



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Second Decision Report:

Appendix 1

8 February 2023

1. Guide to Appendix 1

1.1 Explanation

1. This appendix shows the changes to 2GP provisions as a result of the second decision on Variation 2.
2. Changes that were proposed as part of Variation 2 which have not been amended by the decision are shown in single underline (additions) and single strikethrough (deletions), with the relevant Change ID from notification given in brackets at the end of the changes.
3. Provisions which contain additional amendments beyond what was proposed (in response to submissions) are shown in double underline (additions) and double strikethrough (deletions), with the relevant Change ID and submission reference given in brackets at the end of the changes.
4. The Change ID/Submission reference codes in this appendix can be used to find the relevant discussion on the decision in the main body of the decision report by searching for the code (use Control F and enter the code to search).

1.2 Disclaimer

5. Best endeavours have been made to ensure that this appendix is true and correct. However, there may be formatting and referencing inconsistencies between this document and the EPlan. Where the decision report refers to a provision, the reference corresponds with the content in this appendix, but not necessarily with the content of EPlan.
6. Referencing for some provisions has been updated as they have been entered into the EPlan to ensure they are alphanumerical, or to remove duplicate referencing. These changes are not substantive, do not form part of the Panel's decision, and are made by the DCC in accordance with clause 16 of Schedule 1 of the RMA.
7. The EPlan contains the clean decision drafting (no mark-up) and is the true and correct version of the 2GP for implementation. The EPlan can be viewed here:
<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/read-the-plan>
8. It is noted that this appendix does not contain amendments to provisions that have been made since the notification of Variation 2 as part of resolving 2GP appeals or making changes in accordance with clause 16 of Schedule 1 of the RMA.

2. Structure plan drafting

15.8.AM - GF04 (127A Main Road, Fairfield)

15.8.AM Main Road, Fairfield Structure Plan Mapped Area Rules

15.8.AM.1 Additional matter of discretion (acoustic assessment)

- a. In addition to the matters of discretion for subdivision consents in Rule 15.11.4, the following matter of discretion applies for subdivision activities in the **structure plan mapped area**:

<u>Activity</u>		<u>Matters of discretion</u>	<u>Guidance for the assessment of resource consents</u>
<u>i.</u>	<u>Subdivision activities</u>	1. <u>Effects on health and safety</u>	<u>Relevant objectives and policies:</u> 1. <u>Objective 9.2.2</u> <u>General assessment guidance:</u> 2. <u>Council will consider the acoustic assessment required by Rule 15.8.AM.2.a.i.</u>

{Change GF04/S71.003}

15.8.AM.2 Special information requirements

- a. Acoustic assessment
- i. Applications for subdivision must include an acoustic assessment for the whole **structure plan mapped area**, unless such an assessment has already been approved as part of an earlier subdivision consent. This acoustic assessment should identify any “no build” areas where residential activity must not take place, and any “noise sensitive effects area” where additional mitigation requirements above those required under Rule 9.3.1 are necessary. The acoustic assessment should identify what additional mitigations are required to be implemented in the “noise sensitive effects area”. The acoustic assessment should include consultation with Waka Kotahi. See assessment guidance in Rule 15.8.AM.1.a.

{Change GF04/S71.003}

Figure 15.8.AMA: Main Road, Fairfield structure plan



{Change GF04/S71.003}

15.8.AR - GF05 (part 353 Main South Road, Sunnyvale)

15.8.AR Sunnyvale Structure Plan Mapped Area Performance Standards Rules

15.8.AR.1 Separation distances

- a. New residential buildings, and additions and alterations to residential buildings, must be located at least 12m from:
 - i. scheduled mining activity SMA004; and
 - ii. any industrial zoned site.
- b. Activities that contravene this performance standard are non-complying activities.

{Change GF05/S45.001}

15.8.AR.2 Areas of restricted development (hazard)

- a. Residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be undertaken in the area shown hatched red on the Sunnyvale structure plan and labelled 'Restricted Development Area (Hazard)' before new certificates of title for allotments have been issued in accordance with Rule 15.8.AR.5.a.i.
- b. Activities that contravene this performance standard are discretionary activities.

{Change GF05/S97.001; Rule relocated and minor reformatting - cl.16}

15.8.AR.3 Access

- a. Subdivision activities must provide a suitably designed and formed public pedestrian and cycle path that connects Severn Street with Main South Road, unless this has already been provided as part of a previous subdivision consent.
- b. The pedestrian and cycle path must be formed and vested in DCC prior to the issuing of the section 224c certificate for the subdivision.
- c. Activities that contravene this performance standard are non-complying activities.

