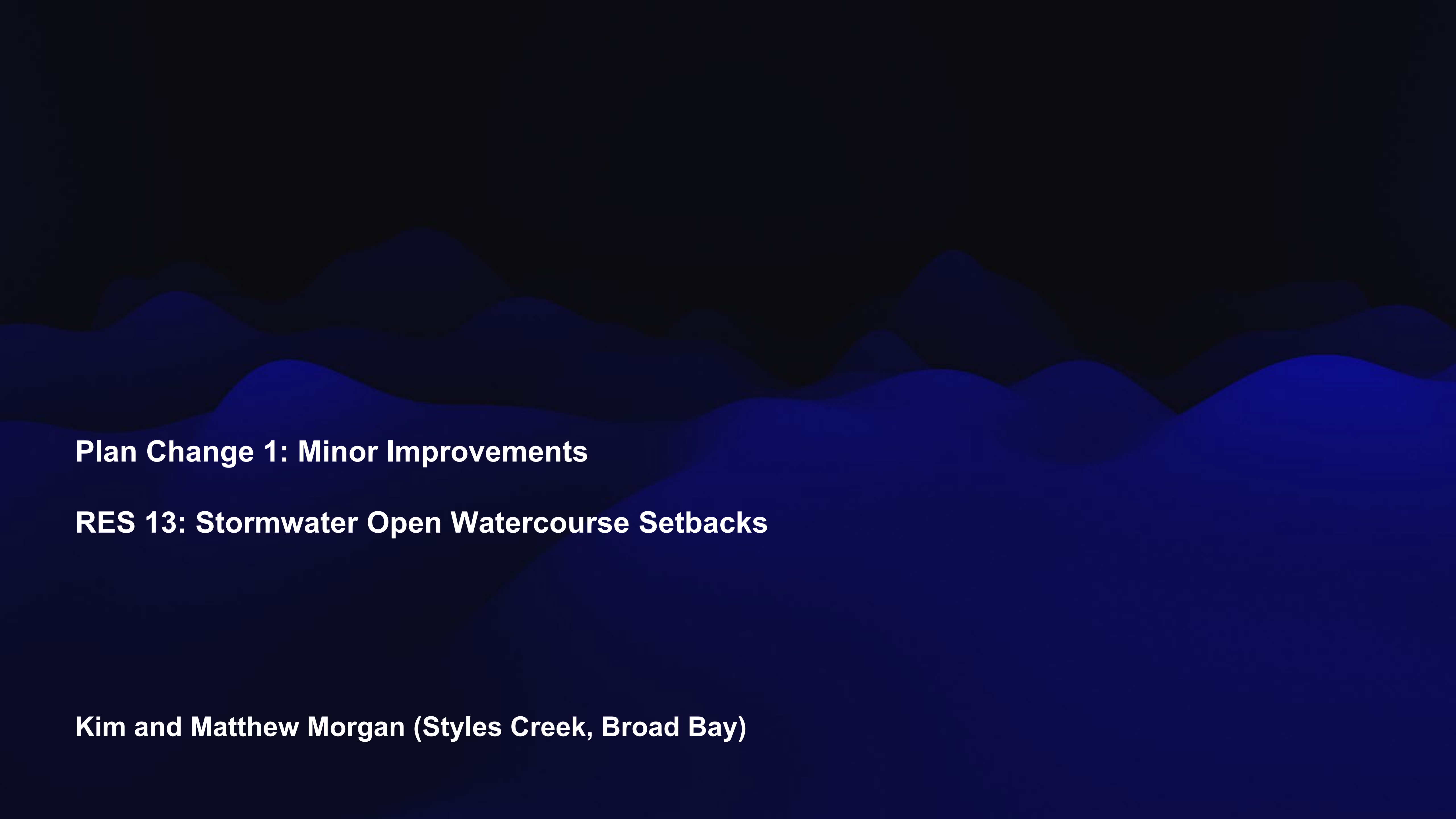




Plan Change 1: Minor Improvements

RES 13: Stormwater Open Watercourse Setbacks

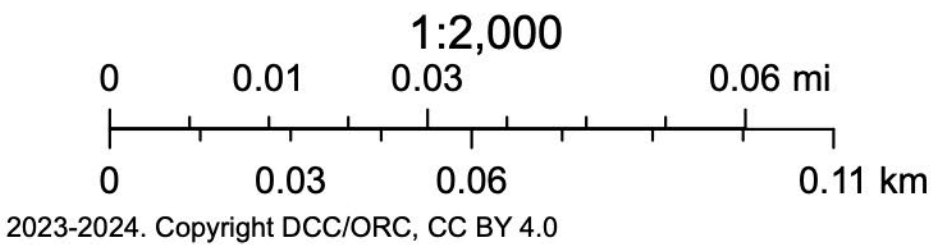
Kim and Matthew Morgan (Styles Creek, Broad Bay)

