

2GP
**SECOND
GENERATION
DISTRICT PLAN**

2GP User Guide

**April 2019 - incorporating changes made
through 2GP decisions**

Contents

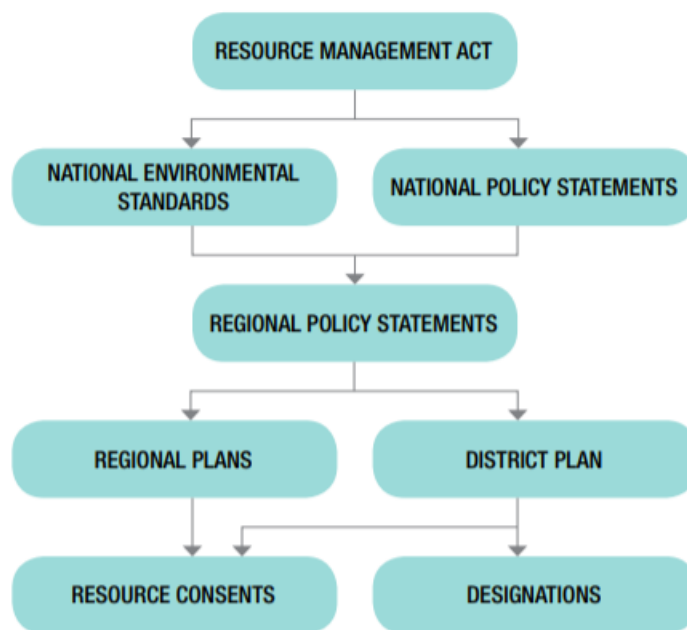
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1 Introduction

1.1 What is a District Plan?

A district plan controls what people can do on their land and how it can be developed. It includes objectives, policies and rules (which are sometimes collectively referred to as 'provisions' or 'plan provisions'). The main goal of Dunedin's District Plan is to sustainably manage the natural and physical resources of Dunedin to meet the needs of current and future generations and to provide for their social, economic and cultural wellbeing and for their health and safety.

The Dunedin City District Plan part of a hierarchy of planning/resource management instruments made under the Resource Management Act 1991 (RMA).



2 How is the 2GP structured?

The 2GP has two primary components:

- the planning map which shows the zones and other types of spatial layers (overlay zones, mapped areas, scheduled items) where the rules in the written text apply; and
- the written text consisting of objectives, policies, rules and guidance information.

Both of these components are provided in an electronic format located online at 2gp.dunedin.govt.nz

2.1 The Planning Map

Different provisions (objectives, policies and rules) apply to different parts of Dunedin. The way this is shown is by identifying spatial zones and overlays on a map that are then linked to different provisions.

Every site in Dunedin has a base zone – these are called ‘management zones’ or ‘major facility zones’. While generally avoided, some larger, typically rural, sites may cross more than one zone.

Some sites may also have one or more overlays that apply to them, these include:

- ‘overlay zones’ (such as outstanding landscape overlay zone), which have a set of provisions, typically including objectives, policies and rules, that apply to them
- ‘mapped areas’, which are areas linked to only one or, at most, a few rules, for example the port noise control mapped area, the road classification hierarchy, and the high class soils mapped area; and
- Scheduled items, for example a Scheduled Tree or Heritage Building.

Information about how to use the planning maps is available here:

[2gp.dunedin.govt.nz/2gp/documents/Guidance - how to use the 2GP Maps.pdf](http://2gp.dunedin.govt.nz/2gp/documents/Guidance%20-%20how%20to%20use%20the%202GP%20Maps.pdf)

2.2 The Written Text

The written text is contained in an electronic plan or ‘Eplan’, which allows users to navigate to different parts of the Plan through a hierarchical table of contents and view different amounts of content depending on which part of the hierarchy is chosen. Information about how to open pages and navigate through the online plan is available here: 2gp.dunedin.govt.nz/2gp/documents/plan/GuidetoEplan.pdf