{Change GF05/S97.001}

15.8.AR.4 Assessment guidance

- a. In assessing risk from natural hazards (Rule 11.5.2.5), Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.AR.5.a).
- b. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.AR.5.b). ***{Change GF05/S97.001}***
- c. For activities that contravene the separation distances performance standard, Council will consider potential effects on health and safety (Objective 9.2.2) and reverse sensitivity effects (Objective 2.3.1). ***{Change GF05/S45.001}***

~~15.8.Y.1 Natural Hazards~~ 15.8.AR.5 Special information requirements

a. Geotechnical investigation report

- i. ~~a. Applications for subdivision activities in the area shown hatched red on the Sunnyvale structure plan and labelled 'Restricted Development Area (Hazard)' (see Figure 15.8.YA) must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for residential development and, if required, suitable building platforms. It must also identify any areas where development, including earthworks, should be restricted. {Change GF05/S97.001}~~
- ii. ~~b. Until such time that new certificates of title for allotments have been issued in accordance with rule 15.8.Y.1.a above, residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be located in the area shown hatched red on the Sunnyvale structure plan and labelled 'Restricted Development Area (Hazard)'. {Rule relocated – cl 16}~~

b. Integrated Transport Assessment

- i. Applications for subdivision activities must provide an Integrated Transport Assessment (ITA) unless one has already been provided and accepted as part of an earlier subdivision consent. The ITA must consider the need for a suitable pedestrian crossing facility on Main South Road. {Change GF05/S97.001}

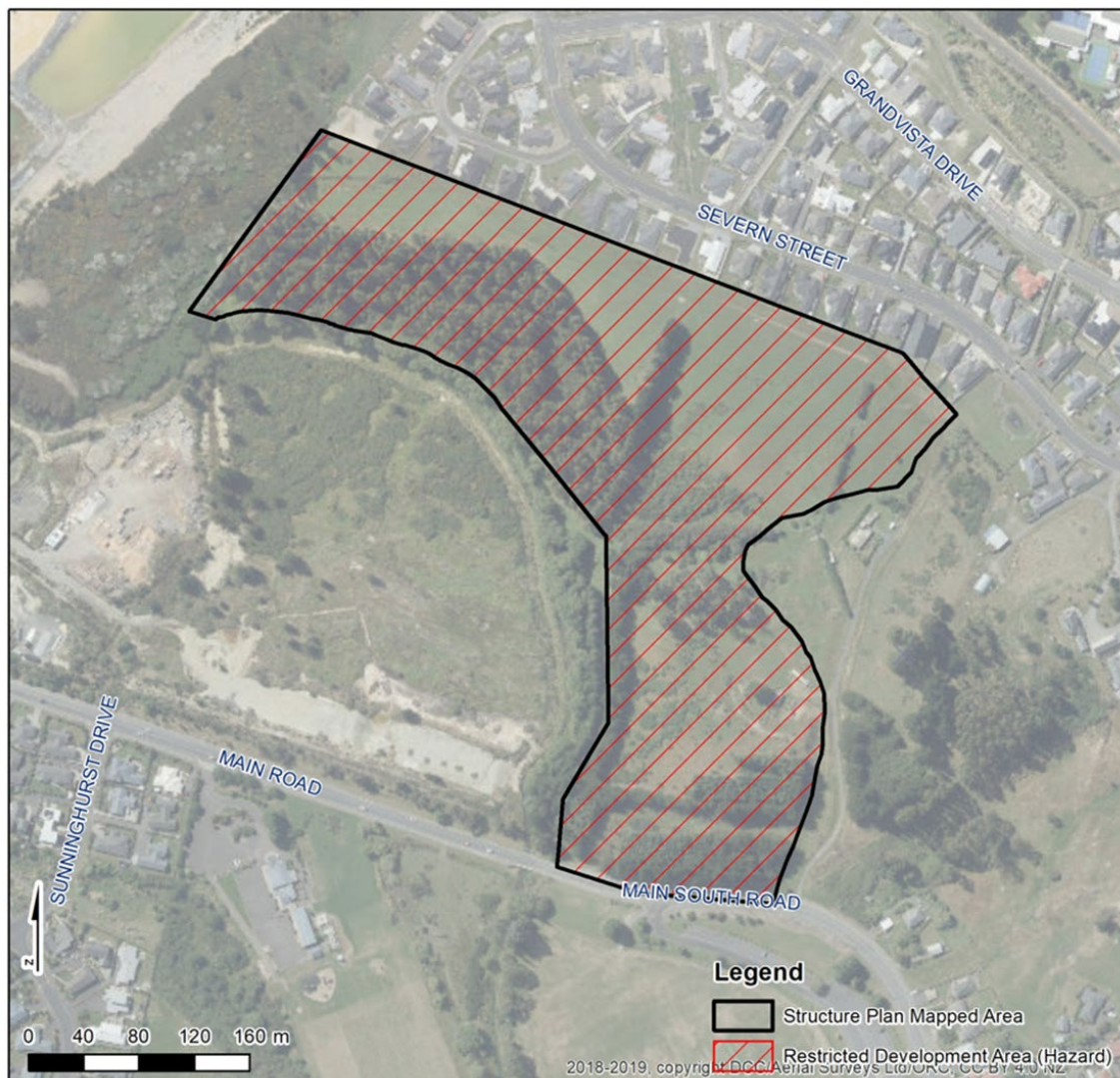
~~15.8.Y.2~~

~~In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply. {cl. 16}~~

~~15.8.Y.3~~

~~Activities that contravene this performance standard are a discretionary activity. {cl. 16}~~

