

PLAN CHANGE 1 – MINOR IMPROVEMENTS – NON HERITAGE TOPICS

SECTION 42A REPORT

25 July 2025

APPENDIX B - OUT OF SCOPE SUBMISSIONS

Table B1

The following submissions were identified as being outside the scope of Plan Change 1 in the Summary of Decisions Requested Report¹. They have not been considered further in the s42A Report.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S19.001	Fraser McRae	Not in scope	Support with amendments	Remove the reserve status from 23 Highgrove.
No ID	S19.002	Fraser McRae	Not in scope	Support with amendments	Amend the definition of ancillary signs so that signs that advertise off-site activity or information are not permitted in residential zones and reserve areas.
No ID	S19.003	Fraser McRae	Not in scope	Support with amendments	Amend provisions so that off-site parking is not permitted in residential zones and reserve areas.
No ID	S21.002	Corrine Jordan	Not in scope	Support with amendments	Amend provisions to not allow medium density development across the flat part of South Dunedin.
No ID	S26.001	Mihiwaka Sheep and Beef Limited (Robert Chapman)	Not in scope	Support with amendments	Amend the rules that apply to scheduled tree groups G079 and G080 at 41 Purakaunui Road, Purakaunui, so that no resource consent is required to remove individual trees if they are a safety concern, or to remove fallen trees, or to undertake minor earthworks for fencing purposes.
No ID	S26.007	Mihiwaka Sheep and Beef Limited (Robert Chapman)	Not in scope	Support with amendments	Reconsider my lease with respect to the land affected by C177 (Pūrākaunui Road) and C178 (Hodson Hill).

¹ [Appendix-A Summary-of-Decisions-Requested-by-Submitters-First-Name.pdf](#)

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S26.008	Mihiwaka Sheep and Beef Limited (Robert Chapman)	Not in scope	If not rejected, amend	If area of significant biodiversity value C177 (Pūrākaunui Road) is not removed from the schedule of ASBVs, erect fences around C177 in consultation with the leaseholder to enable continued farming and grazing of the balance of the land and not be in breach of rules 16.3.3(6) and (9).
No ID	S26.009	Mihiwaka Sheep and Beef Limited (Robert Chapman)	Not in scope	If not rejected, amend	If area of significant biodiversity value C178 (Hodson Hill) is not removed, erect fences around C178 in consultation with the leaseholder to enable continued farming and grazing of the balance of the land and not be in breach of rules 16.3.3(6) and (9).
No ID	S29.002	Sophie Fern	Not in scope	Support with amendments	Add rules to require development to be set back from closed watercourses.
No ID	S46.002	Glen Morgan	Not in scope	Support with amendments	Amend the responsibility for maintenance of the open watercourse at 114 Dalziel Road, so that it is shared between Council and the landowner.
No ID	S47.002	Moira Styles	Not in scope	Support with amendments	Amend provisions that apply to multiunit housing to ensure adequate green space is provided.
No ID	S50.002	John Matheson	Not in scope	Support with amendments	Ensure that the branches of scheduled tree T540 that encroach onto 52 Grendon Street are not removed so as to endanger the tree.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S68.002	David Barrett	Not in scope	If not rejected, amend	If the stormwater open watercourse mapped area at 29 Finch Street is retained, mend any damage caused by the watercourse and clear the area around it.
No ID	S71.002	Candy Yoo	Not in scope	Support with amendments	If the stormwater open watercourse mapped area at 15 and 15A Rimu Street, Ravensbourne, is retained, rezone 15 and 15A Rimu Street, Ravensbourne, from Hill Slopes Rural Zone to a rural residential zone.
No ID	S81.002	Yoon Soo and Tae Sook Rah	Not in scope	If not rejected, amend	If the stormwater open watercourse mapped area at 17 Hellyer Street, Macandrew Bay, is not removed, convert the watercourse to a piped drainage system.
No ID	S86.002	Elenor Rayner	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.
No ID	S89.002	Quinn Hardie	Not in scope	Support with amendments	Allocate sufficient budget for remedial sound treatment of The Crown Hotel in its LTP, to a 40dB standard.
No ID	S89.003	Quinn Hardie	Not in scope	If not rejected, amend	If the acoustic insulation requirements relating to music venues are not further increased above 35dB, fund remedial sound treatment of venues.
No ID	S101.002	Grant McDougall	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S103.002	Abby Smith	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.
No ID	S106.002	Alan Gray	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.
No ID	S107.001	Tony Illingworth	Not in scope	Support with amendments	Ensure that DCC is responsible for upgrading and maintaining the watercourse at 79 Ravenswood Road, St Clair.
No ID	S108.002	Bart Acres	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.
No ID	S109.002	Lhamo Mullin*	Not in scope	Support with amendments	Ensure that Council allocates sufficient budget for remedial sound treatment of The Crown Hotel in its LTP, to the higher standard of 40dB. Alternatively, the budget be offered to the developer for remedial acoustic work to the existing building next to The Crown Hotel.
No ID	S110.002	Tony Tarasiewicz	Not in scope	Support with amendments	Fund remedial sound treatment either of The Crown Hotel or of the development next to it.
No ID	S117.006	Patersons (Kurt Bowen)	Not in scope		Reject Change CP4 (Add links from zone provisions to matters of discretion in Rules 9.5.3.8 and 9.6.2.2).

