

## A. Plan Overview and Strategic Directions

### 1. Plan Overview and Introduction

#### Foreword

*Developing a new District Plan is among the most important and influential things a council can do. It works hand in hand with our overarching strategies, such as Economic Development, Environment, Arts and Culture, Social Wellbeing, in setting the direction of the Council's decision-making and shaping the city's future. A District Plan is essential. It identifies the aspects of Dunedin which we value and want to protect (e.g. important landscapes, heritage buildings or central city vibrancy) and the types of development we want to encourage. A District Plan integrates aspects such as transport, water and waste services and parks and reserves. Without a plan, development would not match with services or sit comfortably with neighbouring land uses. Investment in expensive community owned infrastructure could be wasted in some places, and sorely lacking in others.*

*A broad consensus reached by the community about the plan's makeup, is essential for a plan to have acceptance and credibility. This consensus can only be arrived at through consultation and submissions from community stakeholders and conversations about what we need and want our city to look and work like in ten or twenty years' time. We have been doing this over the last two years and have listened to and balanced the different feedback we have received. Now you have the opportunity to make a formal submission which will be considered by a hearings panel before final decisions are made. Take part and let us know what you think.*



Dave Cull, Mayor of Dunedin

**{PO 806.1}**

## 1.1 Introduction to the District Plan {was "User Guide" - PO cl.16}

### 1.1.1 What is a District Plan?

A District Plan is a document prepared under the requirements of the Resource Management Act 1991 (RMA) in conjunction with the community. It sets a framework for the development and management of resources in the district in a manner that meets the goal of sustainable management of those resources (as outlined in Section 5 of the RMA). This District Plan includes objectives, policies and rules to manage the environmental effects of land use and development activities. It defines the various zones and rules for which activities are permitted to occur in each zone. It also defines the status of activities which require resource consent (controlled, restricted discretionary, discretionary and non-complying).

This District Plan applies to all areas above the line of mean high water springs (MHWS) within the territorial boundaries of Dunedin City and to all users of land and surface of water bodies within the district.

The Resource Management Act 1991 (RMA) requires the Dunedin City Council (Council) to prepare a district plan (section 73). The purpose of the district plan is to assist the Council in carrying out its functions under the RMA. The Dunedin City Council is considered a territorial authority and its functions are described in section 31 of the RMA.

*The District Plan must reflect those functions and the purpose of the RMA, which is to promote sustainable management. The RMA defines sustainable management as: managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

*(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

*(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

*(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The District Plan is part of a hierarchy of plans. District plans must give effect to national policy statements and regional policy statements and must not be inconsistent with regional plans and any applicable water conservation orders (section 75 RMA). Section 74 of the RMA sets out a number of other statutory instruments that the DCC must have regard to in preparing a district plan.

District plans cover issues related to the functions of territorial authorities (section 31 RMA). These include:

- integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district
- ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district
- the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of:
  - the avoidance or mitigation of natural hazards
  - the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land
  - the maintenance of indigenous biological diversity
  - the control of the emission of noise and the mitigation of the effects of noise

- the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes
- any other functions specified in this Act.

District plans contain:

- objectives
- policies to implement objectives
- rules (or other methods) to implement policies.

District plans manage the use of land such that:

- no person may use land in a manner which contravenes a rule in a district plan, unless it is expressly allowed by a resource consent
- no person may subdivide land unless it does not contravene a rule in a district plan or it is expressly allowed by a resource consent.

This District Plan applies to land above the line of mean high water springs (MHWS) and the surface of rivers and lakes within the territorial boundaries of Dunedin City.

In addition to the District Plan, some rules that relate to the matters covered by district plans are set by national environmental standards (NESs). Where there is a NES the rules in that NES take precedence over the rules of the Plan, unless the NES expressly allows the district plan to have rules that are different, which is usually only in limited circumstances. {PO cl.16}

### **1.1.2 Content of District Plan**

This District Plan has two primary components:

- the written text which contains all of the resource management objectives, policies, rules and guidance information; and
- the planning maps which indicate the spatial area where certain rules in the written text apply.

Information on the structure of the Plan, how to use the Plan, and the drafting protocol used in the Plan is provided on the Second Generation District Plan website: [www.2gp.dunedin.govt.nz](http://www.2gp.dunedin.govt.nz) {PO cl.16}

#### **1.1.2.1 Written text of the District Plan**

The written text of the District Plan is structured in sections A to F with underlying chapters as outlined in Table 1.1A below. A summary of the contents of these chapters is also outlined in this table. {PO cl.16}

**Table 1.1A {PO cl.16}**

Section	Summary of Section
A. Plan Overview and Strategic Directions	<p>The introductory section includes the activity and other definitions, nested tables, statutory framework and outcomes sought be Kāi Tahu.</p> <p>This section also contains the Strategic Directions. These are broad objectives and policies which guide the management of land use and development activities in Dunedin.</p>
B. Citywide activities	<p>Citywide activities are those that occur in all zones but have specific effects regardless of the zone in which they are located. They are managed in separate sections to avoid repetition through the plan. Examples are transportation activities, network utilities and management of scheduled trees. The objectives, policies, performance standards and assessment rules within the citywide activities sections apply across the plan.</p>
C. Citywide Provisions	<p>The citywide provisions sections manage effects that occur throughout the city from activities that are managed within the zones. For example, effects on heritage items, manawhenua values, landscape and coastal character areas (natural environment section) and effects on public health and safety. The activities that cause the effects are managed within the zones, but the objectives, policies, performance standards and assessment criteria are contained within the citywide provisions sections.</p> <p>Some of these provisions apply to limited parts of the city. These areas are shown on the planning maps as overlay zones. These include the heritage precinct overlay zone, landscape and coastal character overlay zones, transition overlay zone.</p>
D. Management Zones	<p>Dunedin is divided into a number of management and major facility zones. The management zones reflect the predominant land use within the area, for example residential or industrial. These zones contains objectives, policies, rules and assessment rules to manage most of the activities that take place within them. The provisions aim to facilitate the predominant land use and related and complementary activities, maintain the character of each area, and manage effects on neighbours and amenity values.</p>
E. Major Facilities Zones	<p>The plan contains 15 major facilities zones. These are focussed on facilities that are important to Dunedin's social, economic and cultural wellbeing and that cannot be effectively managed within the management zones. The sections contain specific objectives, policies and rules to facilitate the efficient and effective operation of these facilities and manage their effects on surrounding areas.</p>
F. Appendices	<p>The plan appendices contain various provisions necessary for the implementation of the policies and rules. These include details of the scheduled items, heritage items, the values of heritage precincts and landscape areas, and hazardous substances limits.</p>

#### **1.1.2.2 Planning maps**

The planning maps show the spatial extent of the management zones, major facility zones, overlay zones and scheduled items discussed above. They also show 'mapped areas', which are smaller discrete areas which apply to a specific rule of provision in the plan. Examples are the **port noise control mapped area** and the **high class soils mapped areas**. {PO cl.16}

### 1.1.3 How to use the District Plan

The 2GP tells you the activity status of all land use, development or subdivision activities, including whether they are permitted and if so when performance standards apply, or whether they always require a resource consent. In determining the status of land use, development or subdivision activity in the 2GP, plan users should undertake the following steps:

#### **Step 1 – Confirm the zone that applies**

Begin with the planning maps. Locate your property on the map and identify what management zone or major facility zone applies.

#### **Step 2 – Confirm if any overlay zone, mapped area or schedule items applies**

Use the maps to confirm 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 mapped area**.

#### **Step 3 – Confirm the activity status**

Go to the relevant management or major facility zone chapter that your property is located in. Activities are grouped as either 'land use', 'development' or 'subdivision' activities. Many proposals will involve both land use and development activities. Look down the list of activities in the activity status table to find the activities that apply. All activities are listed by category, for example 'residential' or 'commercial'. The nested tables in Section 1.3 identify which category each activity falls into.

Every land use and development activity will be indicated as either: permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The RMA requires that no application for a resource consent may be made for prohibited activities.

Next look at the performance standards which apply to development activities. Performance standards need to be complied with in order to confirm the activity status. A different activity status may apply to the land use part of a proposal compared to the development activity part. In this case, the more restrictive activity status will apply to the proposal as a whole.

If your activity is a permitted, and you meet all the performance standards, you can proceed without obtaining a resource consent. If this is not the case you will need to apply for a resource consent.

#### **Step 4 – Apply for resource consent**

If your activity is a controlled, restricted discretionary, discretionary or non-complying activity you will need to apply to Council for resource consent. The District Plan provides guidance on the assessment criteria which will be applied and references relevant objectives and policies which provide direction on matters to be covered in the resource consent.

Applications for resource consent must be made in writing to the Council. Application forms and information brochures to assist in understanding the District Plan are available from the Council or online. Fees are payable. Applications must be accompanied by an assessment of the effects that the activity may have on the environment, together with any other information required by the RMA.

Council staff can assist by providing general advice on the requirements of the District Plan. Professional advice may be necessary if further assistance is required.

A guide to the eplan: 'Introduction to the 2GP and eplan' is available at [www.2GP.dunedin.govt.nz](http://www.2GP.dunedin.govt.nz) **{PO cl.16}**

#### **1.1.5 Other requirements outside the District Plan**

Various other legislation and planning documents manage activities that also fall under the jurisdiction of the District plan. These documents should be checked for additional consent or regulatory requirements. These include:

1. The Otago Regional Plan: Water manages earthworks undertaken on the bed of any lake or river; and earthworks associated with drilling or bore construction (excluding the deposition of fill resulting from these activities).
2. The Otago Regional Plan: Waste manages discharges from offal pits, farm landfills and greenwaste landfills; and excavation and use of composting pits, silage pits and silage stacks.
3. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 applies to any piece of land on which an activity or industry describe in the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities which result in any change of use, disturbance of soil, removal or upgrade of fuel tanks on a HAIL site and any subdivision will trigger the provisions of the NES and may require a resource consent. The requirements are site specific and DCC consents team will be able to advise what those requirements may be in relation to a particular property or activity. Information is also available from the Ministry for the Environment at [www.mfe.govt.nz/land/nas-assessing-and-managing-contaminants-soil-protect-human-health/about-nas](http://www.mfe.govt.nz/land/nas-assessing-and-managing-contaminants-soil-protect-human-health/about-nas)
4. The Heritage New Zealand Pouhere Taonga Act (2014) makes it an offence to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. See Appendix A8 for further details. **{PO cl.16}**

## User Guide extracts (NOT PUBLISHED)

### 1.2 Information on When Rules Have Legal Effect {Confirmed for deletion - PO cl.16<sup>1</sup>}

<sup>1</sup> **PO cl.16:** This section is no longer relevant and has been removed.