Figure 15.8. ~~YARA~~ Sunnyvale structure plan



{Change GF05/S97.001}

15.8.AB - GF08 (19 Main South Road, Concord)

15.8.AB Main South Road, Concord Structure Plan Mapped Area Performance Standards Rules

15.8.AB.1 Development performance standards

a. ~~15.8.AB.1 Indigenous v~~Vegetation clearance

- i. ~~a. Indigenous v~~Vegetation clearance must not occur within 5m of the water body that is identified on the Main South Road, Concord structure plan and labelled 'Water Body' (see Figure 15.8.ABA). Note the location of the water body on the map is indicative only. ~~This~~ The **{cl 16}** setback must be measured perpendicular 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 under Rule 10.3.3 Setback from Coast and Water Bodies).
- ii. ~~b. The following types of indigenous vegetation clearance are exempt from Rule 15.8.AB.1.a.i, indigenous vegetation clearance that is:~~
 1. ~~i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;~~
 2. ~~ii. clearance for the maintenance of fences (including gates), provided:~~
 1. ~~any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~
 2. ~~the erection of new fences does not damage:~~
 1. ~~specimens of threatened plant species listed in Appendix 10A.1;~~
 2. ~~important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~
 3. ~~mature indigenous trees listed in Appendix 10A.3.~~
 3. ~~iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;~~
 4. ~~iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;~~
 5. ~~v. clearance that is required to remove material infected by unwanted organisms as declared by the **{cl 16}** Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;~~
 6. ~~vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;~~
 7. ~~vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and~~
 8. ~~viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.~~

~~15.8.AB.2~~

~~In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply. {cl 16}~~

- iii. ~~15.8.AB.2~~ Activities that contravene this performance standard are ~~a non-complying activities.~~

{Change GF08/S187.029}

15.8.AB.2 Additional matter of discretion (acoustic assessment)

- a. In addition to the matters of discretion for subdivision consents in Rule 15.11.4, the following matter of discretion applies for subdivision activities.

<u>Activity</u>		<u>Matters of discretion</u>	<u>Guidance for the assessment of resource consents</u>
<u>i.</u>	<u>Subdivision activities</u>	1. <u>Effects on health and safety</u>	<u>Relevant objectives and policies:</u> 1. <u>Objective 9.2.2.</u> <u>General assessment guidance:</u> 2. <u>Council will consider the acoustic assessment required by Rule 15.8.AB.3.a.i.</u>

{Change GF08/S235.008}

15.8.AB.3 Special information requirements

- a. Acoustic assessment
- i. Applications for subdivision must include an acoustic assessment for the whole **structure plan mapped area**, unless such an assessment has already been approved as part of an earlier subdivision consent. This acoustic assessment should identify any “no build” areas where residential activity must not take place, and any “noise sensitive effects area” where additional mitigation requirements above those required under Rule 9.3.1 are necessary. The acoustic assessment should identify what additional mitigations are required to be implemented in the “noise sensitive effects area”. The acoustic assessment should include consultation with Waka Kotahi. See assessment guidance in Rule 15.8.AB.2.a. {Change GF08/S235.008}

Figure 15.8.ABA: Main South Road, Concord structure plan



{Change GF08/S239.001}

15.8.AA - GF10 (Honestone)

15.8.AA Honestone Street Structure Plan Mapped Area Performance Standards Rules

15.8.AA.1 Development performance standards

a. ~~Indigenous v~~Vegetation clearance

i. ~~a. Indigenous v~~Vegetation clearance must not occur within 5m of the water body that is identified on the Honestone Street structure plan and labelled 'Water Body' (see Figure 15.8.AAA), except for:

1. ~~vegetation clearance that is necessary for the construction of a crossing point for a single accessway to the part of the structure plan mapped area that is on the northern side of the water body; and~~
2. ~~if a connection to the adjacent Helensburgh structure plan mapped area is required, vegetation clearance that is necessary for the construction of a crossing point for a road into the Helensburgh structure plan mapped area.~~
{Change GF10/S196.002}

Note the location of the water body on the map is indicative only. ~~This~~ The {cl 16} setback must 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 under Rule 10.3.3 Setback from Coast and Water Bodies).

ii. ~~b.~~Indigenous vegetation clearance must not occur within the area shown hatched green on the Honestone Street structure plan and labelled 'Restricted Development Area (Biodiversity)'.

iii. ~~c.~~The following types of vegetation clearance are exempt from rules 15.8.AA.1.a.i and 15.8.AA.1.b.ii, indigenous clearance that is:

1. ~~i.~~clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
2. ~~ii.~~clearance for the maintenance of fences (including gates); ~~provided:~~