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S117.007	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Amend Rule 9.9.3.7 (Public Health and Safety: Special information requirements for stormwater management) to provide for more efficient and effective outcomes by making the rule less restrictive and making other changes (see the full submission for suggested wording).
No ID	S117.017	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 15.4.4 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.018	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 15.13.1.3 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.019	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 16.4.6 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.020	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 16.10.1.6 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.021	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 16.11.1.4 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.022	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 16.12.1.4 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S117.023	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 17.4.6 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.024	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 17.10.1.6 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.025	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 17.12.1.4 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.026	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 18.4.5 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.027	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 18.11.1.2 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.028	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 18.12.1.2 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.029	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 19.4.4 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.030	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 19.11.1.2 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S117.031	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 19.12.1.2 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.053	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Remove Rule 15.12.1.6 (Permitted baseline rules) so that the permitted baseline evaluation is no longer overridden.
No ID	S117.062	Patersons (Kurt Bowen)	Not in scope	Support with amendments	Consider a broader range of methods for addressing the issue of reverse sensitivity between music activities and residential activities in the CBD area.
No ID	S127.002	Craig Monk	Not in scope	Support with amendments	Allocate sufficient budget for remedial sound treatment of The Crown Hotel in its LTP, to a 40dB standard.
No ID	S139.001	Victoria Volp	Not in scope	Support with amendments	Amend the scope of Plan Change 1 to allow consideration of rezoning of properties neighbouring areas rezoned as a result of resolving 2GP appeals.
No ID	S146.005	Tim Lequeux	Not in scope	Support with amendments	Rezone land zoned General Residential 1 Zone that is within 100m of a bus stop that provides at least two services per hour during weekday daytime hours to General Residential 2 Zone or a higher density zone.
No ID	S154.002	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend rules 6.6.3.2 and 6.6.3.4 and associated figures 6B.13 and 6B.17 to prioritise footpaths at vehicle crossings.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S154.003	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend provisions in Section 6 (Transportation) to incorporate a broader consideration of parking and providing for multi-modal transport and parking.
No ID	S154.004	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend Rule 6.6.1 (Transportation: Car parking design performance standards) to provide for all vehicle modes including cycles and be less car-centric.
No ID	S154.005	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend Policy 6.2.3.6 on loading areas for early childhood education to provide for people not using a car.
No ID	S154.006	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend Objective 6.2.2 and policies 6.2.2.1 - 6.2.2.Y regarding mobility parking to consider other modes of transportation such as walking and cycling.
No ID	S154.007	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend Policy 6.2.1.X on the operation, repair and maintenance of the roading network to include walking and cycling tracks.
No ID	S154.008	Dunedin Tunnels Trails Trust (Kate Wilson)	Not in scope	Support with amendments	Amend Policy 2.2.2.4.d to add cycle or walking infrastructure as additional criteria to public transport.
No ID	S172.001	Shane and Jacqui McFad	Not in scope	Support with amendments	Upgrade and maintain the watercourses and culverts flowing from the top of Corstorphine down Bedford Street to St Clair.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S187.001	Otago Regional Council (Gretchen Robertson)	Not in scope	Support with amendments	Amend the approach to scheduling significant trees to ensure that the values associated with indigenous tree species are included in the assessment and weighted appropriately.
No ID	S188.004	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Assess the pressure of the water supply network and commit to upgrading the pressure to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice within a reasonable time.
No ID	S188.007	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Recognise that the new stormwater open watercourse mapped area provisions are not a minor error, but a new planning overlay.
No ID	S188.012	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Provide a robust s32 analysis of the direct and indirect effects of new permitted baseline rules.
No ID	S188.013	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Apply the permitted baseline for impermeable surfaces in assessing the stormwater effects of subdivision proposals (inferred, not stated).
No ID	S188.014	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Add a guidance note to the district plan stating that site coverage up to the permitted threshold is permitted without the need to apply mitigation (as part of a subdivision proposal).
No ID	S188.018	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Acknowledge that Plan Change 1 is a rezoning plan change.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S188.019	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Rezone the Hill Slopes Rural zoned portion of 12 McKinlay Road, Abbotsford, to General Residential 1 Zone.
No ID	S188.020	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Rezone the part of 300 Hillside Road containing the former KiwiRail Managers Residence, and curtilage, from Industrial Zone to a commercial and mixed use zone.
No ID	S188.021	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Amend Table A6.2.5 Class 5 - Oxidising substances so that industrial and automotive industries are exempt from the limits if they comply with the HSNO standards.
No ID	S188.022	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Amend Table A6.2.5 Class 5 - Oxidising substances, so that nitrous oxide exceeding the stated limits can be stored in a private dwelling by a patient without the need for resource consent.
No ID	S219.002	Andrea and Nick Lawson	Not in scope	Support with amendments	Review the stormwater system impacts on 6A Trecastell Street, Brighton, by redirecting the stormwater down Trecastell Street to an existing stormwater outflow pipe at the end of the street adjacent to Brighton Road.
No ID	S224.001	Shelley Linwood and John Aarts	Not in scope	Support with amendments	Ensure that DCC is responsible for upgrading and maintaining the watercourse at 70A Hazel Avenue, Caversham.
No ID	S226.002	Emma Young	Not in scope	Support with amendments	Ensure that DCC is responsible for upgrading and maintaining the watercourse at 69 Ravenswood Road, St Clair Dunedin.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S253.002	Maxwell Clive and Janice Gay Crawford	Not in scope	Support with amendments	Amend the rules that apply to the area of significant biodiversity value C085 (QEII Trust Covenant) at Saddle Hill to protect the landowners' rights to "maintain the existing track through the protected area" (refer to paragraph 2 of the Third Schedule in the attached Covenant).
No ID	S254.001	Errick's (Michelle and Mili Lobo)	Not in scope	Support with amendments	Amend Objective 18.2.1 so that the CEC - South Zone also provides for music event venues.
No ID	S254.002	Errick's (Michelle and Mili Lobo)	Not in scope	Support with amendments	Amend Policy 18.2.1.16 so that conference, meeting and function or entertainment and exhibition is enabled in the CBD Edge Commercial South zone.
No ID	S254.003	Errick's (Michelle and Mili Lobo)	Not in scope	Support with amendments	Amend Rule 18.3.5.4 and Rule 18.3.5.7 so the activity statuses of conference, meeting and function activities, and entertainment and exhibition activities are restricted discretionary rather than non-complying.
No ID	S257.002	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Rule 9.6.2.X (Public Health and Safety: Assessment of restricted discretionary subdivision that may result in new residential buildings) so that it applies to all buildings, not just residential buildings (see the full submission for suggested wording).