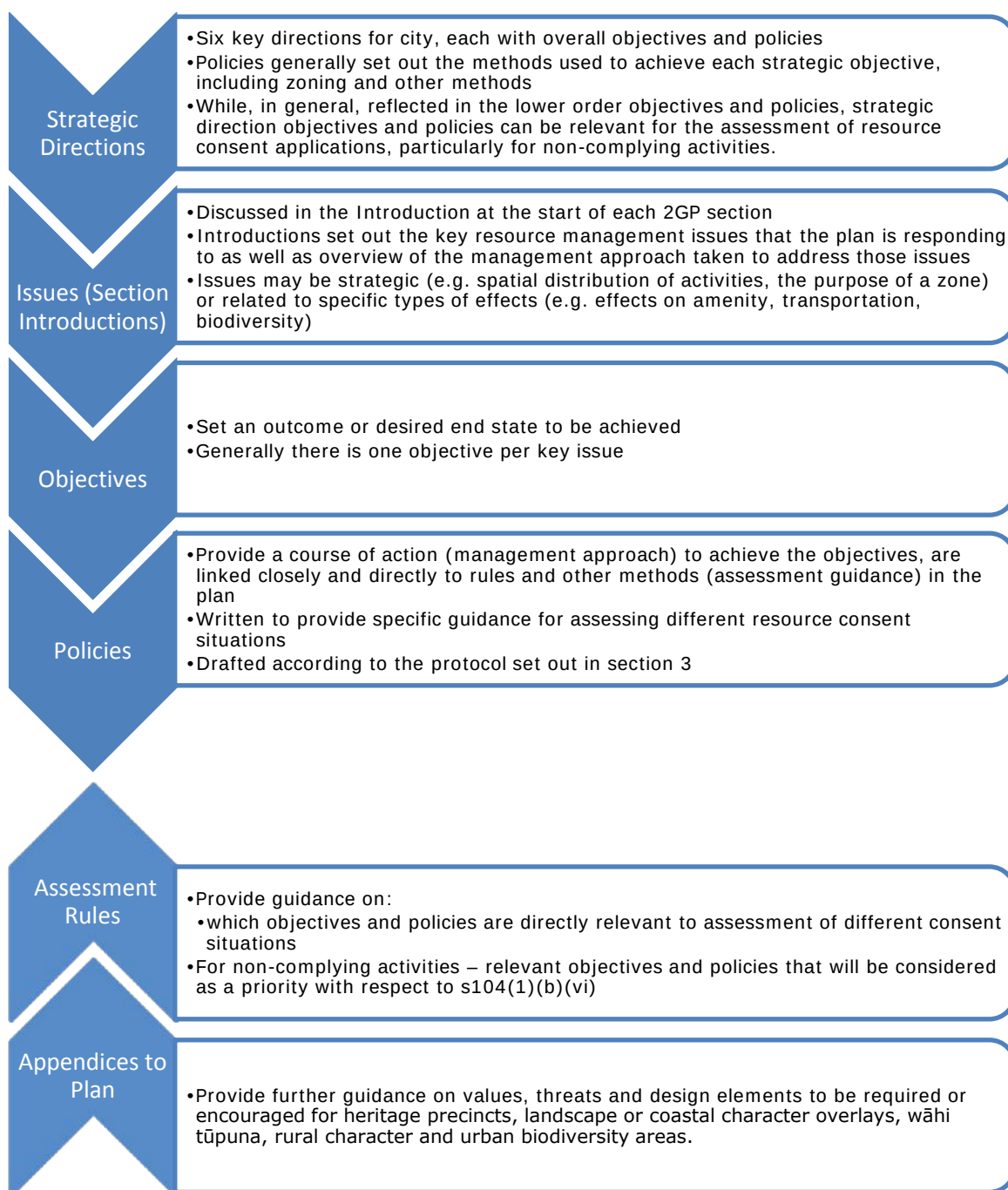
The Plan is structured in Parts A to F. The role and format of each of these parts is explained below.

A. Plan Overview and Strategic Directions 1. Plan Overview and Introduction 1.1 Introduction to the District Plan 1.2 Kai Tahu and the District Plan 1.3 Activities managed by the Plan (Nested Tables) 1.4 Definitions 2. Strategic Directions	The plan overview and introduction section contains an introduction to the District Plan, information on Te Tiriti o Waitangi/The Treaty of Waitangi and outcomes sought by Kāi Tahu, the complete list of activities managed by the Plan and grouped into nested tables, and definitions. The Strategic Directions section focuses on key issues for the city and establishes the overall management approach for the Plan; including zoning and other methods used in the Plan. The objectives and policies of the strategic directions are generally incorporated into the objectives and policies of the lower order sections of the Plan. However, sometimes these policies may also be directly relevant for the assessment of consent applications – in these cases links to relevant strategic directions are provided from the relevant assessment rules.
B. City-wide Activities 3. Public Amenities 4. Temporary Activities 5. Network Utilities 6. Transportation 7. Scheduled Trees 8. Natural Hazard Mitigation Activities 8A. Earthworks	The city-wide activities section contains objectives, policies and rules for certain types of activities that were difficult to separate between land use and development components, and required customised performance standards. The sections contain all the relevant provisions related to the activity (except for those provided in the City-wide Provisions section: see below). Therefore, for these activities, there is no need to look at rules in the management or major facilities zone sections. Note: The Transportation and Network Utilities sections also contain city-wide provisions (see below).
C. City-wide Provisions 9. Public Health and Safety 10. Natural Environment 11. Natural Hazards 12. Urban Land Transition Provisions 13. Heritage 14. Manawhenua	The city-wide provisions contain rules that apply consistently across zones, or are linked to overlay zones or mapped areas. The sections contain objectives, policies, performance standards and assessment rules. They do not contain the activity status rules; therefore, are not stand-alone sections. They must be read alongside the activity status rules for the relevant city-wide activity, or activities as listed in the relevant management or major facility zone.
D. Management Zones 15. Residential Zones 16. Rural Zones 17. Rural Residential Zones 18. Commercial and Mixed Use Zones 19. Industrial Zones 20. Recreation Zone	Management zones are organised around the predominant land use within an area, for example residential, rural or industrial, however, none are single-use zones. These sections contain objectives, policies, and rules.