Planning Map



15/08/2025, 14:00:01

- | | | | | | | |
|-------------------------|----------------------------------|-----------------------------------|---|-------------------------------------|---------------------------------------|-------------------------------|
| Plan change 1 - line | Road/Rail | Designations | Character Contributing Building | Hazard 1 (land instability) | Coastal Character | Stormwater Open Watercourses |
| Plan change 1 - polygon | Hydro | Archaeological Sites | Areas of Significant Biodiversity Value | Hazard 1A (flood) | Natural Coastal Character | Esplanade Reserves and Strips |
| Plan change 1 - point | Road Names | Scheduled Heritage Sites | Hazard 3 (coastal) | Hazard 1 (flood) | High Natural Coastal Character | Reserve |
| Appeals | Scheduled Industrial Activities | Scheduled Tree Groups | Hazard 3 (alluvial fan) | Heritage Precinct | Outstanding Natural Coastal Character | Strip |
| Property | Scheduled Mining Activity | Scheduled Trees | Hazard 3 (flood) | Significant Natural Landscape (SNL) | Industrial Transition | Recreation |
| Railway Centreline | Dunedin Airport Flight Fan | Heritage Buildings and Structures | Hazard 2 (land instability) | Outstanding Natural Landscape (ONL) | Harbourside Edge Transition | |
| Parcel Boundaries | Sites with Multiple Designations | Heritage Building | Hazard 2 (flood) | Outstanding Natural Feature (ONF) | Residential Transition | |
| Parcel | | Heritage Structure | | | Wāhi Tupuna | |



Styles Creek — A Revegetation Project On The Otago Peninsula

Otago Peninsula is best known for its scenic mixture of hills and bays, and its accessible colonies of albatross, seals and yellow-eyed penguins. Its remaining forest and scrub remnants (only 5 percent of the original) are mostly small, unprotected and deteriorating. They represent a rather dry, coastal forest type of East Otago where the main trees are ngaio, kowhai, broadleaf, narrow-leaved lacebark, tarata, fuchsia, mahoe, matai and Hall's totara.

The first open space covenant on Otago Peninsula is an example of vegetation restoration by community effort. Styles Creek Bush lies behind the harbour-edge

settlement of Broad Bay. The landowner, David Jensen, agreed to a 2.39 hectare covenant over the bush and fenced the area in 1987. Fencing costs were shared by the National Trust and Save the Otago Peninsula (Inc) (STOP), assisted by grants from the Environmental Council and the Otago Tree Society.

In February 1988, following a welcome to 130 guests by Tatene Wesley representing Ngai Tahu, the covenant was officially opened by Sir Peter Elworthy on behalf of the National Trust.