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S257.003	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Change PHS1 (Amend Rule 9.3.3 Firefighting) to require the provision of adequate firefighting water supply, and associated access, for all new buildings (not just residential buildings) in all zones.
No ID	S257.004	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Policy 9.2.2.8 on access to suitable water supply for firefighting so that it applies to all buildings, not just residential buildings (see the full submission for suggested wording).
No ID	S268.002	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support with amendments	Amend a range of specified provisions to refer to educational facilities rather than schools or other terms (see the full submission for the list of specified provisions).
No ID	S268.004	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support with amendments	Amend the definition of bulk fuel storage facilities sensitive activities to include educational facilities.
No ID	S268.005	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support with amendments	Insert a new definition for educational facilities as per the National Planning Standard definition.
No ID	S268.006	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support	Retain Objective 6.2.1.
No ID	S268.007	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support	Retain Objective 6.2.3.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S268.008	Ministry of Education Te Tāhuhu o Te Mātauranga (Daly Williams)	Not in scope	Support with amendments	Amend Rule 9.3.6.1.a so the standard does not apply to schools.
No ID	S269.003	Kāinga Ora - Homes and Communities (Brendon Liggett)	Not in scope	Support with amendments	Amend the definition of standard residential to remove the reference to social housing being a sub-activity.
No ID	S269.004	Kāinga Ora - Homes and Communities (Brendon Liggett)	Not in scope	Support with amendments	Remove all references to social housing as different from standard residential from the plan, including consequential changes to remove any objectives, policies, rules or assessment criteria to give effect to the requested changes to the definition.
No ID	S269.008	Kāinga Ora - Homes and Communities (Brendon Liggett)	Not in scope	Support with amendments	Amend the assessment guidance in Rule 10.6.3.1 to allow for a site specific assessment by a suitably qualified person.
No ID	S275.002	Ian Walsh	Not in scope	Support with amendments	Contribute funds towards the deferred maintenance of tree group G018 at 35 Braeside for the period that maintenance has been prevented.
No ID	S276.023	Oceana Gold (New Zealand) Limited (Jackie St John)	Not in scope	Support with amendments	Amend Policy 16.2.1.13 to recognise the positive effects on rural industry productivity of providing for the upgrade and expansion of existing lawfully established rural industry (which includes the processing of minerals and quarry products where not part of a mining activity on the same site).