E. Major Facility Zones 21. Ashburn Clinic 27. Mercy Hospital 22. Dunedin Botanic Garden 28. Moana Pool 23. Dunedin Hospital 29. Otago Museum 24. Dunedin International Airport 30. Port 25. Edgar Centre 31. Schools 26. Invermay & Hercus 32. Stadium 33. Taieri Aerodrome 34. Campus 35. Wakari Hospital	The 15 major facility zones cover facilities that are important to Dunedin's social, economic and cultural well-being. These include hospitals, schools, sporting and recreation facilities, and airports. Each major facility zone contains specific objectives, policies and rules to facilitate the efficient and effective operation of the facility, and to manage its effects.
F. Appendices A1. Schedules (heritage items and sites, areas of significant biodiversity value, schedule of trees, designations, and scheduled mining activities) A2. Heritage precinct values A3. Landscape values A4. Wāhi Tūpuna values A5. Natural character of the coast values A6. Hazardous substances quantity limits. A7. Rural character values A8. Heritage NZ Pouhere Taonga Accidental Discovery Protocol A9. Default zones for major facility zones A10. Urban biodiversity mapped area values A11. Design guidelines	The appendices contain detailed information that, where relevant, will be referenced from the 2GP policies or rules.

3 The Policy Framework

The following diagram sets out how the policy framework is structured in the 2GP. The framework flows from the strategic directions down through the objectives and policies in the rest of the Plan. The assessment rules reinforce these connections by providing guidance on the objectives and policies relevant to a rule that has triggered the need for resource consent. In some cases this will flow back up to the overall strategic direction or policy.



3.1 Strategic directions

The strategic directions section focuses on key issues for the city and establishes the overall management approach for the 2GP, including zoning and other methods used in the Plan. These strategic directions reflect the strategic directions of the Spatial Plan for Dunedin adopted in September 2012, key goals for Dunedin identified by the community in the development of the 2GP, and the purpose and principles (Part 2) of the Resource Management Act 1991.

There are six overall strategic directions. Each strategic direction includes: objectives and policies. Policies outline the methods used in the Plan to achieve the objective, but a small number direct how matters should be assessed where consent is required. The strategic directions include the spatial distribution policies (where activities are provided for and the use of zoning), which are necessary to achieve strategic city-wide objectives.

The objectives and policies in the strategic directions section will be most relevant to the assessment of resource consent applications for non-complying activities, but they may also be relevant for other resource consent applications, particularly in considering cumulative effects. Situations where they are relevant are outlined in the assessment rules.

The six strategic directions are:

- Dunedin is environmentally sustainable and resilient.
- Dunedin is economically and socially prosperous.
- Dunedin is a memorable city with a distinctive built and natural character.
- Dunedin is a city that gives effect to the Principles of the Treaty of Waitangi, protects Kāi Tahu values, culture and traditions, and enables Kāi Tahu to express kaitiakitaka.
- Dunedin has quality housing choice and adequate urban land supply.
- Dunedin has affordable and efficient public infrastructure.

3.2 Objectives and policies

Objectives

Objectives set out an outcome, or desired end state, to be achieved in responding to key resource management issues.

The following are the most common objective themes in the management and major facility zones:

1. Purpose of the zone – what the zone is trying to provide for/focus on enabling and what it is not providing for (as contrary to that purpose of the zone or to overall spatial distribution policies as directed by the strategic directions).
2. Management of conflict between activities provided for within the zone.
3. Amenity/character objective for the zone.

Policies

Policies are ‘courses of action’ that are deemed the most appropriate way (e.g. most efficient and effective way) of achieving the objectives of the Plan. Policies are implemented through rules or other methods.

For policies, the drafting protocol uses language that is designed to set out clear actions (in relation to the management of activities) to achieve the objectives. Each policy starts with an ‘action word’. The action words used in the policies are drafted to reflect the approach taken in the Plan with respect to rules (performance standards and activity status rules).

- For policies that set up performance standards, the word “Require...” is used at the start of the policy.
- For policies that set up discretionary (restricted or fully discretionary) activities, the words “Only allow...” are used.
- For policies that set up non-complying activities, the words “Avoid..., unless” are used.

After the action word, policies describe what is being managed and then give the goal of that management. These are designed to be used as ‘tests’ in the assessment of consent applications - where the policy is implemented by a rule that leads to (or may lead to, in the case of performance standards) a resource consent.

Some of these ‘tests’ are very directive and specify a maximum level of adverse effect that is acceptable, or a specific outcome that must be achieved.

Some of the ‘tests’ are written in a way that gives decision-makers more flexibility to make a case-by-case assessment of what is acceptable, by specifying a broader outcome or by allowing judgement of what might be ‘adequate’ avoidance or mitigation of effects.

More information on the protocol used to draft policies in the 2GP is available in the 2GP Style Guide, available at www.2gp.dunedin.govt.nz

Example of an objective and policy:

