considerations): a. Objectives 2.2.2, <u>16.2.1 (cl. 16)</u>, 16.2.2, 16.2.3, 16.2.4, 5.2.1 ... <u>X. The upgrade and expansion of existing lawfully established rural industry is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13).</u>

		<i>General assessment guidance:</i> x. <u>In assessing positive effects on rural productivity for an application for the expansion or upgrade of a rural industry activity, Council will consider:</u> i. <u>the potential increase in output in production and benefits to the local economy from the upgrade or expansion of the rural industry activity,</u> ii. <u>the extent to which the activity supports the processing of primary products grown within the same locality or wider district or has positive economic impacts on the successful operation of surrounding rural activities,</u> iii. <u>whether the expansion or upgrade of the activity provides for significant employment to continue or leads to an increase of employment at the site, and</u> iv. <u>the benefits of the efficient use of land and infrastructure, including transport efficiencies from the co-location of the rural industry activity with another rural activity. (S261.006)</u>
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2.30 Submission points on Change RU7 - Policy 16.2.1.7 and assessment guidance for residential activity on undersized sites

<u>Recommended amendments:</u> None.

2.31 Submission points on Change SD1 - Description of Plan methods in Policy 2.2.2.1.a

<u>Recommended amendments:</u> None.

2.32 Submission points on Change TA3 - Construction vibration – Rule 4.5.4.1.b

[Recommended amendments to be provided in subsequent Planner's Reply document]

2.33 Submission points on Change TA4 - Off-site storage and offices for construction and temporary works

Recommended amendments:

Amend Rule 4.5.3.4:

- a. Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of construction and site investigation must:
 - i. not exceed a maximum duration of 20 weeks per site in any 12 month period; and
 - ii. only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays.
- b. The following activities are exempt from this performance standard:
 - i. off-site use and storage of plant, tools, gear, materials in the Central Business District, CBD Edge Commercial North, CBD Edge Commercial South, Harbourside Edge, Princes, Parry and Harrow Street, South Dunedin Large Format, Warehouse Precinct, Centres, Trade Related, Port, Taieri Aerodrome, Campus, Industrial, and Industrial Port zones; and **(S248.004)**
 - ii. off-site relocatable site offices in all zones where office activity is a permitted activity. **(S197.017)**
- c. Activities that contravene this performance standard are restricted discretionary activities.

Amend Rule 5.5.12:

- a. Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of the operation, repair, minor upgrading and maintenance of existing network utilities or underground or internal network utilities must:

- i. not exceed a maximum duration of 20 weeks per site in any 12 month period; and
- ii. only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays. (S126.004)
- b. Activities that contravene this performance standard are restricted discretionary activities.

Amend Rule 6.5.3:

- a. Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of the operation, repair and maintenance of the roading network must:
 - i. not exceed a maximum duration of 20 weeks per site in any 12 month period; and
 - ii. only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays. (S126.004)
- b. Activities that contravene this performance standard are restricted discretionary activities.

Amend the definition of 'Operation, Repair and Maintenance of the Rail Network':

The use of the railway for the operation of trains and the maintenance and minor upgrade of rail undertaken within land designated for railway purposes.

For the sake of clarity, this includes:

- re-sleepering, re-railing, re-ballasting
- grouting or repairs to the tunnel linings or rock faces
- laying of new communications cables, power cables, installing signalling equipment or associated upgrades
- routine maintenance of the track and rail structure, including in tunnels such as rail grinding, tamping, aligning the track and ballast cleaning

- replacement of existing equipment such as signal boxes
- installation of safety related signage and signals; and
- installation of bells and lights and/or half arm barriers at level crossings; and
- the use or storage of materials, equipment, or relocatable site offices either on-site or off-site. **(S295.006)**

2.34 Submission points on Change Trans1 - Access minimum sight distance and distances from intersections

Recommended amendments:

Amend Rule 6.6.3.2 as shown:

a. The minimum sight distance from a new vehicle access onto any state highway: ...

c. ~~Except, where a site is unable to conform with the minimum sight distances in rules 6.6.3.2.a and 6.6.3.2.b, one vehicle crossing per site is allowed in the position which most nearly complies with rules 6.6.3.4.a or 6.6.3.4.b (minimum distances of new vehicle crossing from intersections)~~

Except, where the configuration of the site's boundaries do not allow a vehicle crossing to be constructed that complies with rule 6.6.3.2.b, one vehicle crossing per site is allowed in the position which most nearly complies with Rule 6.6.3.2.b, provided all of the following are met:

- the vehicle crossing will serve an existing site and the application does not involve subdivision;
- the vehicle crossing will serve only a single residential dwelling; and
- the vehicle crossing will access a local road with a posted speed limit of 50 km/h or lower. **(S117.054)**

Amend Rule 6.6.3.4 as shown:

6.6.3.4 Minimum distances of new vehicle crossing from intersections and level crossings

a. The minimum distance of a new vehicle crossing from intersection on roads where the speed limit is ...

c. ~~Except, one vehicle crossing only may be constructed to provide for access to the site, in the position that most nearly complies with rules 6.6.3.4.a or 6.6.3.4.b.~~

Except, where the configuration of the site's boundaries do not allow a vehicle crossing to be constructed that complies with rule 6.6.3.4.a or 6.6.3.4.b, one vehicle crossing may be constructed per site to provide for access, in the position that most nearly complies with the distances set out in rules 6.6.3.4.a or 6.6.3.4.b, provided all of the following are met:

- i. the vehicle crossing will serve an existing site and the application does not involve subdivision; and
- ii. the vehicle crossing will serve only a single residential dwelling. (S117.055)

2.35 Submission points on Change Tree1 - Scheduled tree locations

Recommended amendments:

Amend the location of T098 on the planning map (see Appendix D.2).