#### **1.2.1 Rules that have legal effect upon notification {PO cl.16}**

The Environment Court has ordered that the rules listed in Table 1.2.1 below have immediate legal effect from notification of this proposed plan ([2015] NZEnvC 165). As part of this order the Court has stated that any person affected by it may apply to the Environment Court to have this order set aside in respect of part or all of any of the rules in Table 1.2.1. Any application to have the order set aside is required by the Environment Court to be supported by a full explanatory affidavit and sent to the Environment Court in Christchurch and to DCG.

<b>Table 1.2.1: Rules that have immediate effect upon notification {PO cl.16}</b>		
Section	Rule Number	Description
<del>1 – Plan overview and introduction</del>	<del>Definition of Vegetation Clearance</del>	
<del>1 – Plan overview and introduction</del>	<del>Definition of Indigenous Vegetation Clearance</del>	
<del>1 – Plan overview and introduction</del>	<del>Definition of Indigenous Vegetation</del>	
<del>10 – Natural environment</del>	<del>10.3.2.2</del>	<del>Maximum area of indigenous vegetation clearance</del>
<del>10 – Natural environment</del>	<del>10.4.3.3</del>	<del>Assessment of performance standard contraventions – Vegetation clearance (Maximum area of indigenous vegetation clearance)</del>
<del>16 – Rural zones</del>	<del>16.7.4</del>	<del>Minimum site size for rural zones</del>
<del>16 – Rural zones</del>	<del>16.9.5.5</del>	<del>Assessment of subdivision performance standard contraventions – Minimum site size (surplus dwelling subdivision)</del>



#### 1.2.2 Rules that Council has resolved do not have legal effect upon notification {PO cl.16}

There are some rules that the RMA deems to have legal effect when the proposed plan is notified (s86B(3)). These rules protect or relate to water, air, or soil (for soil conservation), protect areas of significant indigenous vegetation, protect areas of significant habitats of indigenous fauna, protect historic heritage, or provide for or relate to aquaculture activities. Council has resolved that these rules, which are listed in Table 1.2.2, will only have legal effect once the 2GP is made operative.

<b>Table 1.2.2: Rules that Council has resolved do not have legal effect upon notification {PO cl.16}</b>		
Section	Rule numbers (activity status rule numbers unless otherwise indicated)	Notes
3 – Public amenities	3.3.2.3.c	
5 – Network utilities	5.3.2.9.d, 5.3.2.10.d, 5.3.2.12 – 5.3.2.23	Where activity is located within a Heritage Precinct or Scheduled Heritage Site
10 – Natural environment	Assessment rules 10.5.2.7 – 10.5.2.9, 10.6.2.6, 10.6.2.7, 10.7.2.2, 10.7.2.3	
13 – Heritage	Performance standards: 13.3.1 – 13.3.3	
	Assessment rules: 13.4 – 13.8	
	Special information requirements: 13.9	
14 – Manawhenua	Assessment rules: 14.3.2.3 – 14.3.2.7, 14.4.2, 14.5.2, 14.6.2	
15 – Residential zones	15.3.4.7 – 15.3.4.28	
	Performance standard: 15.6.2.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standard: 15.6.7.2.e	
16 – Rural zones	16.3.3 as it applies in column d, 16.3.4 as it applies in column d, 16.3.4.8 – 16.3.4.14, 16.3.5.1.d	
	Performance standard: 16.6.1.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standards: 16.6.1.1.a as it applies in column 5, 16.6.1.8	
17 – Rural residential zones	17.3.4.8 – 17.3.4.12	
	Performance standard: 17.6.1.8	
18 – Commercial mixed use zones	18.3.6.9 – 18.3.6.29	
	Performance standard: 18.6.3.1.a.2	



**Table 1.2.2: Rules that Council has resolved do not have legal effect upon notification {PO cl.16}**

19 – Industrial zones	19.3.4.4 – 19.3.4.12	
	Performance Standard: 19.6.2.1.a.2	Where activity is located within a Scheduled Heritage Site
20 – Recreation Zone	20.3.3 as it applies in column c, 20.3.4 as it applies in column c, 20.3.4.8 – 20.3.4.14, 20.3.5.1.c	
	Performance standard: 20.6.1.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standard 20.6.1.1.a as it applies in column 4	
22 – Dunedin Botanic Garden Zone	22.3.4.5 – 22.3.4.9	
26 – Invermay and Hercus Zone	26.3.4.4. – 26.3.4.8	
27 – Mercy Hospital Zone	27.3.4.5 – 27.3.4.9	
29 – Otago Museum Zone	29.3.4.5 – 29.3.4.9	
31 – Schools Zone	31.3.4.5 – 31.3.4.9	
33 – Taieri Aerodrome Zone	33.3.4.6 – 33.3.4.10	
34 – Campus Zone	34.3.4.6 – 34.3.4.27	
	Performance standard: 34.6.2.1.a.2	

### 1.2.3 When the Remaining Rules Have Legal Effect {PO cl.16}

The remainder of the rules in the proposed 2GP will not have legal effect when the plan is notified. These rules will have legal effect when decisions have been made on submissions, unless the RMA deems any rules to be operative earlier.

## 1.3 Kāi Tahu and the District Plan (Notified as 1.3.3)

### 1.3.1 Te Tiriti o Waitangi/The Treaty of Waitangi

Te Tiriti o Waitangi / the Treaty of Waitangi is a founding legal document for New Zealand. The Crown is the primary Treaty partner responsible for the Treaty relationship. However, in delegating responsibilities to local authorities, Parliament acknowledges the need to ensure local authorities give appropriate consideration to the principles of the Treaty as part of their statutory obligations. Kāi Tahu is the Crown's Treaty partner in the Otago region. The Resource Management Act 1991 (RMA) and Local Government Act (LGA) provide a clear direction on the Dunedin City **{PO cl.16}** Council's responsibilities in terms of te Tiriti o Waitangi / the Treaty of Waitangi.

The overriding approach is one of active recognition of the principles of te Tiriti o Waitangi / the Treaty of Waitangi in the exercise of Council's functions and duties under the RMA. The Treaty implies a partnership exercised in the utmost good faith. The principles of the Treaty, as articulated by the Waitangi Tribunal and the Courts, include the following:

- The principle of the government's right to govern.
- The principle of tribal rakatirataka/management over resources.
- The principle of partnership: that both Treaty partners will act reasonably and in the utmost good faith.
- The principle of active protection of Māori in the use and management of their resources.
- The principle of the right of development. This Treaty right is not confined to customary uses or the state of knowledge as at 1840, but includes an active duty to assist Māori in the development of their properties and taoka.
- The principle of consultation. Acting reasonably and with the utmost good faith to one another requires fully fledged discussion with every attempt to find an agreed position that is in accord with Treaty principles.

The Dunedin City Council is committed to meeting its responsibilities under te Tiriti o Waitangi / the Treaty of Waitangi and statutory obligations under the RMA. The Dunedin City Council recognises the mana whenua and tino rakatirataka of Kāi Tahu Manawhenua over their resources and taoka and the Dunedin City **{PO cl.16}** Council's commitment to its Treaty responsibilities is reflected throughout this Plan. This Plan has been developed in consultation with Kāi Tahu Manawhenua and identifies the matters that have the potential to affect cultural values and well-being, along with enabling Manawhenua to actively participate in resource management processes. Council will work to ensure that its policies and actions recognise and protect Manawhenua rights and interests within Dunedin.

The objectives and policies in this Plan recognise the protection given by the Treaty to tino rakatirataka held by Kāi Tahu Manawhenua over their own resources. At the same time, the policies recognise the right of Council to exercise its duties and functions in promoting the sustainable management of resources.

### 1.3.2 Implementation of Kāi Tahu values through the District Plan

~~The Council has worked closely with Kāi Tahu to ensure that t~~The resource management issues of interest to Kāi Tahu are addressed through this Plan in a number of ways. ~~The Plan clearly identifies Kāi Tahu interests and values and directs decision makers where these must be considered in Dunedin.~~ **{PO cl.16}**

Particular areas of interest to Kāi Tahu include:

- Identification and protection of natural and physical resources of importance, including the coast, waterways, wetlands and indigenous flora and fauna;
- Protection of mahika kai areas from uses or development which threaten the values of these areas and, where necessary, restoration of access to mahika kai;
- Protection of wāhi tūpuna and urupā; and

- Papakāika housing.

These are primarily managed through:

- management of identified threats, such as buildings, earthworks and vegetation clearance, within wāhi tūpuna (ancestral landscapes);
- requirements for setbacks from waterbodies and the coastline;
- provision for papakaika housing; and
- consideration of Manawhenua as an affected person in relation to consent applications for particular activities.  
**{PO cl.16}**

#### 1.3.2.1 Statutory acknowledgements

Statutory acknowledgements are an acknowledgement by the Crown of Kāi Tahu cultural, spiritual, historical, and traditional associations with specified areas. The Ngāi Tahu Settlement Act 1998 requires Council to send summaries of consent applications that may affect a Statutory Acknowledgement to Kāi Tahu, and to have regard to Statutory Acknowledgements when forming an opinion as to whether Kāi Tahu is an affected party for a consent application.

There are two areas covered by Statutory Acknowledgements within the Dunedin city area: Te Tai o Arai Te Uru (the Otago coastal marine area) and Te Tauraka Poti (Merton Tidal Arm). The Otago coastal marine area is under the jurisdiction of the Otago Regional Council. Te Tauraka Poti is included within the plan as a **wāhi tūpuna mapped area** (see Appendix A4).

#### 1.3.2.2 East Otago Taiapure **{MW 329.1}**

The Fisheries Act 1996 contains provisions allowing a Taiapure-local fishery management committee to recommend to the Minister of Fisheries the making of regulations for the conservation and management of fish, aquatic life, or seaweed in the Taiapure-local fishery. The East Otago Taiapure includes the marine and estuarine waters enclosed by a line from Cornish Head to Brinns Point to Warrington Spit to Potato Point. The East Otago Taiapure Management Committee is able to provide advice and recommendations to the Minister of Fisheries for regulations to manage the fisheries in the area. The regulations may relate to the species and quantities of fish taken, and set restrictions on dates, size limits, methods and areas of fishing. **{MW 329.1}**

#### 1.3.2.3 Consultation with Kāi Tahu ki Otago Ltd Aukaha **{MW cl.16}**

Kāi Tahu ki Otago Ltd (KTKO Ltd) Aukaha **{MW cl.16}** is a consultancy established by the local rūnaka to help streamline the resource consent process for applications requiring consultation with Kāi Tahu in Otago.