~~1.any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~

~~2.the erection of new fences does not damage:~~

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

~~2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~

~~3. mature indigenous trees listed in Appendix 10A.3.~~

3. ~~iii~~ clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
4. ~~iv~~ clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
5. ~~v~~ clearance that is required to remove material infected by unwanted organisms as declared by the **{cl 16}** Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
6. ~~vi~~ clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
7. ~~vii~~ clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and
8. ~~viii~~ clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

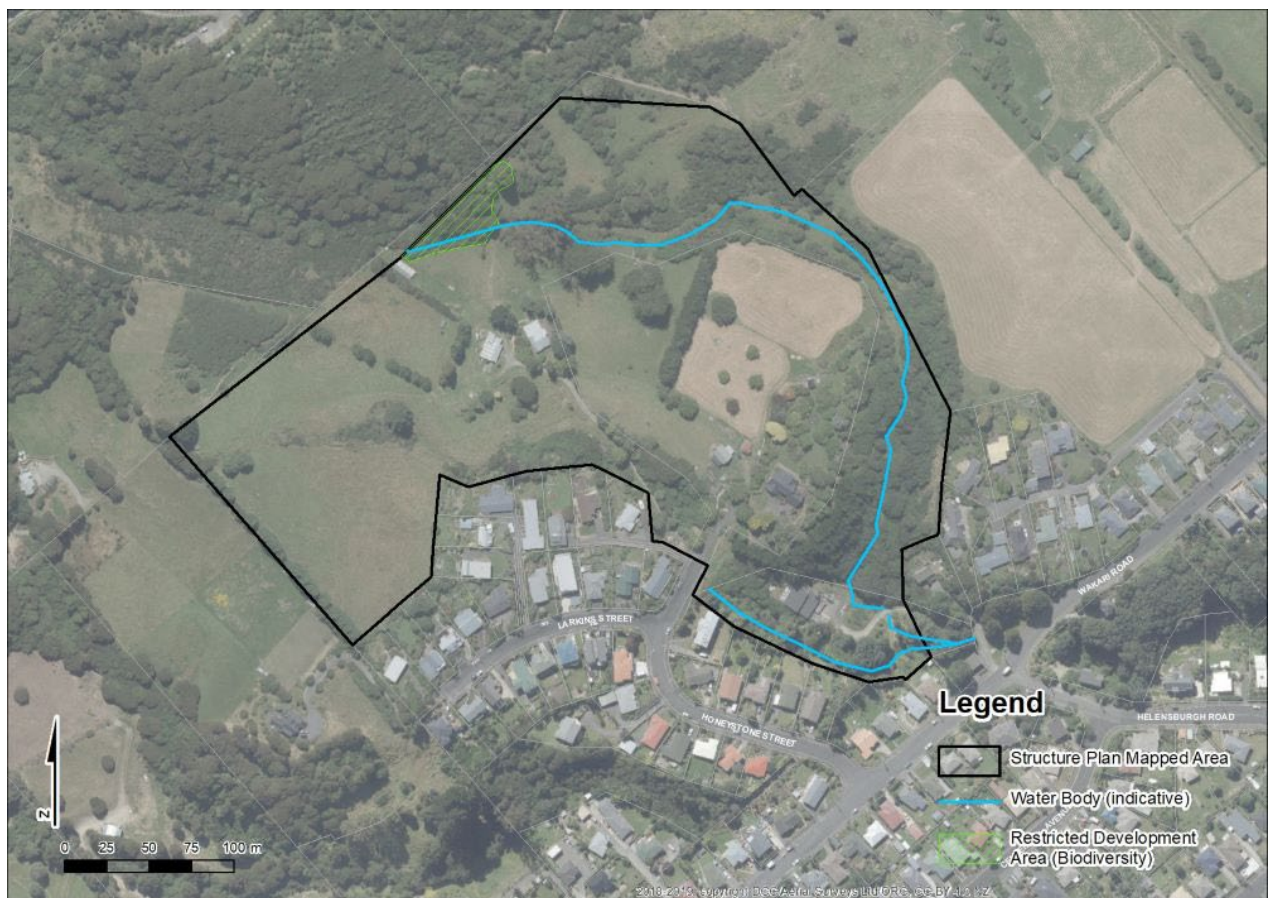
{Change GF10/S187.030}

~~15.8.AA.2~~

~~In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply. **{cl 16}**~~

- iv. ~~15.8.AA.3~~ Activities that contravene this performance standard are ~~a~~ non-complying activities. **{cl 16}**

Figure 15.8.AAA: Honeystone Street structure plan



{Change GF10}

15.8.14 - GF11 (Wakari Road)

15.8.14 Helensburgh Structure Plan Mapped Area Rules

15.8.14.1 Land use performance standards

a. Density

- i. In 'Area A' of the **structure plan mapped area**, Rule 15.5.2.1.a is replaced by the following rule:

<u>Zone</u>		<u>i. Minimum site area for a residential unit (excluding ancillary residential units)</u>	<u>ii. Maximum development potential per site</u>
<u>a.</u>	<u>Helensburgh structure plan mapped area, Area A</u>	<u>1000m²</u>	<u>1 habitable room per 150m²</u>

- ii. Activities that contravene this performance standard are non-complying activities.