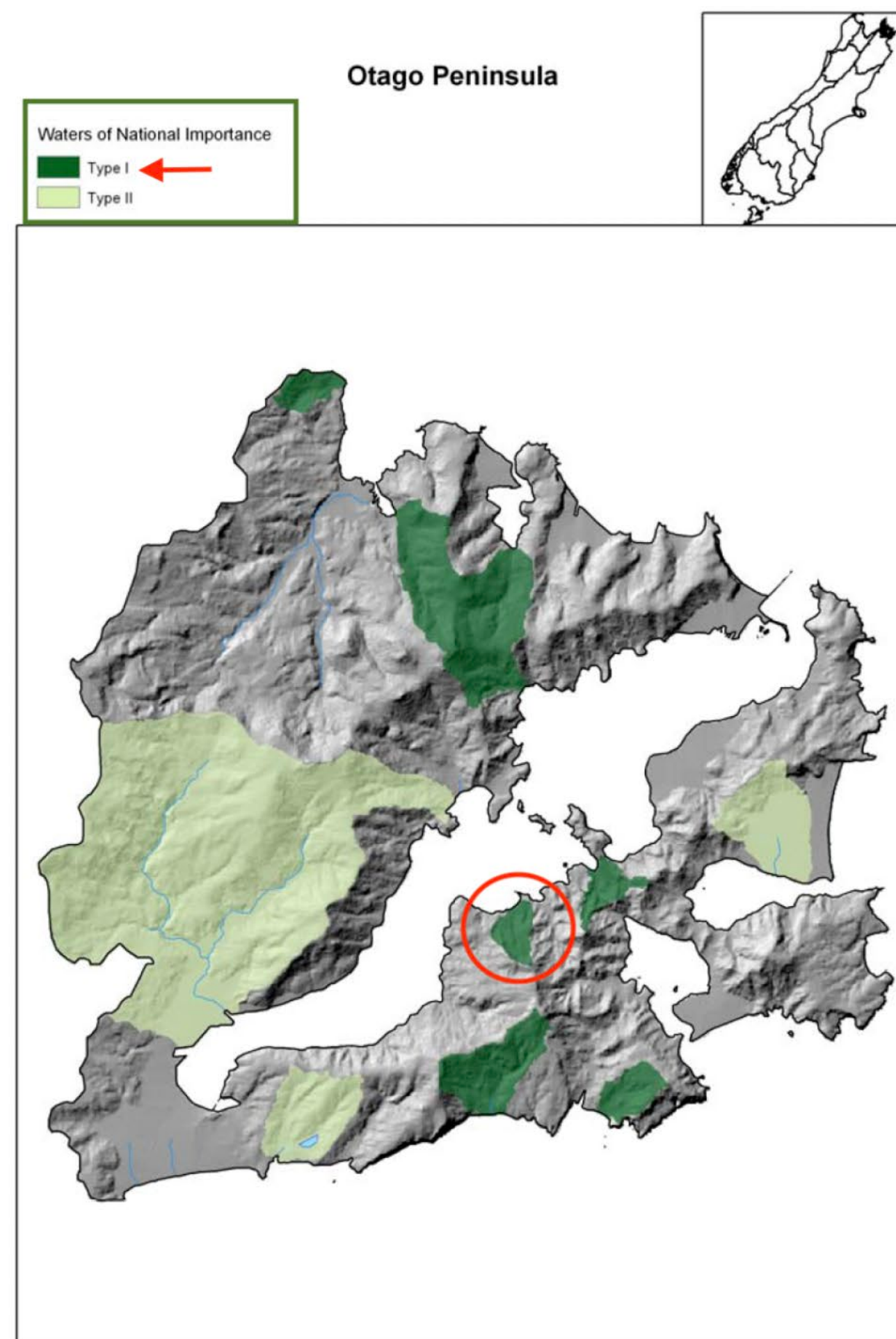
Some 15 working bees over two years have concentrated on replanting the grassy sites with trees of local origin,



Trust Chairman, Sir Peter Elworthy planting a tree at covenant opening.

90

Chadderton et al. — Creating a candidate list of Rivers of National Importance



Otago Peninsula consists of numerous small, steep catchments draining dissected, loess-mantled basaltic rocks dating from the Miocene. At least two aquatic invertebrate species are endemic to the peninsula: the caddisfly *Pseudoeconesus paludis* (Collier et al. 2000; Leathwick et al. 2003) and the isopod *Austridotea benbami* (Chadderton et al. 2003b).