Objective 15.2.3

Activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

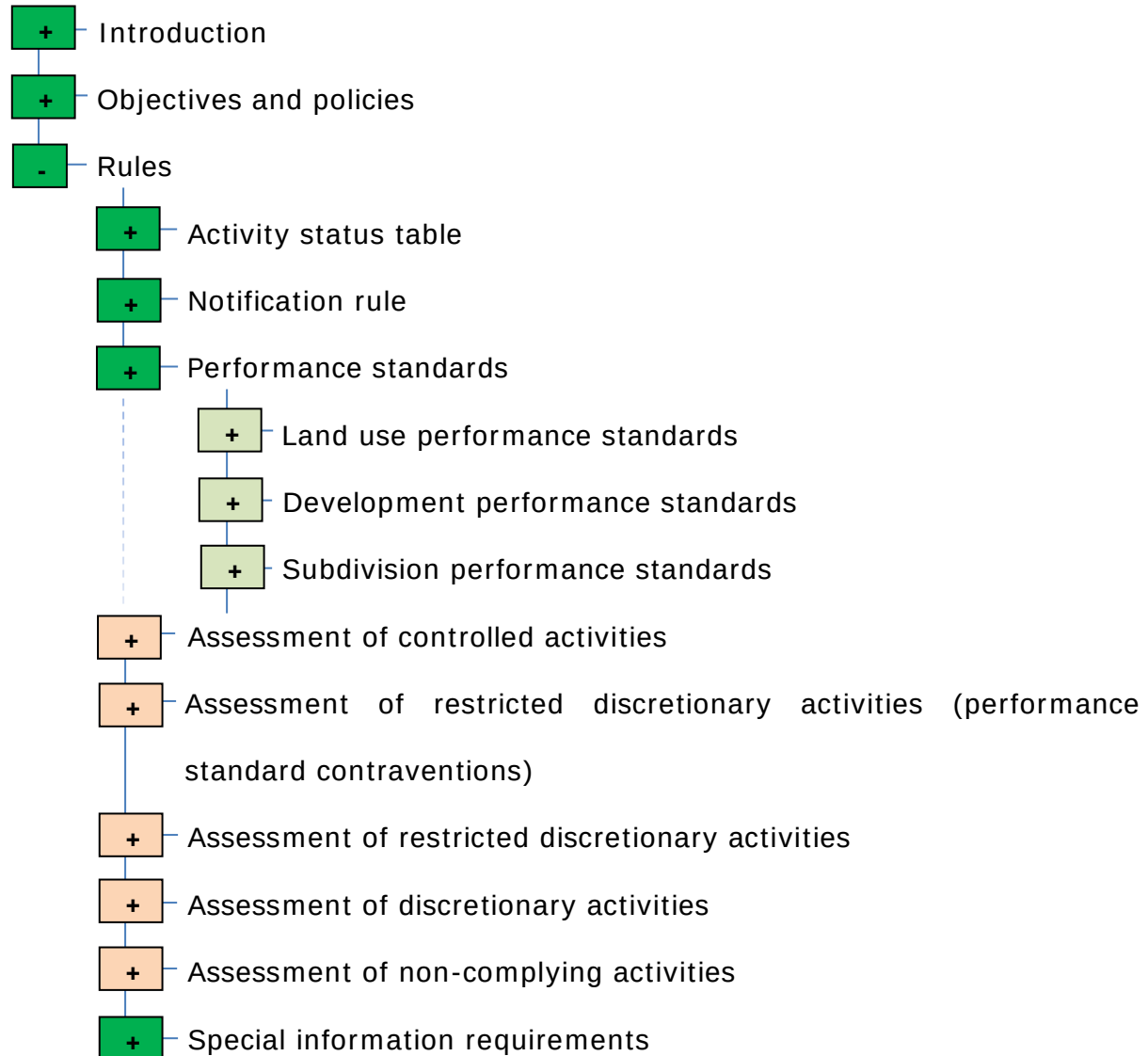
Policy 15.2.3.3

Require buildings and structures in the Inner City Residential Zone to be of a height and setback from boundaries that:

- (a) enables a high quality, medium density form of development;
- (b) is consistent with the existing streetscape character of the zone; and
- (c) avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on sunlight access on outdoor spaces at the rear of adjacent sites.

4 Format of 2GP

The management zones and major facility zones are generally structured as set out below. Note that not every 2GP section will contain all of the content set out in the following diagram.



The city wide activities and city wide provisions chapters have a similar layout except the city provisions do not include activity status rules and only provide performance standards and the policy framework and assessment guidance for issues that are managed through overlays.

Prior to looking at these provisions in more detail, the nested tables and definitions which sit in Section 1 Plan Overview and Introduction are outlined. These set out how activities are grouped across the 2GP, along with the meaning of activities and other relevant terminology.

4.1 Nested tables and types of activities

The Nested Tables section of the 2GP (Section 1.3) is a complete list of activities managed by the 2GP, grouped into a hierarchy of categories, sub-categories, activities, and sub-activities. The nested tables are critical to using the Plan and need to be referred to alongside the relevant activity status table when determining the activity status of an activity, as activity status tables may not list every activity individually but rather refer to categories of activities (which are outlined through the nested tables).

The first level of the hierarchy is the activity group and includes city-wide, land use, development and subdivision activities.

City-wide activities are categorised by the type of activity (public amenities, temporary activities, network utilities, transportation, scheduled trees, natural hazard mitigation activities, earthworks). The rules that apply to these activities are located within the relevant city-wide activity section.

Activities that are managed in the management and major facility sections are grouped as either land use, development or subdivision activities:

Land use activities are the use to which the land is put (what people are doing on the land). For example, standard residential, farming or retail activity. A site may be put to more than one land use.

The categories of land use activities include commercial, residential, community, industrial, rural and major facility activities.

Development activities are those that relate to the creation or modification of buildings and structures or other physical development of a site (excluding earthworks, which is managed as a city-wide activity). Development activities are split into two sub-categories: buildings and structures activities; and site development activities.