{Change GF11/S225.001}

15.8.14.2 Subdivision performance standards

a. Access

- i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to a minimum of two road connection points from the **structure plan mapped area** directly or indirectly (e.g. via **Honeystone Street structure plan mapped area**) to Wakari Road.
- ii. Activities that contravene this performance standard are non-complying activities.

{Change GF11/S272.002}

b. Minimum site size

- i. In 'Area A' of the **structure plan mapped area**, Rule 15.7.4.1.a is replaced by the following rule:

<u>Zone</u>		<u>Minimum site size</u>
<u>a.</u>	<u>Helensburgh structure plan mapped area, Area A</u>	<u>1000m²</u>

- ii. Activities that contravene this performance standard are non-complying activities.

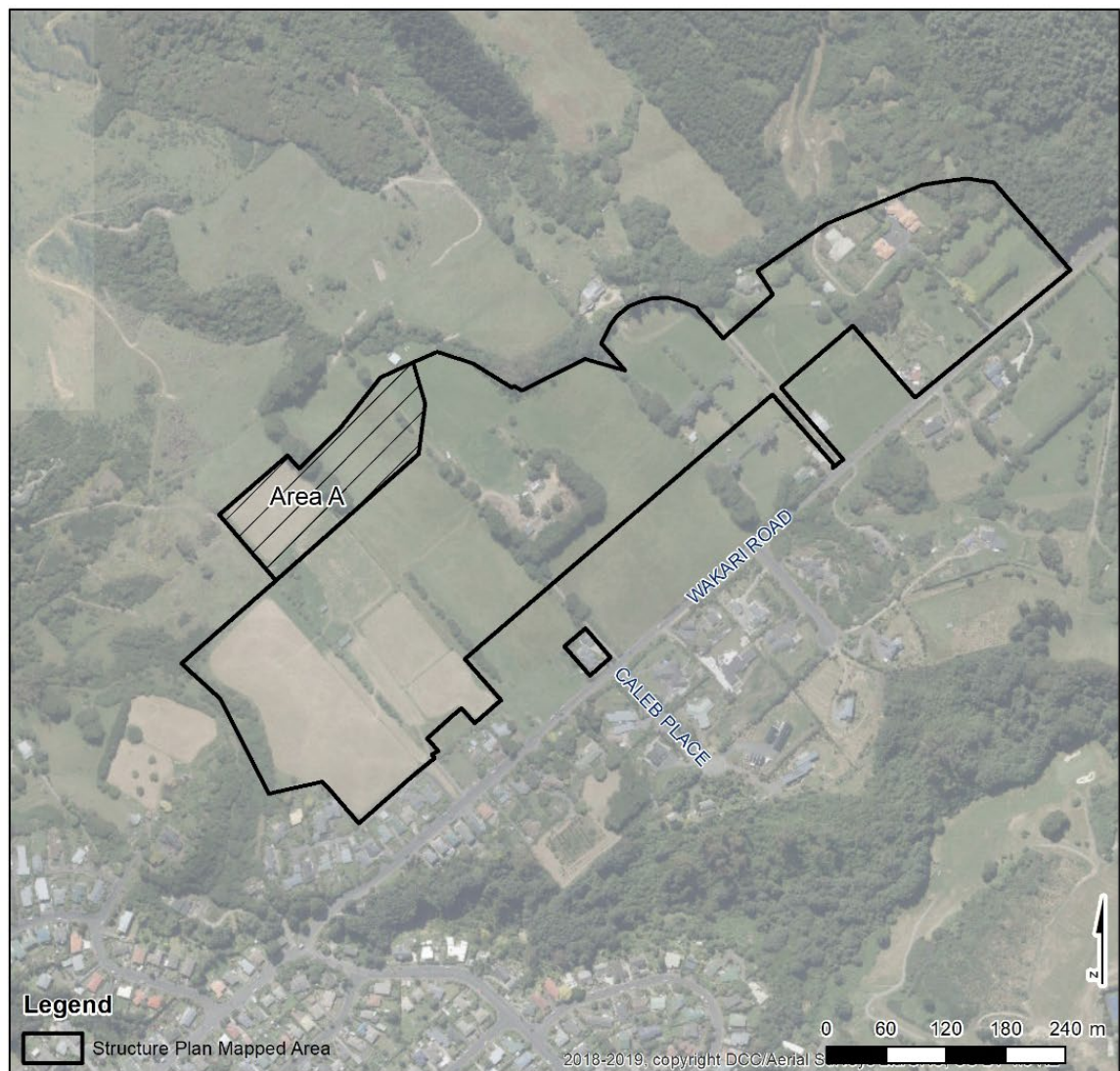
{Change GF11/S225.001}

15.8.14.3 Assessment guidance

- a. For activities that contravene the density or minimum site size performance standard, Council will consider effects on the adjacent Flagstaff-Mt Cargill SNL (Objective 10.2.5), including having an appropriate transition between urban development and the SNL.

