

Appendix 8: District Plan Compliance Assessment

Proposed Dunedin Second Generation District Plan (2GP)

Provision	Relevant Requirement	Commentary
Definitions		
Definition of “temporary activities”	means: The category of land use activities that consists of: Construction	“Construction” includes demolition as per definition below.
Definition of “construction”	means: The use of plant, tools, gear or materials as part of the erection, installation, repair, maintenance, alteration, dismantling or <u>demolition of any building or structure</u> ; or site development. This definition includes all work from site preparation to site restoration.	“Construction” includes demolition.
City Wide Activities		
Temporary activity rule 4.3.2.1	The following performance standards that apply to all “temporary activities”: a. Development standards b. Light spill	Confirms the performance standards that apply to demolition. See below for relevant performance standards that apply.
Temporary activity rule 4.3.2.2	Construction is a permitted activity where the relevant performance standards are met.	Confirms demolition is permitted where performance standards are met. See below for relevant performance standards.
Noise performance standards 4.5.4.1(a)	Construction must not exceed the following limits measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise. Construction noise received at buildings housing “noise sensitive activities”: - Weekdays, 6.30am – 7.30am = 55dB_{LAeq}/75L_{max} - Weekdays, 7.30am – 6.00pm = 70dB_{LAeq}/85L_{max}	Does not comply. Noise from the proposed demolition works will be received in a buildings housing ‘noise sensitive activities’. In addition, noise will be received in the surrounding industrial and commercial zones.

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	- Weekdays, 6.00am – 8.00pm = 65dB_{LAeq}/80_{Lma} - Weekdays, 8.00pm – 6.30am = 45dB_{LAeq}/75_{Lma} - Saturdays, 7.30am – 6.00pm = 70dB_{LAeq}/85_{Lmax} - Saturdays, 6.00pm – 7.30am = 45dB_{LAeq}/75_{Lmax} Construction noise received in industrial, commercial, and mixed use zones (other than above): - Any day, 7.30am – 6.00pm = 70dB_{LAeq} - Any day, 6.00pm – 7.30am = 75dB_{LAeq}	The proposed above ground demolition works are expected to take approximately 80 weeks. Accordingly, the 'long term duration' noise limits apply. The noise and vibration assessment from Marshall Day Acoustics (Appendix 5) confirms that the proposed demolition works will not comply with these limits at times, and therefore will not be a permitted activity.
Noise performance standards 4.5.4.1(b)	Vibration from construction must not exceed a maximum particle velocity measured on any foundation of an adjacent building on another site, or 25mm/second for commercial buildings or 10mm/second for buildings housing noise sensitive activities.	Does not comply. The noise and vibration assessment from Marshall Day Acoustics (Appendix 5) confirms that the proposed demolition works will not comply with these limits at times, and therefore will not be a permitted activity.
Noise performance standards 4.5.4.1(c)	Construction that exceeds the noise limits in noise performance standard 4.5.4.1(a) by less than 5dB LA _{eq} (15min) is a discretionary activity.	The noise and vibration assessment from Marshall Day Acoustics (Appendix 5) confirms that the proposed demolition works will at times exceed the noise limits by more than 5dB, and therefore will not be a discretionary activity.
Noise performance standards 4.5.4.1(c)	Construction that exceeds the noise limits in noise performance standard 4.5.4.1(a) by more than 5dB LA _{eq} (15min) is a non-complying activity.	The noise and vibration assessment from Marshall Day Acoustics (Appendix 5) confirms that the proposed demolition works will at times exceed the noise limits by more than 5dB, and therefore will be a non-complying activity.
Development performance standard 4.5.1.1	Temporary buildings, structures, earthworks, and site development activities associated with temporary activities must meet the maximum height, height in relation to boundaries,	Complies. All temporary buildings and structures, and site development activities will

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	setbacks, hazard exclusion areas, vegetation clearance standards, and earthworks performance standards of the zone in which they are located, except: a. temporary signs (see Rule 4.5.7); b. setbacks from coast and water bodies, provided buildings and structures are set back from the coast or water bodies a minimum of 5m; and c. temporary buildings and structures associated with construction are exempt from meeting performance standards for maximum height, height in relation to boundary, and boundary setbacks provided they are erected for no more than 90 days.	meet the maximum 20m height performance standard for the CBD Edge Commercial North zone. There is no relevant setback, hazard exclusion area, or vegetation clearance performance standards relevant to the site. No earthworks are proposed as part of this proposal.
Light spill performance standard 9.3.5	Light spill measured at the notional boundary of any residential building must not exceed 10 Lux between 7am-10pm. Light spill standard does not apply to light spill from the headlights of motor vehicles.	Complies. No exterior lighting is proposed as part of the demolition, and therefore the performance standard does not apply.
Development activity status rule 18.3.6.28	Demolition of a protected part of a scheduled heritage building is a non-complying activity.	Does not comply. Demolition of the protected street facades of the Cadbury Confectionary Company buildings is proposed (other than the Dairy and Machine House building).