Subdivision activities are split into two activity types: general subdivision and cross-lease, company lease and unit title subdivision.

Many proposals will involve several types of activity. All activities are defined in Section 1.4. The definition also indicates which category the activity is in. Some activities also have sub-activities, such as veterinary services being a sub-activity of office activity as shown in the figure below. Sometimes activities may be managed differently at different scales, indicated in the nested tables as either “small scale” or “large scale”, with the relevant scale thresholds set out either in the activity definition or in a performance standard.

1.3.2 Land Use activities

Commercial Activities Category

Activities	Sub-activities
Ancillary licensed premises	
Commercial advertising	Tourism advertising
Conference, meeting and function	
Entertainment and exhibition	
Office	Registered health practitioners
	Training and education
	Veterinary services
	Campus-affiliated office

4.2 Definitions

Definitions are provided in Section 1.4, which includes definitions of categories, activities, sub-activities and other terms used in the 2GP. Where activities or sub-activities are defined, the definition includes an explanation of where it fits within the relevant nested table – for example, what category type it comes under or, if it is a sub-activity, what activity it comes under.

A definition will sometimes spell out matters that are specifically excluded from that definition. A definition may also spell out matters that are covered by that definition. This is done in several different ways:

1. “For the sake of clarity, this includes...” is used to clarify aspects of the definition (what it covers) where it was considered clarification was necessary to avoid confusion.
2. “Examples are...” is used to include an inclusive list of common examples to help interpret the definition.
3. “Consists of...” is used to provide an exclusive (i.e. complete) list of activities covered by the definition. This is mostly used to introduce the activities in the definition of a category or the sub-activities in the definition of an activity.

The Definitions Section 1.4 also includes abbreviations commonly used in the 2GP, listing out what the abbreviations stand for.

4.3 Activity status tables

The activity status of a particular activity determines whether a resource consent is required and, if so, what will be evaluated when the Council considers the resource consent application. The types of activity statuses are as follows:

Permitted Activity (P)

No resource consent is required, provided that any performance standards associated with the permitted activity are complied with.

Controlled Activity (C)

Resource consent is required, but must be granted. Conditions can be imposed on the consent but can only relate to matters of control that the DCC has specified in the District Plan. The matters of control are given in the Assessment Rules in the relevant ‘Assessment of Controlled Activities’ subsection.

Controlled activities may also be subject to performance standards that must be met for that activity status to apply.

Restricted Discretionary Activity (RD)

Resource consent is required, and can be granted or declined on a case-by-case basis. If the consent is granted, conditions can be imposed, but can only relate to the matters of discretion that the DCC has specified in the District Plan or which are specified in national environmental standards or other regulations. The matters of discretion are given in the Assessment Rules in the relevant ‘Assessment of Restricted Discretionary Activities’ subsection.

Restricted Discretionary activities may also be subject to performance standards that must be met for that activity status to apply.

Discretionary Activity (D)

Resource consent is required, and may be granted or declined on a case-by-case basis. If the consent is granted, conditions can be imposed on any matters that the DCC considers necessary to address effects on the environment.

Non-complying Activity (NC)

Resource consent is required, and may be granted or declined on a case-by-case basis. In the case of non-complying activities, the RMA restricts the ability of a consent authority to grant consent only in cases where the effects are minor or the activity will not be contrary to the objectives and policies of the District Plan. However, even if an application meets one of these tests consent can still be declined. If the consent is granted, conditions can be imposed on any matters that the DCC considers necessary to address effects on the environment.

Prohibited Activity (Pr)

No resource consent application can be made for a prohibited activity.

A different activity status may apply to the land use part of a proposal compared to the development activity part. If this is the case, the more restrictive activity status will apply to the proposal as a whole.

The activity status tables in the management zones, major facility zones, and city-wide activities sections show the activity status of individual activities, sub-activities and activity categories. Where the activity is permitted, controlled, or restricted discretionary, the performance standards that must be met are shown in the top row of the table (where they apply broadly to categories or subcategories of activities) and in the far right column, where they apply to individual activities. Contravention of a performance standard will mean a resource consent is required (with the activity status of that consent given in the performance standard) or for activities that already require a consent, either additional assessment matters, or in some case a stricter consent type.

The 2GP provides for 'ancillary activities', which are activities that are subordinate to and part of the operation of the primary activity identified. An ancillary activity is not a stand-alone activity that is operated outside of, or distinctly apart from, the operation of the primary activity. Having ancillary activities allows for the activity to be managed differently than it would be as a stand-alone activity. For example, providing for licensed premises which are ancillary to another activity such as a restaurant or visitor accommodation.

In addition to sub-activities, the 2GP uses 'qualifiers' to allow rules to only apply to activities in some situations. These situations are most commonly where an activity is managed differently in certain areas or at a certain scale. Some examples where qualifiers are used in activity status tables are as follows:

- Visitor accommodation in the George Street North residential heritage precinct.
- Food and beverage retail less than 1500m² in gross floor area.
- Rural research – large scale in the Invermay Farm mapped area.
- Mineral exploration that does not involve blasting.

In management and major facility zones there are separate activity status tables for land-use, development and subdivision activities.

For activities that are not the main type of activity the zone is provided for, it is common that the activity status table will list activity statuses for activities that are provided for in the zone and then an activity status given for 'all other' activities in the category.