{Change GF11/S225.001}

Figure 15.8.14A: Helensburgh structure plan



{Change GF11/ S225.001, S154.001, S103.001}

15.8.AO - GF14 (336 and 336A Portobello Road)

15.8.AO The Cove Structure Plan Mapped Area Rules

15.8.AO.1 Subdivision performance standards

- a. Maximum number of sites
 - i. Subdivision activities must not create more than nine resultant sites within the **structure plan mapped area**.
 - ii. The sites must be of a size, shape and location that enables all relevant performance standards to be met, including but not limited to, the minimum site size in Rule 15.7.4.
 - iii. One of the sites must be a 'balance lot' that includes, in a single record of title, the remaining land from the parent title that is within the RR2 Zone. The balance lot must include at least 500m² of land within the **structure plan mapped area**.
 - iv. For the purposes of Rules 15.5.2 and 17.5.2.c, the balance lot must be treated as a single site (meaning that despite the balance lot having a split zoning, that site must not be treated as two sites for the purposes of determining the number of residential activities provided for).
 - v. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
 - 1. Scheduled ASBV or QEII covenant;
 - 2. reserve;
 - 3. access;
 - 4. utility; or
 - 5. road.
 - vi. Activities that contravene this performance standard are non-complying activities, except that non-compliance with another performance standard rule, required by clause ii, has the same status as listed in that rule.
- b. Service connections (water supply)
 - i. In addition to the requirements in Rule 9.3.7.Y, subdivision activities within the **structure plan mapped area** must provide the following properties with connections to the public water supply network to the boundary of those sites, unless this has already been provided through a previous subdivision application:
 - 1. Lot 21 DP 5628 and Lot 23 DP 5628 (currently 335 Portobello Road);
 - 2. Lot 1 DP 5628 (currently 338 Portobello Road);
 - 3. Lot 2 DP 5628 (currently 339 Portobello Road);
 - 4. Lot 3 DP 5628 (currently 340 Portobello Road);
 - 5. Lot 4 DP 5628 (currently 341 Portobello Road);
 - 6. Lot 5 DP 5628 (currently 342 Portobello Road); and
 - 7. Lot 6 DP 5628, Lot 7 DP 5628, and Lot 1 DP 26993 (currently 343 Portobello Road).
 - ii. Activities that contravene this performance standard are non-complying activities. **{Change GF14/S37.001}**

15.8.AO.2 Assessment guidance

- a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.AO.3). {Change GF14/S37.001}

15.8.AO.3 Special information requirements

- a. Integrated Transport Assessment
 - i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent. This must consider upgrades to provide appropriate access to all properties that are or will be accessed from Weller Street. {Change GF14/S37.001}

Figure 15.8.AOA: The Cove structure plan



{Change GF14/S37.001}

15.8.AN - RTZ1 (30 Mercer St, Kenmure)

15.8.AN Wattie Fox Lane Structure Plan Mapped Area Rules

15.8.AN.1 Subdivision performance standards

- a. Access
 - i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to a minimum of two road connection points from the **structure plan mapped area** to Barr Street, Kaikorai Valley Road or Mornington Road.
 - ii. Activities that contravene this performance standard are non-complying activities. **{Change RTZ1/S74.001}**

15.8.AN.2 Assessment guidance

- a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.AN.3). **{Change RTZ1/S74.001}**

15.8.AN.3 Special information requirements

- a. Integrated Transport Assessment
 - i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent. **{Change RTZ1/S74.001}**

Figure 15.8.ANX: Wattie Fox Lane structure plan



{Change RTZ1/S74.001}

15.8.AC – RTZ2 (87 Selwyn Street)

~~15.8.AC Selwyn Street Structure Plan Mapped Area Performance Standards~~

~~15.8.AC.1 Indigenous vegetation clearance~~

- ~~a. Indigenous vegetation clearance must not occur within the area shown hatched green on the Selwyn Street structure plan and labelled 'Restricted Development Area (Biodiversity)' (see Figure 15.8.ACA), except for indigenous vegetation clearance that is:~~
- ~~i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;~~
 - ~~ii. clearance for the maintenance of fences (including gates), provided:~~
 - ~~1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and~~
 - ~~2. the erection of new fences does not damage:~~
 - ~~1. specimens of threatened plant species listed in Appendix 10A.1;~~
 - ~~2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or~~
 - ~~3. mature indigenous trees listed in Appendix 10A.3;~~
 - ~~iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;~~
 - ~~iv. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;~~
 - ~~v. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;~~
 - ~~vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;~~
 - ~~vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;~~
 - ~~viii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.~~

~~15.8.AC.2~~

~~In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.~~

~~15.8.AC.3~~

~~Activities that contravene this performance standard are a non-complying activity.~~