The plan identifies where Manawhenua may be affected by a proposal. If this is the case, applicants for resource consent are encouraged to contact KTKO Ltd Aukaha **{MW cl.16}** prior to lodging their application. KTKO Ltd Aukaha **{MW cl.16}** can then advise whether consultation with rūnaka is required.

Where consultation is required, work is done on a cost-recovery basis and applicants may be charged a fee. KTKO Ltd Aukaha **{MW cl.16}** sends a summary and recommendation for each resource consent application to the rūnaka that are kaitiaki of the area the application is located in. As there are many areas of shared interest, details of the application may be sent to more than one rūnaka. A letter detailing the rūnaka position on the application (oppose, support, neither oppose nor support) is sent to the applicant.

For large applications with extensive cultural effects, a Cultural Impact Assessment (CIA) may be required as part of the Assessment of Environmental Effects.

Contact details for Aukaha are in Appendix A8. **{MW cl.16}**

#### 1.3.2.4 Outcomes sought by Kāi Tahu

The following table sets out the natural resource and environmental management issues and desired outcomes of significance to Kāi Tahu. It is not an exhaustive list. Some of the issues and outcomes are addressed through other DCC processes and strategies, and some by other organisations, such as the ORC. The District Plan includes policies that address issues within its statutory context. Methods are outlined throughout the Plan to provide for Kāi Tahu's relationship with natural and physical resources in Dunedin.

Issues	Outcomes desired by Kāi Tahu
<b>a. Kaitiakitaka</b>	
Historically, recognition of kaitiakitaka in resource management processes and decision making has been limited	<p>Kāi Tahu's role as kaitiaki is recognised. Kāi Tahu is engaged in resource management decision making processes in the spirit and intent of the Treaty and RMA. This includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Engagement with Kāi Tahu, at operational and political levels, is regular and effective.</li> <li>• The Kāi Tahu ki Otago Natural Resource Management Plan 2005 and Resource Consent Protocol are implemented appropriately.</li> <li>• Cultural Impact Assessments are used to assess effects of land use change and development on cultural values, where Kāi Tahu considers this is appropriate.</li> <li>• Kāi Tahu is actively involved in a range of decision making fora including as hearings commissioners and on planning committees.</li> <li>• The wider Dunedin community is aware of, and understands Kāi Tahu's kaitiakitaka role.</li> <li>• Kāi Tahu is actively involved when the DCC plans and undertakes research in areas of mutual interest.</li> </ul>
<b>b. Built environment</b>	
<ul style="list-style-type: none"> <li>• The cumulative effects of land use change and development on wāhi tūpuna, wāhi taoka sites, mahika kai and indigenous biodiversity.</li> <li>• Loss of cultural associations with wāhi tūpuna.</li> <li>• Deteriorating water quality from stormwater and wastewater discharges.</li> <li>• Kāi Tahu presence in the urban environment and in urban design is very limited.</li> </ul>	<ul style="list-style-type: none"> <li>• Development is holistic in approach and: <ul style="list-style-type: none"> <li>• Protects Kāi Tahu cultural values.</li> <li>• Protects wāhi tūpuna from inappropriate development.</li> <li>• Maintains and enhances water quality.</li> </ul> </li> <li>• Treatment and disposal of wastewater and stormwater accords with Kāi Tahu values (land based treatment is preferred).</li> <li>• Consent conditions are monitored effectively.</li> <li>• Water quality is safeguarded through the 3 Waters Strategy.</li> <li>• Kāi Tahu culture and presence is visible in the built environment – through public art, information and urban design</li> </ul>
<b>c. Climate change</b>	

Issues	Outcomes desired by Kāi Tahu
<p>The Kāi Tahu communities of Puketeraki (Karitāne) and Ōtākou are at risk from natural hazards. Coastal erosion and rising sea levels could impact Kāi Tahu's relationship with land, the use of Māori land, and cultural values and uses of these areas.</p>	<ul style="list-style-type: none"> <li>• The special nature of Māori land with its multiple owners and ancestral connections is recognised when climate change adaptation measures and hazards controls are proposed. Cultural preferences are taken into account with regard to hazard mitigation and the maintenance of relationships with the land is facilitated.</li> <li>• The DCC recognises the constraints on Māori land when considering climate change measures.</li> </ul>
<b>d. Coast</b>	
<ul style="list-style-type: none"> <li>• Management of the land-sea interface is integrated and holistic.</li> <li>• Inappropriate land use and development affects wāhi taoka sites, wāhi tūpuna, mahika kai and kaimoana, and the relationship that Kāi Tahu has with these landscapes and resources.</li> <li>• Discharges from the urban environment impact on inlet and estuary health, on the coastal environment, and on kaimoana and taoka species.</li> <li>• Land development in upper catchments impacts on inlets, estuaries and the coast, including the effects of sedimentation on kaimoana and taoka species.</li> <li>• Loss of natural habitat affects indigenous marine species</li> <li>• Loss of access to wāhi taoka sites, and to mahika kai and kaimoana resources.</li> </ul>	<ul style="list-style-type: none"> <li>• The spiritual and cultural significance of the marine and coastal area to Kāi Tahu is provided for in the management of the coastal environment.</li> <li>• Adverse effects on Kāi Tahu values in the coastal environment caused by inappropriate coastal land use, subdivision and development are avoided.</li> <li>• Cross-jurisdictional integrated management occurs.</li> <li>• The cultural integrity of coastal landscapes and seascapes (wāhi tūpuna) is protected.</li> <li>• Te Tai o Arai Te Uru (the Otago coast) supports the full range of healthy ecosystems and species.</li> <li>• Access to culturally healthy mahika kai, taoka species, and sites of significance is maintained or enhanced.</li> <li>• The discharge of contaminants, including human waste to coastal waters, is reduced and ultimately ceases.</li> <li>• Kāi Tahu can safely access, gather and eat mahika kai and kaimoana</li> <li>• Estuaries support Kāi Tahu customs.</li> </ul>
<b>e. Ecosystems and indigenous biodiversity</b>	
<ul style="list-style-type: none"> <li>• Loss of indigenous biodiversity and habitat.</li> <li>• Sediment discharged to water affects water quality, and in turn mahika kai. The ability of Kāi Tahu to safely access, gather and eat mahika kai and kaimoana is compromised by poor water quality.</li> <li>• The ability to pass on mahika kai traditions to future generations is compromised.</li> </ul>	<ul style="list-style-type: none"> <li>• Indigenous plant and animal communities and the ecological processes that ensure their survival are recognised and protected to restore and improve indigenous biodiversity.</li> <li>• Habitats and the wider needs of mahika kai and kaimoana taoka species and other species of importance to Kāi Tahu are protected.</li> <li>• Mahika kai and kaimoana resources are healthy and abundant in Otago.</li> </ul>
<b>f. Energy</b>	

Issues	Outcomes desired by Kāi Tahu
<ul style="list-style-type: none"> <li>The placement of infrastructure for producing and distributing energy can affect the relationship of Kāi Tahu with waterways and wāhi tūpuna.</li> <li>Extractive uses and power generation affect natural seasonal flow regimes which can cause bank erosion, sedimentation and damage to wāhi taoka sites.</li> </ul>	<ul style="list-style-type: none"> <li>The relationship between Kāi Tahu natural water bodies and water and the effects of energy generation on this relationship are taken into account in decisions on energy generation.</li> <li>Efficient energy and water use is encouraged as part of new developments.</li> <li>Wāhi tūpuna are protected from inappropriate placement of energy generation and distribution infrastructure.</li> <li>The capacity of existing infrastructure is maximised before developments occur in new catchments.</li> </ul>
g. Hazardous substances	
Discharges of hazardous substances affect land and water quality.	<ul style="list-style-type: none"> <li>Contaminants being discharged directly to water are reduced.</li> <li>The management / disposal of hazardous waste is undertaken in accordance with Kāi Tahu values.</li> </ul>
h. Infrastructure	
<ul style="list-style-type: none"> <li>Poorly planned and located infrastructure impacts on fresh and coastal water quality, wāhi tapu, wāhi tūpuna and indigenous biodiversity.</li> <li>Inappropriately located telecommunications and energy infrastructure affects wāhi tūpuna, views from marae, and other significant landscapes and landforms.</li> </ul>	<ul style="list-style-type: none"> <li>Contaminants being discharged directly or indirectly to water are reduced.</li> <li>The range of landscape features of importance to Kāi Tahu, including wāhi tūpuna and view shafts, are protected from inappropriate development.</li> </ul>
i. Land use	
<ul style="list-style-type: none"> <li>Papakāika housing planning provisions have been restrictive.</li> <li>The utilisation of Māori land is constrained by policy that does not take into account the multi-ownership nature of the land.</li> <li>Sea level rise and coastal erosion could affect the marae communities at Ōtākou and Karitāne.</li> </ul>	<ul style="list-style-type: none"> <li>The use of Māori land by beneficial owners according to cultural preferences is supported and the maintenance of relationships with the land facilitated.</li> <li>The relationship of Kāi Tahu with their ancestral land is recognised through the provision for Papakāika housing on general title land within the original native reserves.</li> <li>The constraints on Māori land held under Te Ture Whenua Māori Act 1993 are recognised.</li> </ul>
j. Minerals	



Issues	Outcomes desired by Kāi Tahu
<ul style="list-style-type: none"> <li>• Historic and continuing loss of wāhi tapu sites and landscapes of significance from quarrying and earthworks.</li> <li>• The quarrying of Pukemakamaka and Turimakamaka (Saddle Hill), and Blackhead.</li> <li>• Loss of historical associations with Puke Makamaka and Turi Makamaka (Saddle Hill). Landscapes such as Saddle Hill no longer reflect the creation stories related to the taniwha traditions.</li> </ul>	<ul style="list-style-type: none"> <li>• Protection of wāhi tūpuna.</li> </ul>
<b>k. Natural hazards</b>	
<ul style="list-style-type: none"> <li>• Natural hazards and natural hazard mitigation activities can impact on values of importance to Kāi Tahu.</li> <li>• Erosion and deposition rates affects Kāi Tahu values in the coast, bays, hāpua (estuaries) and harbours.</li> </ul>	<ul style="list-style-type: none"> <li>• Kāi Tahu values are considered in natural hazard management and planning.</li> <li>• The waters of the Dunedin district are healthy and support Kāi Tahu customs.</li> </ul>
<b>l. Soil</b>	
<ul style="list-style-type: none"> <li>• Subdivision and development can cause sedimentation and erosion.</li> <li>• The importance of soil and its life-supporting capacity is often low priority in decision making.</li> </ul>	<ul style="list-style-type: none"> <li>• Human-induced soil erosion is avoided.</li> <li>• Life supporting capacity of soils is safeguarded.</li> </ul>
<b>m. Transportation</b>	
<ul style="list-style-type: none"> <li>• Limited public transport in rural areas affects rural Kāi Tahu communities and marae.</li> <li>• Stormwater discharges from urban roads can contain contaminants (hydrocarbons, heavy metals and wastewater from cross-connections).</li> </ul>	<ul style="list-style-type: none"> <li>• Access to transport (all modes) is equitable.</li> <li>• The fresh and coastal waters of the Dunedin district are healthy and support Kāi Tahu customs.</li> <li>• Contaminants being discharged directly or indirectly to water are reduced.</li> </ul>
<b>n. Wāhi Tāpu and Wāhi Taoka</b>	