For example, in the rural residential activity status table as shown below, of the activities in the commercial activities category, only three are provided for in the zone. Stand-alone car parking is permitted, veterinary services (large animal practice) is provided for as a

restricted discretionary activity, and visitor accommodation as a discretionary activity. All the other activities in this category are non-complying activities.

For sites that are within a natural environment or heritage overlay zone, a different activity status may apply. Where this occurs, this activity status is given in an additional column in the activity status table (see screenshot below).

For Natural Hazards overlays, activities are managed based on their sensitivity to the natural hazard.

For sites that are within a Hazard 1A, 1 or 2 (flood) overlay zone, the activity status may change for activities that are included in the definitions of:

- Natural hazards sensitive activities
- Natural hazards potentially sensitive activities, or
- New buildings, and additions and alterations to buildings, which create more than a certain area of new ground floor area (varies by zone).

These activity status rules are provided in a separate table after the subdivision activity status table.

<u>Commercial activities</u>		a. <u>RR</u>	b. <u>ONF/</u> <u>HNCC</u>	c. <u>SNL/</u> <u>NCC</u>	d. <u>ASBV</u>	Performance standards
20.	<u>Ancillary licensed premises</u>	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	
21.	<u>Stand-alone car parking</u>	P	P	P	P	
22.	<u>Veterinary services</u> (large animal practice)	RD	NC	RD	NC	
23.	<u>Visitor accommodation</u>	D	NC	D	NC	
24.	All other activities in the <u>commercial activities</u> category	NC	NC	NC	NC+	

4.4 Notification rules

Section 77D of the RMA states a Plan can include rules specifying where:

1. There must be public notification of an application for a resource consent;
2. There must not be public notification of an application for a resource consent; or
3. There must not be limited notification of an application for a resource consent.

The different sections of the 2GP may include notification rules of the above types. The notification rules may also include information on who will be considered an affected person in certain circumstances and activities that will not be considered as part of the permitted baseline in determining whether public notification is required.

4.5 Performance Standards

Performance standards are rules containing standards that must be met in order for an application to be considered a permitted, controlled or a restricted discretionary activity. The District Plan (2006) uses a similar method called “conditions on permitted activities”, but only with permitted activities.

Where performance standards apply to all permitted, controlled and restricted discretionary activities of a certain group (e.g. all land use activities), category (all development activities) or sub-category (all buildings and structures activities), these are listed at the top of the activity status table. Other performance standards only apply to specific activities and are listed in the same row as the activity to which they relate.

For example, see the following excerpt from the activity status table for land use activities in the Residential Zones (Rule 15.3.3):

15.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities only) b. Electrical interference c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only) f. Structure plan mapped area performance standards (where relevant)
<u>Residential activities</u>		Activity status	Performance standards
2.	<u>Supported living facilities</u>	RD	a. Minimum car parking b. Outdoor living space c. Service areas
3.	<u>Standard residential</u>	P	a. Density b. Minimum car parking c. Outdoor living space d. Service areas e. Family flats

Left-clicking on the performance standard name in the right-hand column of the activity status table will take you to the performance standard rule itself (right-clicking on it will allow you to open the rule in a new tab, so you don't lose your place in the 2GP). For example, clicking on 'service areas' directs you to the Service Areas performance standard rule as shown below:

15.5.12 Service Areas

1. Residential activity with 3 or more residential units on a site must provide service areas with a minimum area of 2.5m² per residential unit. Service area requirements are in addition to outdoor living space requirements.
2. Activities that contravene this performance standard are restricted discretionary activities.

If the activity does not meet the standard ('contravenes' the standard) it will require a resource consent. If it already requires a resource consent because it is a controlled or restricted discretionary activity, and it also contravenes one or more standards additional matters of discretion may apply or it may require a resource consent with a stricter activity status (depending on the standards contravened).

The activity status of an activity that contravenes the standard is given at the end of each performance standard.

Where contravention of the standard results in a Restricted Discretionary activity status the matters of discretion for contravening that standard are given in the assessment rules, generally in the first or second sub-section entitled 'Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)'.

Where contravention of the standard results in a Discretionary or Non-complying activity status, guidance on the assessment of that consent is given in the sections entitled 'Assessment of Discretionary Activities' or 'Assessment of Non-complying activities'.

4.6 Assessment Rules

This section includes the rules that restrict:

- for controlled activities, the matters over which Council will reserve its control; and
- for restricted discretionary activities, the matters to which Council will restrict its discretion.

The section also includes important guidance on how resource consent applications will be assessed.

- This guidance includes information on the relevant objectives and policies. Policies are generally paraphrased in the assessment guidance. Policies are important as they include the tests against which resource consent applications will be assessed (see Section 3).

Additional guidance may be included:

- 'Potential circumstances that may support a consent application' – these are examples of situations with either known (based on past consents), or predicted site, locational or design factors that usually support the outcomes described in relevant objectives and policies.
- 'General assessment guidance' – this provides additional guidance on how the Council will assess an application, such as listing important considerations or particular methods that may be used in assessment.
- 'Conditions that may be imposed' – where known, common conditions that are likely to be imposed when a consent is granted are listed.