~~Figure 15.8 ACA: Selwyn Street structure plan~~



{Change RT22/S121.001}

15.8.AP – RS193 (177 Tomahawk Road)

15.8.AP Gloucester Street Structure Plan Mapped Area Rules

15.8.AP.1 Subdivision performance standards

- a. Access
 - i. Unless already provided for as part of an earlier subdivision, subdivision activities must provide for, at a minimum, a legal accessway of a suitable width to be used for pedestrian access that connects Gloucester Street with Tomahawk Road. This accessway must be vested in Council as accessway.
 - ii. Subdivision activities that do not meet this standard are non-complying activities.
- b. Esplanade reserves and strips
 - i. Subdivision activities must provide an esplanade reserve with a minimum width of 15m along the property boundary labelled C in Figure 15.8.APA.
 - ii. Subdivision activities that do not meet this performance standard are restricted discretionary activities and will be assessed in accordance with Rule 10.5.3.2.
- c. Maximum number of sites
 - i. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled A is eight.
 - ii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled B is one.
 - iii. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
 - 1. Scheduled ASBV or QEII covenant;
 - 2. reserve;
 - 3. access;
 - 4. utility; or
 - 5. road.
 - iv. The balance lot resulting from any subdivision of residential sites in land parcel Pt Lot 1 DP 2138 or land parcel Pt Lot 2 DP2138 must be amalgamated with Lot 1 DP 10814.
 - v. Activities that contravene this performance standard are non-complying activities.
- d. Stormwater
 - i. Prior to any subdivision application, a stormwater discharge consent must be obtained from the Otago Regional Council, if required, for any stormwater discharge from the site. For the sake of clarity:
 - 1. The applicant is responsible for obtaining any resource consents, with input from the Dunedin City Council.
 - 2. The consent must be issued in, or transferred to, the Dunedin City Council's name.
 - 3. All costs associated with obtaining resource consents associated with stormwater discharge are to be borne by the developer.

- ii. Activities that contravene this performance standard are non-complying activities.
- e. For the sake of clarity, these performance standards are additional to those in Rule 15.7. {Change RS193/S33.001}

15.8.AP.2 Assessment guidance

- a. In assessing whether the subdivision design maintains or enhances areas with important natural environment values (Rule 12.X.2.5.d), Council will consider the biodiversity enhancement plan required by Rule 15.8.AP.3.
- b. In assessing any contravention of Rule 15.8.AP.1.d.ii, Council will consider the effectiveness and efficiency of stormwater management and effects of stormwater from future development (Objective 9.2.1), particularly in relation to water quality impacts on Tomahawk Lagoon. {Change RS193/S33.001}

15.8.AP.3 Special information requirements

- a. Biodiversity enhancement
 - i. Applications for subdivision must include a biodiversity enhancement plan for the area marked Biodiversity Enhancement Area on Figure 15.8.APA, showing how vegetation will be enhanced and restored to assist with maintaining or improving indigenous biodiversity on the site and water quality in the Tomahawk Lagoon, unless this plan has been provided and accepted through an earlier subdivision consent application. {Change RS193/S33.001}

Figure 15.8.APA: Gloucester Street structure plan



{Change RS193/S33.001}

3. Other 2GP drafting changes

Rule 9.6.2

9.6.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance for the assessment of resource consents
Y.	In the following new development mapped areas, all subdivision activities, multi-unit development and supported living facilities: • Selwyn Street {Change RT22/S1 21.001} • Wattie Fox Lane {Change RTZ1}	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	<i>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.X above):</i> i. Objective 9.2.1. ii. Subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provides or connects to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network (Policy 9.2.1.BB). <i>General assessment guidance:</i> iii. The identified new development mapped areas are serviced for wastewater but new connections to the network will not be allowed (and consequentially any multi-unit development, supported living facility or subdivision that will lead to development that will require a connection will likely be declined) until capacity constraints are resolved or a communal on-site wastewater detention system that is designed for and associated with subdivision and/or development of 50 or more residential units is integrated into the public network and vested in the DCC. After installation of the system, all activities that create wastewater will be required to connect to the system until it is no longer required. iv. In assessing the appropriateness of a proposed communal on-site wastewater detention system, Council will consider the proposed wastewater management plan submitted with the application (see Special Information Requirement - Rule 9.9.Y). <i>Conditions that may be imposed include:</i> v. A requirement for the communal on-site wastewater detention system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA.

			vi. A requirement for the communal on-site wastewater detention system to be vested in the DCC, along with a site containing it which is of a minimum 500m² in area and suitable for residential development. vii. A requirement for necessary easements and a fixed maintenance or defect period agreement to be in place prior to vesting the communal on-site wastewater detention system and associated land.
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Rule 15.11.5

15.11.5 Assessment of restricted discretionary activities 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
Z. In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities: • Selwyn Street {Change RT22/S121.001} • Wattie Fox Lane {Change RT21}	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.6