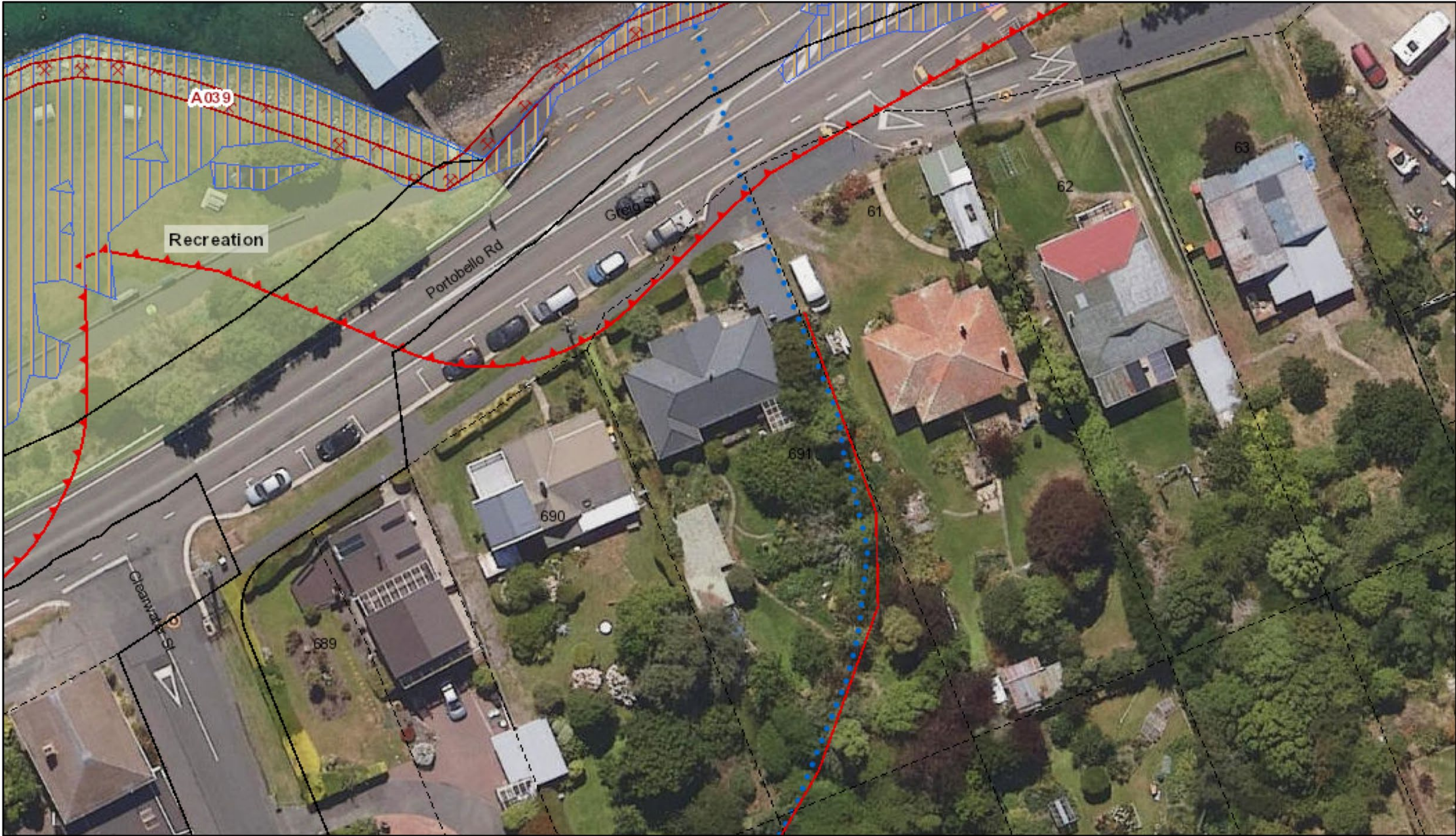
A number of the headwaters of the Leith Stream are contained within Dunedin City Council water catchments, and are protected from major changes to catchment vegetation. Water intakes act as barriers to introduced fish; many catchments appear to be trout-free. The headwaters of the Leith and Miliwaka Stream also contain major populations of the peninsula-endemic isopod *A. benbami*, that is listed as a threatened freshwater invertebrate species (Hitchmough 2002; Chadderton et al. 2003b).

<https://www.doc.govt.nz/globalassets/documents/science-and-technical/wonie.pdf>

Wetlands of National Importance (WONI) project (2004-5)

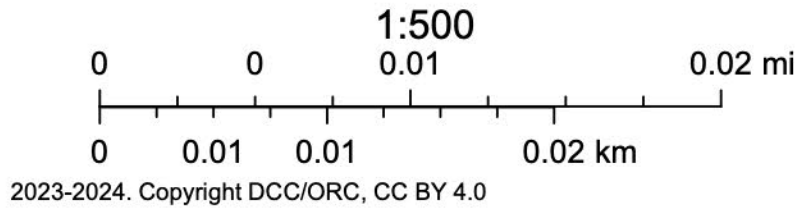
This procedure resulted in selection of 177 whole catchments and 57 sub-catchment units (Type I) as being among the most valuable rivers for sustaining New Zealand's freshwater biodiversity. These catchments units (see map) represent just over 5% of the 4706 catchment units assessed and accounted for an average of 76% of the range of river classes present in New Zealand. An additional 46 catchments (Type II) were identified as containing sections of river, special features, or populations of threatened species that were also of national significance.