For example, see the following excerpt from the assessment rule for all restricted discretionary land use activities in the residential zones (Rule 15.11.2.1):

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary land use activities in the residential zones, including but not limited to the activities listed below	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
		c. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Activities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). <i>General assessment guidance:</i> iii. In assessing the effects on amenity, <u>Council</u> will: 1. consider the effects of vehicle movements on the <u>site</u> as well as any significant changes to the number and nature of vehicle movements on the adjoining <u>road</u>, and the appropriateness of higher levels of vehicle movements based on the <u>Road Classification Hierarchy</u> in Appendix 6A; and 2. consider the relevant policies for <u>development activities</u>, including policies 15.2.3.1, 15.2.3.3, 15.2.4.1. <i>Potential circumstances that may support a consent application include:</i> iv. Performance standards for <u>development activities</u> are met. <i>Conditions that may be imposed include:</i> v. Conditions on signage, lighting, hours of operation. vi. Delivery time restrictions. vii. Requirements for fencing or <u>landscaping</u> of car <u>parking areas</u> to minimise adverse visual and nuisance effects from lighting and/or vehicle headlights on surrounding properties.

4.7 Special information requirements

Special information requirements provisions are used in the 2GP to outline information that must be provided with resource consent applications. These requirements are referenced and hyperlinked from the relevant assessment rules.

4.8 Notes to plan users

Notes to plan users are provided for information purposes only – they are not Plan rules nor do they contain any information that is necessary for rule interpretation.

There are five types of Note to plan users, setting out:

- Other relevant 2GP provisions
- Other requirements outside of the 2GP
- Copyright information
- General advice; and
- Other RMA considerations

5 How to use the 2GP

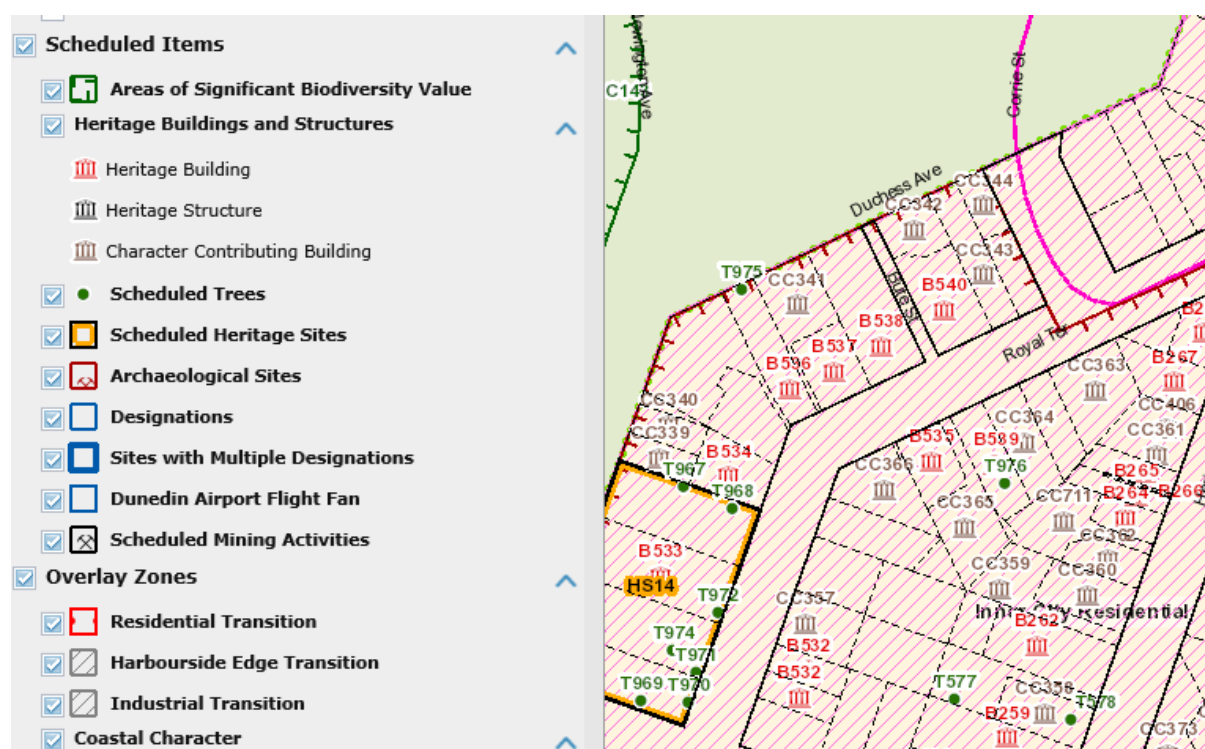
5.1 Step-by-step guide

The following is a guide on how to use the 2GP to work out whether or not your proposal needs a resource consent.

Step 1: Planning map

Locate your property and identify what management zone or major facility zone applies. Use the maps to identify whether your property has an overlay zone, mapped area or scheduled item applying to it, such as a scheduled heritage building, a heritage precinct or a primary pedestrian street frontage. If any overlay zones, scheduled items or mapped areas apply, the City-wide Provisions or the City-wide Activities section of the plan may also be relevant. In the example below, there are a number of marked heritage buildings and structures as well as scheduled trees.