Issues	Outcomes desired by Kāi Tahu
<ul style="list-style-type: none"> <li>Archaeological sites are increasingly vulnerable to coastal erosion and sea level rise.</li> <li>Wāhi tapu and wāhi taoka are modified or damaged by the direct and indirect effects of development, such as quarrying and earthworks.</li> <li>Access to sites of cultural significance is impeded.</li> <li>The general public lacks understanding of the statutory and non-statutory tools and processes for managing discoveries of taoka, accidental or otherwise.</li> <li>The management of wāhi tapu and wāhi taoka lacks co-ordination and collaboration.</li> </ul>	<ul style="list-style-type: none"> <li>Wāhi tapu and wāhi taoka are protected in a culturally appropriate manner.</li> <li>Adverse effects on wāhi tapu and other sites of cultural heritage value as a result of inappropriate land-use, subdivision and development are avoided.</li> <li>Wāhi tapu and wāhi taoka are given appropriate value in decision-making processes.</li> <li>All sites of significance, including those not registered as Heritage New Zealand or New Zealand Archaeological Association sites are protected.</li> <li>Kāi Tahu can access sites of cultural significance.</li> <li>The general public has better access to information about statutory and non-statutory tools and processes for managing discoveries of taoka, accidental or otherwise.</li> </ul>

### 1.3.3 Kāi Tahu ki Otago Natural Resource Management Plan

The Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal resource management planning document for Kāi Tahu ki Otago, and recognises and provides for Kāi Tahu values. The kaupapa of the plan is 'Ki Uta ki Tai' (from the mountains to the sea), which reflects the holistic Kāi Tahu philosophy of integrated resource management. ~~Council has had regard to this plan during preparation of the 2GP, to recognise and provide for Kāi Tahu values.~~ **{PO cl.16}**

## **1.4 Outcomes Sought by Kāi Tahu<sup>1</sup>**

<sup>1</sup>**PO cl.16:** As a clause 16 amendment, all text in this section has been moved to 1.3.2.4. Any amendments to provisions as a result of submissions are shown there.

## **1.4 Activities managed by this Plan (Nested Tables) (Notified as 1.6) {Was "Nested Tables" - PO cl.16}**

### **Introduction {NH 457.36 and others}**

The activities managed in this Plan reflect the responsibilities that Dunedin City Council holds as a territorial authority as provided under Section 31 of the RMA. {PO cl.16}

The 'nested tables' below group activities into a hierarchy of categories, sub-categories, activities, and sub-activities. The nested tables should be referred to alongside the relevant activity status table when determining the activity status of an activity. {NH 457.36 and others}

The nested tables in Section 1.6 are intended to be a complete list of activities. The activities within the tables are all defined. However, in some cases defined activities identify aspects of those activities that are not managed by this Plan either because they are managed through other statutory instruments or because they were considered to be highly unlikely to create effects that warranted management. These activities include:

- commercial advertising located within a building that is not visible from a public space outside the building;
- earthworks associated with the maintenance of sports fields, landscaping or gardens, existing farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences;
- filming associated with news coverage or any filming activity that does not have any associated development activity and involves no more than five people involved in the activity;
- irrigation races and open drains and stormwater detention basins; however, earthworks associated with these activities are subject to earthworks provisions;
- public display boards with a maximum area of all display faces of 2m<sup>2</sup> or less, and used exclusively by individuals, community groups or public bodies for advertising local activities, such as sale of second hand goods by individuals, and working from home activities, local community events, community notices, or public notices; and
- freedom camping. {NH 457.36 and others}

A proposal may include more than one type of activity. For example, building a house will generally include:

- a new standard residential activity (a land use activity);
- a new building (in the development activities category and buildings and structures sub-category);
- earthworks (a city-wide activity in the earthworks activity category);
- a new parking area for the dwelling (in the development activities category and site development activities sub-category); and
- construction (a city-wide activity in the temporary activities category). {NH 457.36 and others}

## 1.4.1 City-wide Activities

### Public Amenities Category

Activities	Sub-activities
Public amenities	Public toilets
	Public artworks - small scale
	Public artworks - large scale
	Public display boards

### Temporary Activities Category

Activities	Sub-activities
Construction	
Filming	Filming - small scale
	Filming - large scale
Mobile trading	
Military exercises	
Temporary disaster management accommodation	
Temporary events	Temporary events - small scale
	Temporary events - large scale
Temporary signs	Election signs
	Event promotion signs
	Temporary public notices
	Construction signs
	Real estate signs
Helicopter landings <u>movements</u> {TA 917.13}	

**Network Utilities Utility {NU cl.16<sup>1</sup>} Activities Category**

Activity	Sub-activities
Operation, repair, minor upgrading {NU 457.4} and maintenance of existing network utilities	
Realignment, reconfiguration or relocation of existing network utilities {NU 457.4}	
Underground or internal network utilities	
Standby or temporary {NU 457.8} energy generators	
Substations {NU 915.17}	
Small-scale network utilities {NU 576.4}	Amateur radio configurations {NU cl.16 <sup>1</sup> }
	Standby energy generators {NU 576.4}
	Network utility structures – small-scale {NU 576.4}
	Network utility poles and masts – small-scale {NU 576.4}
	Hydro generators – on-site energy generation {NU 308.122}
	Wind generators – on-site energy generation {NU 308.122}
	Solar panels – on-site energy generation {NU 308.122}
	Biomass generators – on-site energy generation {NU 308.137}
	Energy resource investigation devices {NU 308.122}
Large-scale network utilities {NU 576.4}	Network utility structures – large-scale {NU 576.4}
	Biomass generators – stand-alone {NU 308.468}
	Hydro generators – community scale {NU 308.462}
	Hydro generators – regional scale {NU 308.462}
	Solar panels – community scale {NU 308.462}
	Solar panels – regional scale {NU 308.462}
	Wind generators – community scale {NU 308.462}
	Wind generators – regional scale {NU 308.462}

Activity	Sub-activities
<u>Network utility structures – small scale {NU 576.4}</u>	<u>Network utility poles and masts – small scale {NU 576.4}</u>
	<u>Hydro generators – small scale {NU 308.122}</u>
	<u>Solar panels – small scale {NU 308.122}</u>
	<u>Wind generators – small scale {NU 308.122}</u>
<u>Network utility structures – large scale {NU 576.4}</u>	<u>Hydro generators – large scale {NU 308.462}</u>
	<u>Wind generators – large scale {NU 308.462}</u>
	<u>Solar panels - large scale {NU 308.462}</u>
<u>Irrigation races and open drains {NU cl.16}</u>	
<u>Stormwater detention basins {NU cl.16}</u>	

<sup>1</sup> **NU cl.16:** Under clause 16, this table has been reformatted: to remove “irrigation races and open drains” and “stormwater detention basins” (which are managed via earthworks provisions only); to remove “amateur radio configurations” (which are now treated as a type of network utility structure); to treat network utility poles and masts – small scale, hydro generators – small scale, wind generators – small scale and solar panels – small scale as sub-activities of network utility structures – small scale; and to treat hydro generators – large scale, wind generators – large scale and solar panels – large scale as sub-activities of network utility structures – large scale. These amendments do not result in substantive changes to the effect of provisions.

### Transportation Activities Category

Activities	Sub-activities
Operation, repair and maintenance of the roading network	
New roads or additions or alterations to existing roads	
Passenger transportation hubs	
Heliports	

### Scheduled Trees Activities Category {ST cl.16}

Activity
Removal of a scheduled tree that is: dead, in terminal decline or with extreme failure, or subject to a court order for removal
Modification of a scheduled tree
Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree

### Natural Hazard Mitigation Activities Category

Activity
<u>Natural</u> Hazard mitigation earthworks {HazMit cl.16}
<u>Natural</u> Hazard mitigation structures {HazMit cl.16}
Repair and maintenance of <u>natural</u> hazard mitigation earthworks features or <u>natural hazard mitigation</u> structures {HazMit cl.16}
Emergency natural hazard mitigation

### Earthworks Activities Category {EW cl.16}

Activity	Sub Activities
Earthworks	Earthworks - small scale
	Earthworks - large scale

## 1.4.2 Land Use activities {Was "Activities in Management and Major Facility Zones" - PO cl.16}

### 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
	<u>Campus-affiliated office</u> {MF 308.5}
Restaurants	
Restaurant - drive through	



Activities	Sub-activities
Retail	Bulky goods retail
	Dairies
	Food and beverage retail
	General retail
	Trade related retail
	Yard based retail
Service stations	<u>Self-service fuel stations</u> {CP 634.32}
Stand-alone car parking	
Visitor accommodation	Campgrounds

### Residential Activities Category

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

### Community Activities Category

Activities	Sub-activities
Community and leisure	Community and leisure - small scale
	Community and leisure - large scale
Conservation	
Early childhood education	Early childhood education - small scale
	Early childhood education - large scale
Sport and recreation	Sport and recreation that involves motor vehicles

### Industrial Activities Category

Activities	Sub-activities
Industry	Industrial ancillary tourism
	Rural industry
	<u>Rural contractor and transport depots (note that this activity is managed at two scales: rural contractor and transport depots – large scale and rural contractor and transport depots – small scale)</u> {RU 911.5}

## Rural Activities Category

Activities	Sub-activities
Domestic animal boarding and breeding	
<del>Factory farming</del> <u>Intensive farming</u> <b>{RU 1090.3}</b>	
Farming	
Forestry	
Grazing	
Landfills	
Mineral exploration	
Mineral prospecting	
Mining	
Rural ancillary retail	
Rural tourism	Rural tourism - small scale
	Rural tourism - large scale
Rural research	Rural research - small scale
	Rural research - large scale
<u>Scheduled mining activity</u> <b>{CP 874.2 and others}</b>	

