

From Wyber Draft Consent Document

Appendix A with PCT Proposed Amendments

It is proposed that Policy 2.6.1.3 be deleted & replaced, policies 2.6.1.4 and 2.6.1.5 be amended and renumbered, and new definitions of "unfunded public infrastructure upgrades" and "cluster" be added to clarify Policy 2.6.1.4, as follows:

Delete Policy 2.6.1.3 and replace with a new Policy 2.6.1.3 as follows:

Policy 2.6.1.3

Provide for small scale rural activities in a rural setting through application of rural residential zoning as follows:

- a. In the first instance, only apply rural residential zoning to land in separate tenure as follows:
 - i. outside the ONF and ONL landscape overlay zones; and
 - ii. outside land within the SNL landscape overlay zone where natural values have been identified in Appendix A3 as values to be protected; and
 - iii. where the site or sites are part of a cluster of sites at an average site size of greater than 2ha and less than 4ha, Rural Residential 1 zoning has met the criteria set out in c. and the balance being sought in d. below; and
 - iv. where the cluster comprises sites each under 15ha with an average site size of between 4ha and 10ha, Rural Residential 2 zoning has meet the criteria set out in c. and the balance being sought in d. , is achieved but Rural Residential 1 zoning may be appropriate if it can achieve the development outcome in terms of the criteria in Policy 2.6.1.4.
- b. Upon demonstration that rural residential zoned land has been taken up with subdivision and development to the extent set out in b.i. and b.ii. consider application of new rural residential zoning in addition to the tests set out in c. and d.
 - i. land tenure having reached 70% uptake (or more) of existing

- rural residential zone with subdivision to rural residential zone average lot size subdivision standards; and
 - ii. 50% uptake of lots within the rural residential zoned land by establishment of one residential unit per lot.
- c. The proposed zoning meets the criteria outlined in Policy 2.6.1.4; and
- d. Whether the amount of land proposed to be rezoned rural residential:
- i. appropriately balances providing some land resource for small scale farming with the overall strategic spatial planning objectives for physical resources outlined in objectives 2.2.4, 2.7.1 and 2.7.2 and for natural resources outlined in objectives 2.4.4 and 2.4.5; and
 - ii. is limited to that required to meet the need for rural residential lots over a 10-year planning period.
 - iii. For the purposes of iii. above, need is established if there is a shortfall in supply when the number of existing vacant lots (lots that have no consented buildings) are insufficient to meet an annual take-up over ten years at the rate new lots are issued with s 224 RMA certificates each year over the 5 year period prior.

Amend Policy 2.6.1.5 and renumber to read

Policy 2.6.1.4

Use the following criteria to assess the appropriateness of rural residential zoning, when considering any proposal for rezoning under Policy 2.6.1.3:

- a. the land is unlikely to be suitable for future residential zoning in line with Policy 2.6.2.1;
- b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades including road sealing, unless an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place; and

- c. considering the rules, and potential level of development provided for, the proposed rural residential zoning is the most appropriate to achieve the objectives of the Plan, in particular:
 - i. the character, naturalness and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);
 - ii. land and facilities that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land are:
 - 1. protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and
 - 2. in the case of facilities, able to operate efficiently and effectively (Objective 2.3.1). Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;
 - iii. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes:
 - 1. avoiding the application of new rural residential zoning in the ONF and ONL overlay zones; and
 - 2. avoiding the application of new rural residential zoning in the SNL Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved;
 - iv. the natural character of the coastal environment is preserved or enhanced (Objective 2.4.5). Achieving this includes:
 - 1. avoiding the application of new rural residential zoning in the ONCC and HNCC overlay zones; and
 - 2. avoiding the application of new rural residential zoning in the NCC Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.5 will be achieved.

- v. Dunedin's significant indigenous biodiversity is protected or enhanced and restored; and other indigenous biodiversity is maintained or enhanced and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new rural residential zoning in ASBV and UBMA unless rules (such as rules that restrict the location of building platforms) can ensure that Objective 2.2.3 will be achieved.
- vi. the biodiversity values and natural character of the coast and riparian margins are maintained and enhanced (Objective 10.2.2);
- vii. subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai (Objective 10.2.4);
- viii. the relationship between Manawhenua and the natural environment is maintained or enhanced, including the cultural values and traditions associated with wāhi tūpuna, mahika kai and occupation of original native reserve land through papakāika (Objective 14.2.1);
- ix. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
 - 1. important green and other open spaces including green breaks between coastal settlements;
 - 2. natural and visual connectivity from maunga above to waters below;
 - 3. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
 - 4. built heritage, including nationally recognised built heritage;

5. important visual landscapes and vistas;
 6. the amenity and aesthetic coherence of different environments; and
 7. the compact and accessible form of Dunedin (Objective 2.4.1); and
- x. the potential risk from natural hazards, including climate change, is no more than low, in the short to long term (Objective 11.2.1).

New definitions of "unfunded public infrastructure upgrades" and "cluster":

Unfunded public infrastructure upgrades