For help using the planning map, see [2gp.dunedin.govt.nz/2gp/documents/Guidance-how to use the 2GP Maps.pdf](https://2gp.dunedin.govt.nz/2gp/documents/Guidance-how-to-use-the-2GP-Maps.pdf)



Step 2: Identify what category of activity applies

Begin with the nested table. Determine which category applies to your activity. Note that your proposal may include several activity types, such as residential activity (a land use activity), a new building (development activity), subdivision (subdivision activity) and earthworks (a city-wide activity). You may also need to check the definitions to confirm you have the right activity type or types – definitions for each activity are linked from the nested tables (and from the activity status tables).

Examples are provided below for activities in the residential activities category and for buildings and structures activities in the development activities category.

Residential Activities Category

Activities	Sub-activities
Supported living facilities	Rest homes
	Retirement villages
	Student hostels
Standard residential	Papakāika
Working from home	

Development Activities Category

Sub-categories	Activities	Sub-activities
Buildings and structures activities	Additions and alterations	Earthquake strengthening
		Restoration
		Signs attached to or incorporated into buildings
	Demolition	
	New Buildings	
	Removal for relocation	
	Repairs and maintenance	
	New Structures	Fences
		Retaining walls (for the purposes of rules that apply in heritage precincts only)
		Freestanding signs

Step 3: Determine activity status

If your proposal includes any land use, development or subdivision activities, check the activity status table in the relevant management or major facility zone (see step 1 above – planning map), to determine the activity status.

If your proposal includes any city-wide activities, check the activity status table in the relevant city-wide activity section, to determine the activity status.

In all cases, check whether any performance standards apply, and whether or not you can comply with them (click on the links to go to the relevant performance standard(s)). If you do not comply, the performance standard indicates which activity status applies to this part of your proposal. In some cases, the performance standards are located in the city-wide provisions section (e.g. those that apply to heritage buildings). The rules and hyperlinks will tell you where to find them.

The overall activity status will be the most restrictive status of all the various parts of your proposal.

In the example below, for development activities in the residential zone, new buildings or additions and alterations to buildings that would result in a building less than or equal to 300m² are permitted subject to the performance standards that apply to all development activities and those that apply to all buildings and structures activities.

15.3.4 Development Activity Status Table

1.	Performance standards that apply to all <u>development activities</u>		a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. <u>Structure</u> plan mapped area performance standards (where relevant)
2.	Performance standards that apply to all <u>buildings and structures activities</u>		a. Boundary setbacks b. Building length c. Fire fighting d. Height in relation to boundary e. Maximum height f. Number, location and design of ancillary signs g. Setback from coast and water bodies h. Setback from National Grid
In all locations, including areas covered by rows 3 - 36 below		Activity status	Performance standards
3.	New <u>buildings</u> and <u>additions and alterations</u> that result in: • a <u>building</u> that is greater than 300m² <u>footprint</u> or • a <u>multi-unit development</u> in the <u>ICR</u> and <u>GR2</u> zones	RD	
4.	<u>Fences</u>	P	a. Fence height and design
In locations not covered by rows 7 - 36 below.		Activity status	Performance standards
5.	New <u>buildings</u> , and <u>additions and alterations</u> to <u>buildings</u> , that result in a <u>building</u> that is less than or equal to 300m ²	P	
6.	All other <u>buildings</u> and <u>structures</u> activities	P	

Step 4: Apply for resource consent

If your activity is a permitted activity, and you meet all the relevant performance standards, you will not require a resource consent.

If your activity is a controlled, restricted discretionary, discretionary or non-complying activity you will need to apply for a resource consent. The assessment sections of the city-wide, management and major facility sections provide guidance on how the resource consent applications will be assessed. This guidance draws on the objectives and policies that apply to the activity and, in some cases, provides additional assessment guidance.

Note that there are separate assessment rules for activities that are restricted discretionary because they contravene a performance standard and for where an activity's underlying activity status is restricted discretionary as shown in the activity status table. Sometimes an activity that contravenes a performance standard will become a discretionary or non-complying activity – in these cases, the relevant assessment rules are to be found with other assessment rules for discretionary and non-complying activities.

Applications for resource consent must be made in writing to the DCC and must include a description of the proposed activity and an assessment of the environmental effects arising from it. Application forms and information brochures to assist in understanding the resource consent application process are available from the DCC or online at www.dunedin.govt.nz.

Council staff can assist by providing general advice on the requirements of the District Plan (drop-in desk in the Civic Centre Plaza, or phone 03 477 4000, or email planning@dcc.govt.nz). Professional advice may be necessary if your proposal is relatively complex.

Applications are processed on a cost recovery basis, with a deposit payable at the time an application is lodged with the council.

For further information on consent processing refer to: www.dunedin.govt.nz/services/planning

5.2 Summary Diagram

Step One:

Check planning map to identify the zone that applies to your proposed activity.
Check whether any overlay zones, mapped areas, or scheduled items apply.

Step Two:

Check nested tables and definitions to determine the activity types and categories of the various parts of your proposal.

Step Three:

Check the activity status tables in the relevant zone and/or city-wide activities sections of the 2GP to determine the activity status of your proposed activity. If the activity is not specifically listed, check the activity status of “all other activities” in the relevant category or subcategory it sits within in the nested tables.

Check whether any performance standards can be complied with, and what the activity status of this part of your proposal is if they can't.