## Major Facility Activities Category

Activities	Sub-activities
Airport	
Campus	
Cemeteries	
Crematoriums	
Dunedin Botanic Garden	
Emergency services	
Hospital	
Invermay/Hercus	
Major recreation facility	
<u>New Zealand Marine Studies Centre</u> <b>{MF 308.283}</b>	
Port	

Activities	Sub-activities
Prisons or detention centres	
Schools	
Taieri Aerodrome	

### 1.4.3 Development activities {Confirmed for addition - PO cl.16}

#### Development Activities Category

Sub-categories	Activities	Sub-activities
Buildings and structures activities	Additions and alterations	Earthquake strengthening
		Restoration
		<u>Signs attached to or incorporated into buildings {PO cl.16}</u>
	Demolition	
	<u>New {PO cl.16} Buildings</u>	
	Removal for relocation	
	Repairs and maintenance	
	<u>New {PO cl.16} Structures</u>	Fences
Site development activities	<u>Earthworks {EW cl.16}</u>	<u>Earthworks – small scale {EW cl.16}</u>
		<u>Earthworks – large scale {EW cl.16}</u>
	Outdoor storage	Service areas
	Parking, loading and access	Parking areas
	Storage and use of hazardous substances	
	<u>Tree planting Shelterbelts and small woodlots {RU cl.16}</u>	
	Vegetation clearance	Indigenous vegetation clearance ( <u>note that this activity is managed at two scales; indigenous vegetation clearance – large scale and indigenous vegetation clearance – small scale</u> ) { <b>NatEnv cl.16</b> }

<sup>1</sup> **PO cl.16:** Part of a suite of clarifications to better highlight that non-freestanding signs that are attached or incorporated into buildings are treated as a type of ‘additions and alterations’ in the Plan rules.

<sup>2</sup> **EW cl.16:** Retaining walls are generally managed through the Earthworks (Section 8A) provisions, and not as a sub-activity of structures. They are managed as structures in heritage precincts for the purposes of managing effects on heritage streetscape character.

<sup>3</sup> **EW cl.16:** Earthworks activities are now being managed as a city-wide activity.

<sup>4</sup> **Nat Env cl.16:** Indigenous vegetation clearance rules have been reformatted. Indigenous vegetation clearance that was exempt from the notified definition of “indigenous vegetation clearance”, or that was permitted under notified Rule 10.3.2.2 Maximum area of indigenous vegetation clearance, is now provided for as Indigenous Vegetation Clearance – Small Scale. Other indigenous vegetation clearance is now provided for as Indigenous Vegetation

Clearance – Large Scale. This does not change the effect of provisions.

#### **1.4.4 Subdivision activities {Confirmed for addition - PO cl.16}**

##### **Subdivision Activities Category**

<b>Activities</b>	<b>Sub-activities</b>
Cross lease, company lease and unit title subdivision	
General subdivision	

## 1.5 Definitions

### 1.5.1 Definitions

### 1.5.2 Other Definitions {Confirmed to be deleted - PO cl.16<sup>1</sup>}

<sup>1</sup> **PO cl.16:** Section 1.5.2 Other Definitions has been merged into 1.5.1 Definitions.

**A**

#### **Accessway**

Any driveway, walkway or other means of access (sealed or unsealed) to and/or from any part of a road.

#### **Accidental Discovery Protocol**

A process to be followed if archaeological material is discovered during earthworks. See Appendix A8.

#### **Adaptive Re-use**

The upgrade, redevelopment or refurbishment of a building to allow for a complementary change in use, where the original purpose for which the building was constructed is no longer viable and the new use is sympathetic to the heritage values of the building.

#### **Additions and Alterations**

Changes to the external envelope (i.e. size) of a building or structure and signs attached to buildings and structures. **{PO cl.16<sup>1</sup>, 239.2 and 308.357}**

For the purposes of rules that apply to protected parts of scheduled heritage buildings, scheduled heritage structures and character-contributing buildings, additions and alterations also include: **{PO 239.2, PO 308.357}**

- Any changes to the fabric, or **{PO 239.2 and 308.357}** characteristics, or size **{PO 239.2 and 308.357}** of a building or structure, including the removal or replacement of building components, and the attachment or construction of additional components, including building utilities, **{Her 360.17}** but not including network utility activities **{NU 576.2}; and**
- changes to the internal fabric or characteristics of scheduled heritage buildings where the interior features are protected. **{PO 239.2 and 308.357}**

For the purposes of the reflectivity performance standard that applies in landscape and coastal character overlay zones, this definition also includes any change to the light reflectance value (LRV) of exterior surfaces, including roofs. **{PO 239.2 and 308.357}**

For the purposes of the heritage provisions of this Plan, earthquake strengthening and restoration are managed as sub-activities of additions and alterations. Additions and alterations that are related to work required to comply with section 112 (Alterations) or section 115 (Change of use) of the Building Act 2004 are also treated differently in the policies and the assessment rules. **{PO cl.16<sup>3</sup>}**

This definition excludes:

- activities defined as repairs and maintenance or demolition.
- signs, for the purposes of heritage activity status provisions **{PO cl.16<sup>3</sup>}**

The following activities are managed as sub-activities of additions and alterations: **{PO cl.16}**

- earthquake strengthening **{PO cl.16}**

- restoration {PO cl.16}
- signs attached to or incorporated into buildings {PO cl.16}

Additions and alterations that are related to work required to comply with section 112 (Alterations) or section 115 (Change of use) of the Building Act 2004 are also treated differently in the policies and the assessment rules. {PO cl.16}

Additions and alterations are an activity in the buildings and structures sub-category, which is the development activities category. {PO cl.16}

<sup>1</sup> **PO cl.16:** Part of a suite of clarifications to better highlight that non-freestanding signs that are attached or incorporated into buildings are treated as a type of 'additions and alterations' in the Plan rules.

<sup>2</sup> **PO cl.16:** Information about the management of earthquake strengthening, restoration, and additions and alterations that are related to work required to comply with section 112 (Alterations) or section 115 (Change of use) of the Building Act, has been reformatted within the text of this definition. This does not change the effect of provisions.

<sup>3</sup> **PO cl.16:** Due to a reformatting of provisions, this text has been deleted and the definition has been amended to indicate that signs attached to or incorporated into buildings are a sub-activity of 'additions and alterations'. This does not change the effect of provisions.

## **Aerials {confirmed for deletion - NU 576.5}**

~~The part of a telecommunication facility that is used or intended for transmission or reception.~~

~~This definition includes: panel antennae, any aerial mountings, and incidental equipment such as: lightning protection, mast-head amplifiers, and remote radio units.~~

~~This definition excludes: dish antennae and supporting masts.~~

## **Airport**

~~The use of land and buildings for any of the following aircraft operations and aircraft servicing, including: {PO cl.16}~~

- aircraft operations and aircraft servicing {PO cl.16}
- fuel storage
- customs and quarantine facilities
- temporary accommodation for air crews, training and airport related personnel
- training activities and facilities associated with the aeronautical industry; and
- any activities directly associated with the functioning of the airport, including offices for contractors and companies providing services to the airport.

Airport is an activity in the major facility activities category. {PO cl.16}

## **Allotment {Confirmed for addition - PO 860.9 and others}**

1. An allotment is: {PO cl.16}
  - a. any parcel of land under the Land Transfer Act 1952/2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: {PO 860.9 and others}
    - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or {PO 860.9 and others}
    - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this



Act; or {PO 860.9 and others}

- b. any parcel of land or building or part of a building that is shown or identified separately: {PO 860.9 and others}
    - i. on a survey plan; or {PO 860.9 and others}
    - ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952/2017; or {PO 860.9 and others}
  - c. any unit on a unit plan; or {PO 860.9 and others}
  - d. any parcel of land not subject to the Land Transfer Act 1952/2017. {PO 860.9 and others}
2. An allotment that is:
- a. subject to the Land Transfer Act 1952/2017 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
  - b. not subject to that Act and was acquired by its owner under one instrument of conveyance
- shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by subdivision approval under any former enactment relating to the subdivision of land.
3. The balance of any land from which allotment is being or has been subdivided is deemed to be an allotment. {PO 860.9 and others}

### **Alluvial Fan {Confirmed for addition - NH 908.57}**

A build-up of river or stream sediments which form a sloping landform where rivers or streams exit a valley, shaped like an open fan or a segment of a cone. {NH 908.57}

### **Amateur Radio Configurations**

Aerials Antennas {NU 576.5}, dish-antenna {NU 576.6} and any associated support structures that are owned and operated by licensed amateur radio operators.

Amateur radio configurations are a sub-activity of small scale network utilities. {NU 576.4}

### **Ancillary**

For the purposes of this Plan, an activity being "ancillary" means it is subordinate to and part of the operation of the primary activity identified. It is not a stand-alone activity that is operated outside of or distinctly apart from the operation of the primary activity.

### **Ancillary Licensed Premises**

Activities that sell liquor alcohol. {PO cl.16}

For the purposes of this Plan, licensed premises are not a stand-alone activity and are always treated as secondary to another activity. Examples are:

- bottle shops fall under the definition of food and beverage retail
- bars fall under the definition of restaurant
- breweries that sell alcohol on-site fall under the definition of retail ancillary to industry
- home-based internet alcohol sales may fall under the definition of working from home or general retail

depending on the nature of the activity; and

- restaurants, dairies, visitor accommodation, sport and recreation activities are also common activities that may also be licensed premises.

Both the activity status and other rules for the underlying activity and for the ancillary licensed premises apply for an activity that involves alcohol sales.

Ancillary licensed premises are an activity in the commercial activities category. {PO cl.16}

## Ancillary Signs

Signs relating to any permitted or lawfully established land use activity taking place on the site on which the sign is located, ~~including any temporary events held on the site;~~ **{PA cl.16}** that provides information about any of the following:

- the name of a business or activity operating on-site
- the street address
- information about the nature or operation of the business including: opening hours and contact details
- any temporary events held on the site; and {PA cl.16}
- information on types of goods sold or services provided, including current special promotions or events.

Information on types of goods sold does not include Ancillary signs do not provide for generic product advertising signs that have a display face greater than 1m<sup>2</sup> in the Recreation Zone or 2m<sup>2</sup> in all other locations (Note: this size may not be able to be achieved in all circumstances as performance standards for ancillary signs may prescribe a smaller maximum sign area). of goods sold on-site, except for: {PA cl.16}

- in the Recreation Zone, those that have a maximum area per display face of 1m<sup>2</sup> **{PA cl.16}**
- in the Residential Zone where ancillary to dairies, those that have a maximum area per display face of 2m<sup>2</sup>; and **{PA cl.16}**
- in all other zones, those that have a maximum area per display face of 2m<sup>2</sup>: **{PA cl.16}**

For the sake of clarity, signs that advertise goods or services that do not meet the definition of ancillary signs or temporary signs are managed as a separate land use activity - commercial advertising. {PO. cl.16}

<sup>1</sup> **PA cl.16:** amended to clarify the relationship between these maximums and those provided for in the Number, location and design of ancillary signs performance standards.