Rule 15.12.3

15.12.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
X. Structure plan mapped area performance standards: • <u>Areas of restricted development (hazard)</u> {Change GF05}	<u>Relevant guidance from other sections (priority considerations):</u> a. <u>See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.</u> {Change GF05}

Appendix 12A. Residential Transition Zones

RTZ Name	Existing Zone	Transition Zone
North Road	Rural Hill Slopes	General Residential 1
Montague Street	Rural Hill Slopes	General Residential 1
Burkes Drive	Rural Residential 1	General Residential 1
Pine Hill Road	Rural Hill Slopes	General Residential 1
Balmacewen Road	Rural Hill Slopes	General Residential 1
Wakari Road	Rural Residential 2	General Residential 1
Taieri Road	Rural Residential 1	General Residential 1
St Albans Street North	Rural Hill Slopes	General Residential 1
St Albans Street South	Rural Hill Slopes	General Residential 1
Bradford	Rural Residential 2	General Residential 1
Salisbury Road	Rural Residential 2	General Residential 1
Isadore Road	Rural Coastal	General Residential 1
Irvine Road	Rural Hill Slopes	General Residential 1
South East Mosgiel	Rural Taieri Plain	General Residential 1
<u>Selwyn Street</u>	<u>Rural Residential 2</u>	<u>General Residential 1</u> {Change RTZ2/S121.001}

Appendix 12C. New Development Mapped Areas

NDMA Name	Description
Emerson Street	Emerson Street/Blackhead Road, Concord
Patmos Avenue	Patmos Avenue, Pine Hill
Bradford	Glenelg Street/Ronay Street/Bradford Street, Bradford
Westacott Heights	Dalziel Road, Halfway Bush
Burkes Drive	Burkes Drive, St Leonards
Montague Street	Montague Street, Opoho
Pine Hill Road	Pine Hill Road, Pine Hill
Balmacewen Road	Balmacewen Road, Wakari
Taieri Road	Taieri Road, Halfway Bush
Isadore Road	Isadore Road, St Clair
St Albans Street South	St Albans Street, Kaikorai Valley
St Albans Street North	Ettrick Street, Kaikorai Valley
Salisbury Road	Salisbury Road, Kaikorai Valley
Kaikorai Valley Road	Kaikorai Valley Road, Kaikorai Valley
South East Mosgiel	Land bounded by Hagart-Alexander Drive, Gladstone Road North and Wingatui Road
<u>Riccarton Road East</u>	<u>Elizabeth Avenue / Riccarton Road East, East Taieri</u> {Change NDMA/S187.017}
<u>Ayr Street</u>	<u>Inglis Street and Ayr Street, Mosgiel</u> {Change NDMA/S187.017}
<u>Norwood Street</u>	<u>Norwood Street / North Road, Dunedin</u> {Change NDMA/S187.017}
<u>Irvine Road</u>	<u>Irvine Road, Dunedin</u> {Change NDMA/S187.017}
<u>Doctors Point</u>	<u>Doctors Point Road, Waitati</u> {Change NDMA/S187.017}
<u>Henderson Street</u>	<u>Soper Road and Henderson Street</u> {Change NDMA/S187.017}
<u>Gladstone Road South</u>	<u>Gladstone Road South, Mosgiel near Riccarton Road West</u> {cl.16}

NDMA Name	Description
<u>Fairfield</u>	<u>Main Road, Fairfield</u> {cl.16}
<u>Sunnyvale</u>	<u>Main South Road, Sunnyvale</u> {cl.16}
<u>Lower Emerson Street</u>	<u>Emerson Street, Concord (near Thoreau Street)</u> {Change RS169/S279.003, cl.16}
<u>Concord</u>	<u>Main South Road, Concord</u> {cl.16}
<u>Honeystone Street</u>	<u>Honeystone Street, Dunedin</u> {cl.16}
<u>Weller Street</u>	<u>Weller Street, The Cove</u> {cl.16}
<u>Wattie Fox Lane</u>	<u>Wattie Fox Lane, Kenmure</u> {cl.16}
<u>Helensburgh</u>	<u>Wakari Road</u> {cl.16}
<u>Polwarth Road</u>	<u>Polwarth Road / Wakari Road</u> cl.16}
<u>Hare Road</u>	<u>Hare Road, Ocean View</u> {cl.16}
<u>Weir Street</u>	<u>Weir Street, Green Island</u> {cl.16}
<u>Portobello 1</u>	<u>Area west of Highcliff Road, Portobello</u> {cl.16}
<u>Portobello 2</u>	<u>Area east of Highcliff Road, Portobello</u> {cl.16}
<u>Gloucester Street</u>	<u>Gloucester Street</u> {Change RS193/S33.001}

A1.2 Schedule of Areas of Significant Biodiversity Value

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C166	Mount Mera	3.44	Remnant podocarp/broadleaved forest and regenerating kanuka-broadleaved forest. Supports two locally important tree species and a high diversity of indigenous ferns (20 species) for a small site.	Protective covenant on land title

{Change GF12/S152.001}