Planning Map



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- | | | | | | | |
|---|---|---|--|---|---|---|
| <ul style="list-style-type: none">Plan change 1 - linePlan change 1 - polygonPlan change 1 - pointAppealsPropertyRailway CentrelineParcel BoundariesParcel | <ul style="list-style-type: none">Road/RailHydroRoad NamesAddress PointScheduled Industrial ActivitiesScheduled Mining ActivityDunedin Airport Flight Fan | <ul style="list-style-type: none">Sites with Multiple DesignationsDesignationsArchaeological SitesScheduled Heritage SitesScheduled Tree GroupsScheduled TreesHeritage Buildings and StructuresHeritage Building | <ul style="list-style-type: none">Heritage StructureCharacter Contributing BuildingAreas of Significant Biodiversity ValueHazard 3 (coastal)Hazard 3 (alluvial fan)Hazard 3 (flood)Hazard 2 (land instability) | <ul style="list-style-type: none">Hazard 2 (flood)Hazard 1 (land instability)Hazard 1A (flood)Hazard 1 (flood)Heritage PrecinctSignificant Natural Landscape (SNL)Outstanding Natural Landscape (ONL) | <ul style="list-style-type: none">Outstanding Natural Feature (ONF)Coastal CharacterNatural Coastal CharacterHigh Natural Coastal CharacterOutstanding Natural Coastal CharacterIndustrial TransitionHarbourside Edge TransitionResidential Transition | <ul style="list-style-type: none">Wāhi TupunaStormwater Open WatercoursesEsplanade Reserves and StripsReserveStripRecreation |
|---|---|---|--|---|---|---|



Dunedin City Council
Dunedin City Council

Styles Creek (Esplanade Strip)

10.3.1 Esplanade Reserves and Strips

1. Subdivision activities along the mark of mean high water springs of the sea must provide an esplanade reserve with a minimum width of:

a. 6m in the Harbourside Edge Zone; and

X. 20m in all other locations.

X. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade reserve with a minimum width of 20m:

a. Frasers Creek;

b. Kaikorai Stream;

c. Lindsays Creek;

d. Orokonui Creek;

e. Owhiro Stream;

f. Silverstream;

g. Lower Taieri River, being the Taieri River downstream from the Outram bridge;

h. Waikouaiti River downstream from the bridge on State Highway 1; and

i. Water of Leith, except within the Stadium Zone where no esplanade reserve will be required.

2. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade strip with a minimum width of 20m:

a. Abernathys Creek;

b. Battery Creek;

c. Andersons Bay Stream;

d. Bull Creek;

e. Carey's Creek;

f. Christies Creek;

g. Craigs Creek;

h. Deborah Bay Stream;

i. Deep Creek;

j. Deep Stream;

k. Dons Creek;

l. Fern Stream;

m. Flagstaff Creek;

n. Flat Stream;

s. Lee Stream;

t. Lug Creek;

u. Macandrew Bay Stream;

v. Mihiwaka Stream;

w. Nenthorn Stream;

x. Opoho Creek;

y. Orbells Creek;

z. Ōtākou Stream;

aa. Otokia Creek;

ab. Portobello Stream;

ac. Post Office Creek (Waikouaiti);

ad. Post Office Creek (Waipori);

ae. Pūrākaunui Creek;

af. Sawyers Bay Stream;

ag. Smiths Creek;

ah. Smugglers Creek;

ai. Stewarts Creek;

aj. Stony Creek;

ak. **Styles Creek;**

al. Sutton Stream;

am. Upper Taieri River, being the Taieri River upstream from the Outram bridge;

an. Three O'clock Stream;

ao. Toll Bar Creek;

ap. Traquair Burn;

aq. Verter Burn;

ar. Waikouaiti River upstream from the bridge on State Highway 1;

as. Waipori River;

at. Waitati River; and

au. Whare Creek.

***Current 2GP “Esplanade Strip” (20m)**

*Plan Change 1 Proposal (20m to 5m setback!)