## Animal feedlot

A covered or uncovered standing area for the primary purpose of intensive feeding of livestock on food other than pasture grasses.

## Antenna {Confirmed for addition - NU 576.5 and others}

A device that receives or transmits radiocommunication or telecommunication signals.

For the sake of clarity, this includes:

- any mount to attach the device to network utility poles and masts, buildings or structures; and
- any shroud and any incidental equipment such as: lightning protection; mast-head amplifiers; and remote radio units.

This definition excludes activities otherwise defined as network utility poles and masts.

## Approved Containers

Containers approved to Environmental Risk Management Authority (ERMA) specifications.

## Ara tawhito

Ancient trails.

## Archaeological site

Any place in New Zealand, including any building or structure (or part of a building or structure), that:

- was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

This definition includes a site for which a declaration is made under section 43(1) of the Heritage New Zealand Pouhere Taonga Act 2014.

## Architectural features and details

Decorative and defining elements of a building. Examples are including {PO cl.16}:

- columns
- brackets
- windows and doors
- relief detailing
- verandah's verandahs {PO cl.16} and posts
- entranceway features
- construction materials; and
- motifs and friezes.

## Area of Significant Biodiversity Value {was "Scheduled Area of Significant Conservation Value" - NatEnv 958.60}

Any area listed in Appendix A1.2 Schedule of Areas of Significant Biodiversity Value on the Area of Significant Conservation Value (ASCV) Schedule A1.2 {NatEnv 958.60}.

## Arterial Road {Confirmed for addition - Trans cl.16}

A road classified as arterial road within the Road Classification Hierarchy mapped area shown on the Planning Map.

## B

## Best Arboricultural Practice

Work undertaken by a suitably qualified arborist in accordance with the Best Practice Guidelines by the New Zealand Arboricultural Association Incorporated.

## **Biodiversity**

The variability among living organisms, and the ecological complexes of which they are a part, including diversity within species, between species, and of ecosystems. {NatEnv 690.2}

### **Biodiversity Offset {Confirmed for addition - NatEnv 949.1}**

A method that involves measuring biodiversity values and compensating for residual loss in biodiversity values on-site with an equivalent or greater gain ('no net loss') in biodiversity values elsewhere. {NatEnv 949.1}

### **Biodiversity Values {Confirmed for addition - NatEnv 958.60}**

The intrinsic values, and value to the community, of indigenous biota and indigenous or mixed habitats and ecosystems that support indigenous biota.

For the sake of clarity, effects on biodiversity values include effects on the health of the indigenous or mixed habitats and ecosystems that support indigenous biota, as well as effects on the indigenous biota themselves. {NatEnv 958.60}

### **Biomass Generators {Confirmed for deletion - NU 308.137 and 308.468}**

Renewable energy generators that generate energy through the use of biomass resources. {NU 308.137 and 308.468}

### **Biomass Generators - On-site Energy Generation {Confirmed for deletion - NU 308.137}**

Renewable energy generators that generate energy through the use of biomass resources and that are used for the supply of electricity, heating or cooling to a land use activity on the same site. This definition provides for excess energy to be fed into the grid as long as the device is primarily for the supply of on-site needs. {NU 308.137}

Biomass generators – on-site energy generation are a sub-activity of small scale network utilities. {NU 308.137}

### **Biomass Generators - Stand-alone {Confirmed for deletion - NU 308.468}**

Biomass generators that do not meet the definition of biomass generators – on-site energy generation. {NU 308.468}

## **Boarding House**

A residential activity where individual sleeping quarters are rented to boarders or lodgers, and facilities are provided for communal use by tenants. In some cases, services may be provided in the form of meals, cleaning or laundry services.

This definition excludes any activities defined as supported living facilities.

## **Building**

A structure that includes a roof that is, or could be, fully or partially enclosed with walls. The definition of building includes the parts of buildings defined as building utilities and rooftop structures. {NU cl.16}

## **Buildings**

The development activity which includes a new {PO cl.16} building that is permanently fixed to the land and over 10m².

This definition only applies to "buildings" as an activity in the development category. It does not cover any other use

of the word "building", which should rely on the broader definition for "building" (singular), ~~provided in Section 1.5.2 (Other Definitions).~~ **{PO cl.16}**

For the sake of clarity, this definition includes newly constructed buildings and buildings relocated to, or within, a site. **{Res 1035.1}**

Buildings are an activity in the buildings and structures sub-category, which is in the development activities category. **{PO cl.16}**

## **Buildings and structures activities**

The sub-category of activities that consists of includes **{PO cl.16}**:

- buildings
- structures
- additions and alterations
- removal for relocation
- demolition; and
- repairs and maintenance.

~~Buildings and structures activities is a sub-category of development.~~ **{PO cl.16}**

Buildings and structures activities are a sub-category in the development activities category. **{PO cl.16}**

## **Building Site Coverage**

The part of a site covered by buildings.

## **Building Utilities**

Utility structures attached to buildings that form part of heating, cooling, electricity generation, **{NU 308.137}** cooking, hot or cold water, wastewater, telecommunication, or radio-communication reception systems for the building. ~~These include~~ Examples are **{NU cl.16}**:

- heat pumps, air conditioning, and ventilation units
- ~~roof-mounted solar panels mounted to the building including those that supply excess electricity to the network~~ **{NU 764.1}** or wind turbines **{NU 743.17}**
- roof-mounted water (pressure) tanks
- gas bottles
- antennas, aërials, **{NU 576.5}** and satellite dishes; and
- pipes.

~~Building utilities do not include any structures associated with network utilities activities, including radio transmission systems~~ the following structures, which are provided for as network utility activities: **{NU cl.16}**

- amateur radio configurations **{NU cl.16}**
- roof-mounted wind turbines **{NU cl.16}**
- underground and internal utilities; and **{NU cl.16}**
- network utility connections. **{NU 576.2}**

## Bulky Goods Retail

Retail where the predominant items sold or hired are bulky goods. Bulky goods are limited to furniture, whiteware, and large electronic goods. ~~To be included in this definition, at least 90% of product display floor area must be bulky goods.~~ **{CMU 211.2}**

This definition excludes retail activity in the form of department stores, which are defined as general retail.

Bulky goods retail is a sub-activity of retail.

## C

### Campgrounds

The use of land and buildings for the purpose of providing visitor accommodation primarily in the form of tent, caravan, or campervan sites, but may also include visitor accommodation units.

This definition excludes freedom camping which is managed through a DCC by-law.

Campgrounds are as **{PO cl.16}** a sub-activity of visitor accommodation.

### Campus

The use of land and buildings by the University of Otago or the Otago Polytechnic, in the Campus Zone, for the provision of teaching, training, learning, and research; ~~and any ancillary activities associated with the functioning of these institutions, including . For the sake of clarity, this includes~~ **{MF 308.5}**:

- laboratories **{MF 308.5}**
- libraries **{MF 308.5}**
- joint-venture facilities **{MF 308.5}**
- administrative services **{MF 308.5}**
- staff and student facilities, including student and staff employment, health and well-being **{MF 308.5}** support services, student union offices, student and staff clubs and organisations
- activities shared with the Dunedin Hospital **{MF 308.5}**
- administration activities **{MF 308.5}**
- amenities for staff and students that would otherwise meet the definition of public amenities; and **{PA 308.9}**
- any temporary activities that otherwise meet this definition. **{TA 308.495 and others}**

Campus is an activity in the major facility activities category. **{PO cl.16}**

### Campus-affiliated office {Confirmed for addition - MF 308.5}

Office activity based on or supporting the research, development or innovation activities of the University of Otago, Otago Polytechnic, Dunedin Hospital or Otago Museum staff or students. **{MF 308.5}**

Campus-affiliated office is a sub-activity of office. **{PO cl.16}**

## Carriageway

The formed section of road between kerb and channel on sealed roads, or between the outer edge-line of unsealed shoulders on unsealed roads, constructed principally for the carriage of vehicles and/or cycles.

## Cemeteries

The use of land and buildings for the burial of the dead.

Cemeteries are an activity in the major facility activities category. {PO cl.16}

## Centres

Principal, Suburban, Rural, Neighbourhood, Neighbourhood Convenience and Neighbourhood Destination centres zones {CMU cl.16}.

## Character-contributing buildings

Buildings identified as character-contributing buildings in Schedule Appendix {PO cl.16} A1.1

## Cliff

A slope with an average angle of over 63° (1:2 horizontal to vertical ratio, or 200% grade) and a minimum height of 9m.

## Closely Similar

In relation to repairs and maintenance and restoration of heritage items, very similar, but not identical to.

Examples are For example {PO cl.16}:

- the use of long run roofing iron in place of short run iron roofing
- small changes in size or scale due to the use of metric measurements rather than imperial measurements that are not visually obvious
- the use of imported or renewable timber where native timber cannot be sourced; and
- the use of lightweight concrete in place of masonry.

## Collector Road {Confirmed for addition - Trans cl.16}

A road classified as collector road within the Road Classification Hierarchy mapped area shown on the Planning Map. {Trans cl.16}

## Commercial Activities

The category of land use activities that consists of includes {PO cl.16}:

- ancillary licensed premises
- commercial advertising
- conference, meeting and function
- entertainment and exhibition
- office
- restaurants
- restaurant - drive through



- retail
- service stations
- stand-alone car parking; and
- visitor accommodation.

For the sake of clarity, definitions in the commercial activities category include all normal parts of that activity, for example warehousing, staff offices and facilities, even when those activities might on their own meet another activity definition. {CMU 713.3}

## **Commercial Advertising**

The use of land, buildings or structures for the advertising of goods and services that are not sold or provided on the site on which the sign is located, or other advertising of products and/or services that does not meet the definition of an ancillary sign. For the sake of clarity, {PO cl.16} this includes mobile signs displayed on a vehicle or trailer parked with the primary purpose of displaying the sign rather than for transport. This definition excludes ~~does not include~~ {PO cl.16}

- commercial advertising located within a building that is not visible from a public space outside the building, which is not managed by this Plan; and {PO cl.16}
- signs that are managed as temporary signs. {PA cl.16}

Tourism advertising is managed as a sub-activity of commercial advertising. {PO cl.16}

Commercial advertising is an activity in the commercial activities category. {PO cl.16}

## **Commercial Centre Street {Confirmed for addition - Trans cl.16}**

A road classified as commercial centre street within the **Road Classification Hierarchy mapped area** shown on the Planning Map. {Trans cl.16}

## **Commercial Sponsorship Signs**

Any sign erected by a business or organisation that is sponsoring an event or a team, which is located within a sports ground or facility.