Amend Appendix A1.3 Schedule of Trees as follows:

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
T396	<u>On the boundary of (S269.009)</u> 13 and 15 Durham Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

2.36 Submission points on Change Tree2 - Correct mapping of existing scheduled tree groups and associated changes

Recommended amendments:

Amend Appendix A1.3 Schedule of Trees as shown:

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
G068	41 Milburn Street and 90 Skibo Street (S17.001)	Eucalyptus globulus (group of 2)	Blue Gum	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
G014	R Bedford Street and 89 Bedford Street (S24.001, S188.017) Dunedin	Quercus robur (group of 2)	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
G039	R Ferntree Drive and 14 Dean Street Dunedin (S197.021)	Larix decidua (group of 4)	Larch	

Amend the locations of G068 and G014 on the planning map (see Appendix D.2 for maps).

2.37 Submission points on Change TreeX - Substantive changes to the Schedule of Trees

2.37.1 Submissions opposing the addition of proposed scheduled trees through Plan Change 1

<u>Recommended amendments:</u>				
Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
TX002 (\$115.001)	27A Riccarton Road East Mosgiel	Sequoiadendron Giganteum	Wellingtonia	

2.37.2 Submissions supporting Change TreeX or seeking new additions to the 2GP Schedule of Trees

<u>Recommended amendments:</u>				
Amend Appendix A1.3 Schedule of Trees to add the following trees / tree group as shown:				
Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
<u>TX017 (\$10.001)</u>	<u>389 Brighton Road, Island Park Reserve</u>	<u>Hesperocyparis macrocarpa</u>	<u>Macrocarpa</u>	
<u>TX018 (\$14.001)</u>	<u>86 Cannington Road, Dunedin</u>	<u>Nothofagus menziesii</u>	<u>Silver Beech</u>	<u>Tawhai</u>
<u>TX019 (\$50.003)</u>	<u>52 Grendon Street, Dunedin</u>	<u>Podocarpus totara</u>	<u>Totara</u>	<u>Totara</u>
<u>TX020 (\$70.010)</u>	<u>57 Currie Road, Outram</u>	<u>Quercus robur</u>	<u>Common Oak</u>	
<u>TX021 (\$70.011)</u>	<u>176 McDonald Road, Woodside</u>	<u>Podocarpus totara</u>	<u>Totara</u>	<u>Totara</u>
<u>TX022 (\$70.012)</u>	<u>152 Woodside Road, Outram</u>	<u>Yellow Cypress</u>	<u>Cypress</u>	

<u>TX023</u> (\$70.008)	<u>176 Woodside Road, Outram</u>	<u>Hesperocyparis macrocarpa</u>	<u>Macrocarpa</u>	
<u>TX024</u> (\$70.008)	<u>176 Woodside Road, Outram</u>	<u>Hesperocyparis macrocarpa</u>	<u>Macrocarpa</u>	
<u>TX025</u> (\$70.009)	<u>176 Woodside Road, Outram</u>	<u>Hesperocyparis macrocarpa</u>	<u>Macrocarpa</u>	
<u>TX026</u> (\$70.006)	<u>176 Woodside Road, Outram</u>	<u>Podocarpus totara</u>	<u>Totara</u>	<u>Totara</u>
<u>GX001</u> (\$197.018)	<u>8 Scotia Street, Waikouaiti</u>	<u>Eucalyptus globulus</u>	<u>Blue gum</u>	
See Appendix D.2 for changes to the planning map.				

2.37.3 Submissions seeking the removal of existing trees and tree groups from the 2GP Schedule of Trees

Recommended amendments:

Amend Appendix A1.3 Schedule of Trees to remove trees as shown below:

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Māori Name
G081 (\$44.001)	39 Purakaunui Station Road Purakaunui	Fraxinus excelsior (group of 5)	Ash	
T365 (\$187.002)	419 Great King Street Dunedin	Acer pseudoplatanus	Sycamore	
T130 (\$187.002)	20 Aberdeen Street Waikouaiti	Acer pseudoplatanus	Sycamore	
T218 (\$187.002)	26 Braeview Crescent Dunedin	Juglans ailantifolia	Japanese Walnut	
G039 (\$187.002)	R Ferntree Drive and 14 Dean Street Dunedin	Larix decidua	Larch	
T1109 (\$187.002)	5 Three Mile Hill Road Dunedin	Larix decidua	Larch	
G057 (\$187.00)	3 Quarantine Island Port Chalmers	Pinus sylvestris	Scots pine	
T547 (\$9.001)	39 Gresham Street	Metasequoia	Dawn redwood	

	Dunedin	glyptostroboides		
T1051 (\$152.001)	633 Gladbrook Road Middlemarch	Betula pendula	Silver birch	
T111 (\$70.005)	17 Ravensburn Street Woodside	Cordyline australis	Cabbage tree	Ti kouka
Remove these trees from the planning map.				

2.38 Submission points on Change Z7 - 32 and 34 Manuka Street, 30 Rimu Street and part 11A Matai Street, Ravensbourne

Recommended amendments:

None.