Change	Topic	Purpose of proposal and scope of change	Description of proposed change	Provisions affected																																														
			residential activity is permitted (all CMU zones except CBD Edge Commercial North Zone, CBD Edge Commercial South Zone, South Dunedin Large Format Zone and Trade Related Zone).																																															
Res13	Stormwater open watercourse setbacks	Review: - whether the provisions for the management of stormwater open watercourses, which currently apply only in the new areas of the General Residential 2 (GR2) Zone that were added by Variation 2 to the 2GP, should be extended to other areas that contain these watercourses; - whether any modifications to the stormwater open watercourse setback requirements are needed; - the matters of discretion that apply to contraventions of Rule 10.3.3.X, which requires a minimum setback from stormwater open watercourse mapped areas; and - whether the provisions for Rule 10.3.3 Setback from Coast and Water Bodies should apply to the Mercy Hospital Zone. The scope of the change does not include review of the parts of Rule 10.3.3 other than for stormwater open watercourse mapped areas and their purpose to manage effects on the efficiency and affordability of infrastructure only (except in the Mercy Hospital Zone). This means there is no scope to consider changes to manage effects on biodiversity, natural character, public access, natural hazards, or the cultural values of Manawhenua with respect to water bodies (except in the Mercy Hospital Zone), which are managed by other Plan provisions.	- Extend the stormwater open watercourse mapped area and associated rules to apply city-wide, based on data from the DCC Water Services Map. - Amend Rule 10.3.3 Setback from Coast and Water Bodies: - so that there is a setback requirement of 20m in rural zones and 5m in all other zones from a stormwater open watercourse mapped area, with exemptions for fences and small structures; and - to apply the rule within the Mercy Hospital Zone because this zone contains a stormwater open watercourse and is currently exempt from Rule 10.3.3. - Various associated changes and clarifications.	Planning Map (stormwater open watercourse mapped area) <table><tr><td>5.7.3.4</td><td>21.8.4.9</td></tr><tr><td>5.7.5.AA</td><td>21.8.6.1</td></tr><tr><td>9.5.4.4</td><td>22.9.4.7</td></tr><tr><td>10.3.3</td><td>22.9.6.4</td></tr><tr><td>10.3.3A.2</td><td>25.8.4.7</td></tr><tr><td>(note)</td><td>25.8.6.1</td></tr><tr><td>10.3.3C (note)</td><td>26.9.4.8</td></tr><tr><td>10.5.3.10</td><td>26.9.6.1</td></tr><tr><td>10.5.3.X</td><td>27.3.4.X</td></tr><tr><td>11.4.2.7</td><td>27.6.X</td></tr><tr><td>14.3.2.6</td><td>27.9.4.X</td></tr><tr><td>15.10.4.13</td><td>27.9.6.1</td></tr><tr><td>15.10.6.11</td><td>31.9.4.8</td></tr><tr><td>16.9.4.10</td><td>31.9.6.4</td></tr><tr><td>16.9.6.13</td><td>32.8.4.7</td></tr><tr><td>17.9.4.8</td><td>32.8.6.1</td></tr><tr><td>17.9.6.13</td><td>33.9.4.6</td></tr><tr><td>18.9.4.11</td><td>33.9.6.4</td></tr><tr><td>18.9.6.11</td><td>34.9.4.14</td></tr><tr><td>19.9.4.8</td><td>34.9.6.1</td></tr><tr><td>19.9.6.8</td><td>8A.6.3.5</td></tr><tr><td>20.9.4.11</td><td>8A.6.4.Y</td></tr><tr><td>20.9.6.AA</td><td></td></tr></table>	5.7.3.4	21.8.4.9	5.7.5.AA	21.8.6.1	9.5.4.4	22.9.4.7	10.3.3	22.9.6.4	10.3.3A.2	25.8.4.7	(note)	25.8.6.1	10.3.3C (note)	26.9.4.8	10.5.3.10	26.9.6.1	10.5.3.X	27.3.4.X	11.4.2.7	27.6.X	14.3.2.6	27.9.4.X	15.10.4.13	27.9.6.1	15.10.6.11	31.9.4.8	16.9.4.10	31.9.6.4	16.9.6.13	32.8.4.7	17.9.4.8	32.8.6.1	17.9.6.13	33.9.4.6	18.9.4.11	33.9.6.4	18.9.6.11	34.9.4.14	19.9.4.8	34.9.6.1	19.9.6.8	8A.6.3.5	20.9.4.11	8A.6.4.Y	20.9.6.AA	
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Res18	Definitions of standard	Review the relationship between the definitions of standard residential, short term house rentals (which	Amend the definitions of standard residential, short term house rentals, and	1.3 (introduction) 1.4.1 definition of campgrounds																																														



Stormwater Open Course Setbacks

- Proposed 5m setback is essential for ALL developed areas — a wise extension of planning rules
- BUT 10m is essential for previously flagged “esplanade strips” (including Styles Creek), or else disaster will follow as Climate Change / significant rainfall events intensify!
- Please keep bucking Central Gov’t’s push for development at any cost, and don’t put homeowners at risk with reduced 2GP setbacks