## **Community Activities**

The category of land use activities that ~~includes~~ consists of {PO cl.16} :

- community and leisure
- conservation
- early childhood education; and
- sport and recreation.

## **Community and Leisure**

The use of land and buildings for the purpose of social gathering, worship, community support, non-competitive informal recreation, or leisure activities. These activities are generally not-for-profit and/or may make use of space in an existing building.

Examples are:

- churches

- community halls
- after school care and holiday programmes
- Plunket
- playgroups
- Scouts, Girl Guides, Brownies
- community gardens
- game and hobby clubs
- libraries
- marae-related activities; and
- funeral service providers.

~~Community and leisure activities are managed at two different scales – small scale and large scale. {PO cl.16}~~

This definition excludes activities otherwise defined as office activities {PO cl.16}, schools, early childhood education, and sport and recreation.

The following activities are managed as sub-activities of community and leisure: {PO cl.16}

- community and leisure - large scale; and {PO cl.16}
- community and leisure - small scale. {PO cl.16}

Community and leisure is an activity in the community activities category. {PO cl.16}

## **Community and Leisure - Large Scale**

~~Community and leisure that exceeds an the attendance rate of people at any one time or, for a maximum of 10 days per calendar year, an attendance rate of 50 or more people at any one time of Community and Leisure - small scale. {Rec 557.2 }~~

Community and leisure - large scale is a sub-activity of community and leisure. {PO cl.16}

## **Community and Leisure - Small Scale**

~~Community and leisure that does not exceed an attendance rate of 25 50 people at any one time or, except for a maximum of 10 days per calendar year, where the attendance rate does not exceed 100 an attendance rate of up to 50 people at any one time. {Rec 557.2 }~~

Community and leisure - small scale is a sub-activity of community and leisure. {PO cl.16}

## **Community Garden**

An area of land cultivated collectively by a group of people for personal use, and not for commercial gain.

## **Community Notices**

A notice displayed by an individual member of the public or a community group in relation to events or items for sale that are not part of, or related to commercial activity activities {PO cl.16}.

## **Community Scale Energy Generation {Confirmed for deletion - NU 308.122}**

Energy generation that is of a scale that generally provides for micro-generation to a group of individuals, a small business, or a small community to meet their own needs, which may be part of distributed generation.

There are 3 activities defined as and managed as community scale energy generation:

- wind generators – community scale
- hydro generators – community scale
- solar panels – community scale.

## **Communal Outdoor Gathering Area**

Outdoor area provided in a supported living facility, visitor accommodation or sport and recreation facility, for the purposes of social gathering and communal events for residents, visitors or patrons.

## **Conference, Meeting and Function**

The use of land and buildings for the purposes of holding organised conferences, seminars and meetings, or as a venue that is hired for weddings or other functions.

This definition excludes activities otherwise defined as entertainment and exhibition, community and leisure (which includes and churches and community halls), which are included in the definition of community and leisure {Rec cl.16} and sport and recreation. {Rec 557.4 }

Conference, meeting and function is an activity in the commercial activities category. {PO cl.16}

## **Conservation**

The use of land for the establishment, maintenance or enhancement of indigenous vegetation and/or habitat for indigenous fauna.

Examples of component activities of conservation are:

- restoration planting
- pest and weed control
- track construction and maintenance; and
- fencing.

Conservation is an activity in the community activities category. {PO cl.16}

## **Construction**

The use of plant, tools, gear or materials as part of the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site preparation to site restoration.

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities.

Construction is an activity in the temporary activities category. {PO cl.16}

## Construction Signs

A sign erected on a construction site to provide information to the public about the construction project. This For the sake of clarity, this {PO cl.16} includes companies involved with providing services or products for the project, or safety warnings or notices.

This definition excludes real estate signs.

Construction signs are a sub-activity of temporary signs. {PO cl.16}

## Council

For the purposes of this Plan, Council refers to the Dunedin City Council as the consent authority in terms of the Resource Management Act 1991.

## Crematoriums

The use of land and buildings for the reduction to ashes of dead bodies by burning.

The definition of crematorium excludes the provision of funeral services which are defined as community and leisure.

Crematoriums are an activity in the major facility activities category. {PO cl.16}

## Cross Lease, Company Lease and Unit Title Subdivision

The division of a site by way of a:

- cross lease - lease of a building or part of a building, granted by any owner of the land, and held by any person who has an estate or interest in an undivided share of the land
- company lease - lease of a building or part of a building, granted by a company owning or having a registered interest to the land, and held by a person having virtue of being a shareholder in the company. This included a license within the meaning of section 121A of the Land Transfer Act 1952; and
- unit title - land consisting of a space of any shape situated below, on or above the surface of the land, all the dimensions of which are limited, and that is designed for separate ownership.

Cross lease, company lease and unit title subdivision is an activity in the subdivision activities category. {PO cl.16}

## Cycleway

A special road, route, or path intended for use by cyclists from which vehicles and pedestrians are generally {Trans 881.7} excluded.

## Customary

For the purposes of the Manawhenua provisions, customary means in accordance with custom or usual habitual practice. Customs, or customary uses, may include those involving uninterrupted use and occupation.

## Customer-facing

Activities designed so customers can 'walk-in' to purchase goods and/or services, including entertainment and exhibition activities that are open to the public.

Examples include are {PO cl.16}:

- shops (retail)
- restaurants

- museums; and
- galleries.

## **D**

### **Dairies**

A shop serving a local neighbourhood, which primarily sells milk, bread, beverages {PO cl.16} and other day-to-day convenience food; but which may also include the beverage {PO cl.16} sales of lottery tickets {CMU 877.38} and household consumables.

Dairies are a sub-activity of retail.

### **Default zone**

The zone to which a major facility zone may transition in accordance with plan rules. Default zones are listed in Appendix A9.

### **Demolition**

The complete or partial destruction of a building or structure.

Demolition is an activity in the building and structures sub-category, which is in the development activities category. {PO cl.16}

### **Descendant of an original grantee**

Descendant of an original grantee means a blood or adopted descendant of one of the original individuals in whom the particular reserve in which the papakāika is proposed, was vested.

Note: original ownership lists can be obtained from the Māori Land Court.

### **Development Activities**

The category of activities that includes the sub-categories of:

- buildings and structures activities; and
- site development activities.

### **Directional signs {Confirmed for addition - CMU 271.18}**

Signs that identify the location of routes, entrances, or direction and/or distance to destinations. {CMU 271.18}

### **Dish Antenna {Confirmed for deletion - NU 576.6 and others}**

~~Any satellite dish or microwave dish, including the mounting of the dish, but not any support mast. {NU 576.6 and others}~~

### **Display Face**

The entire area within a notional perimeter enclosing the extreme limits of lettering, framework, emblem or logo, together with any material or colour forming an integral part of the sign or used to differentiate such a sign from the background against which it is placed.

### **Domestic Animal Boarding and Breeding**

The use of land and buildings for the boarding and/or commercial breeding of cats and/or dogs. For the sake of clarity, commercial breeding refers to more than one breeding pair of dogs or cats domiciled at the site. One

breeding pair of dogs and/or cats is a working from home activity.

Domestic animal boarding and breeding is an activity in the rural activities category. {PO cl.16}

## **Drain {Confirmed for addition - EW 919.4 and others}**

Artificial channel or subsurface conduit (e.g. mole drain, tile drain or drainage tunnel) constructed to either lower the water table or divert water, excluding a water race. {EW 919.4 and others}

## **Dripline**

The area under a tree canopy defined by the outer circumference of the tree's branches, where water drips from the tree branches onto the ground (refer to Figure 7.5A).

## **Driveways**

A constructed accessway on a site ~~{Trans cl.16}~~ that provides vehicular access to residential activities or other ~~{Trans cl.16}~~ urban uses. This For the sake of clarity, this {PO cl.16} includes access legs, private ways, and service lanes.

## **Dunedin Botanic Garden**

The use of land and buildings at the Dunedin Botanic Garden for the primary ~~{PO cl.16}~~ purpose of establishment, care and maintenance of amenity and conservation plantings and aviary facilities, including: ~~{PO cl.16}~~.

- ~~vegetation removal, planting and propagation {PO cl.16}~~
- ~~conservation {PO cl.16}~~
- ~~ancillary education and entertainment activities; and {PO cl.16}~~

For the sake of clarity, this includes {PO cl.16} any ancillary activities directly associated with the functioning of the activity, including such as {PO cl.16} administration facilities.

Dunedin Botanic Garden is an activity in the major facility activities category. {PO cl.16}

## **E**

## **Early Childhood Education**

A place or premises used for the care, education and welfare of children of pre-school age ~~and includes any crèche, Kōhanga Reo, day care, kindergarten, or play centre {PO cl.16}~~, where children can be left in the care of others.

Examples are: {PO cl.16}

- crèche {PO cl.16}
- Kōhanga Reo {PO cl.16}
- day care {PO cl.16}
- kindergarten; and {PO cl.16}
- play centre. {PO cl.16}

Early childhood education is managed at two different scales – small scale and large scale. {PO cl.16}

This definition excludes:

- home-based early childhood education and childcare for five or less fewer {PO cl.16} children, ~~that meets which is provided for under {PO cl.16}~~ the definition of working from home; and

- Plunket and play groups, which are provided for under the definition of **{PO cl.16}** a community and leisure activity.

The following activities are managed as sub-activities of early childhood education: **{PO cl.16}**

- early childhood education – large scale; and **{PO cl.16}**
- early childhood education – small scale. **{PO cl.16}**

Early childhood education is an activity in the community activities category. **{PO cl.16}**

## **Early Childhood Education - Large Scale**

Early childhood education that has a licence for more than 50 35 **{Res 394.61}** children.

Early childhood education – large scale is a sub-activity of early childhood education. **{PO cl.16}**

## **Early Childhood Education - Small Scale**

Early childhood education that has a licence for no more than 50 35 **{Res 394.62}** children.

Early childhood education – small scale is a sub-activity of early childhood education. **{PO cl.16}**

## **Earthquake Strengthening**

Work undertaken to improve the seismic performance of a building or structure, including strengthening or replacing elevated features on a façade or roof.