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S276.024	Oceana Gold (New Zealand) Limited (Jackie St John)	Not in scope	Support with amendments	Amend Rule 16.11.2.3 (Rural Zones: Assessment of discretionary rural industry) to recognise the positive effects on rural industry productivity of providing for the upgrade and expansion of existing lawfully established rural industry.
No ID	S276.029	Oceana Gold (New Zealand) Limited (Jackie St John)	Not in scope	If not rejected, amend	If the changes to Policy 2.2.2.1.a are not rejected, use the NPS-HPL wording "avoid inappropriate use and development".
No ID	S279.004	Director-General of Conservation (Gabriel Davies)	Not in scope	Support with amendments	Amend the district plan to: a. schedule ASBVs on private or leasehold land in accordance with the provisions set out in the National Policy Statement for Indigenous Biodiversity 2023; and b. update Appendix 10A.1 Threatened Plant Species List to reflect the latest threat classifications set out in the document 'Conservation Status of vascular plants in Aotearoa New Zealand, 2023.
No ID	S289.002	Graeme and Marie Bennett	Not in scope	Support with amendments	Rezone a strip of land at 3 Chelivode Street, Waitati, from Coastal Rural Zone to Township and Settlement Zone, and apply the 'no DCC reticulated wastewater mapped area' and Structure Plan mapped area (Chelivode Street). See the full submission for a map of the requested rezoning area.
No ID	S298.007	Business South (Mike Collins)	Not in scope	Support with amendments	Provide incentives or support to developers of inner-city residential projects to help offset the additional costs of acoustic insulation.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
No ID	S298.008	Business South (Mike Collins)	Not in scope	Support with amendments	Provide existing live music venues legal protections where appropriate acoustic measures have been taken.
No ID	S301.001	Caris Heiniger	Not in scope	Support with amendments	Ensure that DCC is responsible for maintaining the watercourse at 81 Somerville Street.

Table B2

The following submissions were not initially identified as out-of-scope in the Summary of Decisions Requested; however, following further consideration they have identified them as being outside the scope of Plan Change 1. These submission points are discussed in the section 42A report.

Change ID	Submission point	Submitter	Provision	Position	Decision sought
D16	S188.022	Terramark Limited (Darryl Sycamore)	Not in scope	Support with amendments	Amend Table A6.2.5 Class 5 - Oxidising substances, so that nitrous oxide exceeding the stated limits can be stored in a private dwelling by a patient without the need for resource consent.
CP4	S117.006	Patersons (Kurt Bowen)	Not in scope	Oppose	Reject Change CP4 (Add links from zone provisions to matters of discretion in Rules 9.5.3.8 and 9.6.2.2).
PHS1	S257.002	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Rule 9.6.2.X (Public Health and Safety: Assessment of restricted discretionary subdivision that may result in new residential buildings) so that it applies to all buildings, not just residential buildings (see the full submission for suggested wording).

PHS1	S257.003	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Change PHS1 (Amend Rule 9.3.3 Firefighting) to require the provision of adequate firefighting water supply, and associated access, for all new buildings (not just residential buildings) in all zones.
PHS1	S257.004	Fire and Emergency New Zealand (Jennifer Beardsall)	Not in scope	Support with amendments	Amend Policy 9.2.2.8 on access to suitable water supply for firefighting so that it applies to all buildings, not just residential buildings (see the full submission for suggested wording).