Earthquake strengthening is a sub-activity of additions and alterations.

## **Earthworks**

The disturbance and alteration of the land surfaces by the re-contouring of land and/or the excavation or deposition of materials including clean fill, soil, or rock.

This definition excludes:

- earthworks associated with cultivation, harvesting **{EW 1090.2}** and tilling, which is are **{PO cl.16}** included as part of the definition of farming
- earthworks associated with quarrying or mining, which is are **{PO cl.16}** included as part of the definition of mining
- vegetation clearance that is associated with earthworks, which is included as part of the definition of vegetation clearance
- earthworks associated with the maintenance of: sports fields, landscaping or gardens, farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences **{EW 919.4 and others}**; which are not managed by the Plan; and **{RU cl.16}**
- earthworks that meet the definition of natural hazard mitigation earthworks. **{PO cl.16}**

The following activities are managed as sub-activities of earthworks: **{PO cl.16}**

- earthworks – large scale; and **{PO cl.16}**
- earthworks – small scale. **{PO cl.16}**



Earthworks are an activity in the earthworks activities category. {PO cl.16}

## **Earthworks Activities {Confirmed for addition - EW cl.16}**

The category of activities that consists of earthworks (including earthworks - large scale and earthworks - small scale, which are sub-activities of earthworks. {EW cl.16}

### **Earthworks ancillary to forestry**

~~Earthworks, including those associated with the construction and maintenance of roads, firebreaks, processing areas, landings, tracks, and quarries, undertaken within a part of a site that is or will be planted in trees as part of a lawfully established forestry activity, or that are directly adjacent (within 20 metres) to the areas planted in trees.~~  
**{EW cl.16'}**

~~This definition does not include earthworks associated with forestry that are not within these areas, including roads leading to and from forests.~~ **{EW cl.16'}**

<sup>1</sup> **EW cl.16:** Earthworks ancillary to forestry has been incorporated in the definition of 'Forestry' as these earthworks are now a permitted activity under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

### **Earthworks ancillary to network utilities activities {Confirmed for deletion - NU 576.9}**

~~Earthworks required for the operation, repair and maintenance of existing network utilities activities, or the construction of new network utilities. This activity does not include earthworks associated with roading leading to and from utilities {NU 576.9}~~

### **Earthworks - large scale**

~~Earthworks that exceed do not meet {PO cl.16} the scale thresholds for earthworks - small scale thresholds performance standards as set out in management and major facilities zones' earthworks performance standards {PO cl.16}.~~

Earthworks – large scale are a sub-activity of earthworks. {EW cl.16}

### **Earthworks - small scale**

Include:

- ~~Post holes for the erection of fences {EW cl.16'}~~
- ~~Post holes for permitted or approved buildings or signs {EW cl.16'}~~
- ~~Driving of piles for building foundations; and {EW cl.16'}~~

~~Earthworks that meet the scale thresholds for earthworks - small scale thresholds performance standards as set out in the earthworks performance standards in the management and major facilities zones {EW cl.16}.~~

Earthworks – small scale are a sub-activity of earthworks. {PO cl.16}

<sup>1</sup> **EW cl.16:** Moved to Rule 8A.5.1.1 Earthworks – small scale thresholds. Any amendments to provisions as a result of submissions are shown there.

### **Election Signs**

A sign erected for a local body election by a candidate or group of candidates, or for parliamentary elections by any



registered political party, independent or non-party affiliated candidate contesting a general election, by-election, or referendum.

Election signs are a sub-activity of temporary signs. {PO cl.16}

## **Electrical distribution structures {NU 915.17}**

Cabinets or other structures containing equipment for the control and/or transformation of electricity, which have a maximum nominal operating voltage and energy transfer of 22kV and 3MVA respectively. {NU 915.17}

## **Elevated Features**

Architectural elements of a building that project above the roofline independent of the main structure of the building. Examples include are {PO cl.16}: parapets, chimneys and finials.

## **Emergency Natural Hazard Mitigation**

Temporary emergency defences against an imminent risk from a natural hazard that is a threat to safety or property undertaken during a natural hazard event, which include Examples are {PO cl.16}:

- sand bagging; and
- beach sand replenishment.

Emergency natural hazard mitigation is an activity in the natural hazard mitigation activities category. {PO cl.16}

## **Emergency Services**

The use of land and buildings by those authorities responsible for the safety and welfare of people and property in the community.

Including Examples are {PO cl.16}:

- fire stations
- ambulance stations
- police stations
- civil defence; and
- search and rescue.

Emergency services are an activity in the major facility activities category. {PO cl.16}

## **Energy Resource Investigation Devices**

A device required to investigate the extent of an energy resource and/or to assess the suitability of a site for the generation of electricity from an energy resource.

~~Energy resource investigation devices are a sub-activity of small scale network utilities. {NU 576.4}~~

## **Entertainment and Exhibition**

The use of land and buildings for the primary purpose of cultural, entertainment, or exhibition activities, including. For the sake of clarity, this includes {PO cl.16} ancillary office facilities, ticket sales, retail, and restaurants activities {PO cl.16}.

Examples are:

- museums
- theatres
- public art galleries
- casinos
- cinemas
- music venues; and
- interpretation centres that are not otherwise defined as rural tourism, including garden-based tourism.

This definition excludes:

- rural tourism
- industrial ancillary tourism
- sport and recreation
- conference, meeting and function; and
- temporary events.

Entertainment and exhibition is an activity in the commercial activities category. {PO cl.16}

## **Esplanade Reserve**

A reserve within the meaning of the Reserves Act 1977 which is vested in a territorial authority under section 239, and is either:

- a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or
- a reserve vested in the Crown or a regional council under section 237D.

## **Esplanade Strip**

A strip of land created by the registration of an instrument in accordance with section 229 of the Resource Management Act 1991 for a purpose or purposes set in section 229 of the Resource Management Act 1991.

## **Event Promotion Signs**

A sign advertising a temporary event or an event of a temporary nature at an entertainment and exhibition, conference, meeting and function, major recreation facility, or sports and recreation venue.

This definition excludes promotion of events associated with a retail activity and movies, which is provided for under the definition of commercial advertising {PO cl.16}.

Event promotion signs are a sub-activity of temporary signs. {PO cl.16}

## **Extremely Unlikely**

For the purpose of the natural hazards provisions, extremely unlikely means an event that has a chance of, at most, one in 2,500 of occurring in any given year. This can be expressed as an average return period of more than 2,500 years, or as an Annual Exceedance Probability of 0.0004 (0.04%) or less.

## F

### Fabric

The physical material of any building, structure or site, including subsurface material, structures, interior and exterior surfaces, fixtures and fittings.

### Façade

The part of a building facing onto any public place.

### Family Flats

A secondary residential unit occupied by a person or persons related to dependent on or, in the rural zones, employed by, the household that lives in the primary residential unit **{PO cl.16<sup>1</sup>}** that is ancillary to a primary residential activity **{PO cl.16}** on the same site. To be considered a family flat, the residential unit must be **{PO cl.16}**:

- within the same site as the primary residential unit **{PO cl.16<sup>1</sup>}**
- on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system **{PO cl.16<sup>1</sup>}**
- on the same household electricity account **{PO 876.1}**
- share the same vehicle access as the primary residential unit. **{PO 876.1}**

This definition excludes sleep outs.

<sup>1</sup> **PO cl.16:** As a clause 16 amendment this has been moved to new family flats performance standards.

### Farming

The use of land and buildings for the purpose of the commercial production of vegetative matter or livestock.

For the sake of clarity, this also **{PO cl.16}** includes:

- on-farm extraction and processing of aggregate for the sole purpose of constructing and maintaining access within the property
- earthworks associated with cultivation, harvesting and tilling **{EW 1090.2}**
- the processing of animals or plants, or the produce of animals or plants, that are grown on the property
- farm landfills, offal pits, silage pits and silage stacks (note these are still subject to earthworks - small scale thresholds); and **{RU cl.16}**.
- the take-off or landing of fixed-wing aircraft undertaking operations as part of farming on rural airstrips and landing areas. **{RU 1090.4}**

This definition excludes activities which otherwise meet the definition of **{PO cl.16}** factory farming intensive farming **{RU 1090.3}**, domestic animal boarding and breeding, rural ancillary retail, forestry, helicopter movements **{RU 1090.4}** or and activities defined as **{PO cl.16}** earthworks.

Farming is an activity in the rural activities category. **{PO cl.16}**

## **Farm Landfill**

A landfill situated on a farm in which only the disposal of waste generated from the farming activity on that property takes place.

## **Fences**

A barrier, railing, or other upright structure, typically of wood or wire, normally used for controlling access to an area of ground or to mark a boundary. For the sake of clarity, this definition {PO cl.16} includes gates that are part of or incidental to a fence.

Fences are a sub-activity of structures. {PO cl.16}

## **Filming**

The temporary use of land or buildings for the purposes of commercial filming or photography. This definition For the sake of clarity, this {PO cl.16} includes temporary buildings, structures, or site development activities {PO cl.16} associated with the filming.

This definition excludes filming associated with news coverage or any filming activity that does not have any associated development activity and involves no more than five people involved in the activity, which are not managed under this District Plan.

Filming activities are managed at two different scales – small and large scale. {PO cl.16}

The following activities are managed as sub-activities of filming: {PO cl.16}

- filming – large scale; and {PO cl.16}
- filming – small scale. {PO cl.16}

Filming is an activity in the temporary activities category. {PO cl.16}

## **Filming - Large Scale**

Filming that exceeds the scale thresholds for filming - small scale.

Filming - large scale is a sub-activity of filming. {PO cl.16}

## **Filming - Small Scale**

Filming that does not exceed either of the following thresholds:

- a maximum duration (including site preparation and site clean-up and restoration) of 30 days within a 12 month period; or
- an average of 50 vehicle movements per day and no more than 100 vehicle movements generated per day.

Filming - small scale is a sub-activity of filming. {PO cl.16}

## **Finished Ground Level {Confirmed for addition - EW 634.26}**

The level of the ground after all works are completed, including the level of the ground adjoining any structure or building that is set into the ground e.g. a utility pole. {EW 634.26 }

## Fixed (Stationary) Noise Sources

For the purpose of military exercises, ~~includes~~ means **{PO cl.16}** noises from:

- power generation
- heating
- ventilation or air condition systems; and
- water or wastewater pumping/treatment systems.

This definition excludes firing of weapons and use of explosives.

## Flash Point

In relation to any substance, means the lowest temperature at which the substance, when tested in a prescribed type of apparatus, liberates vapour at a rate sufficient to produce an explosive mixture with the air that is in immediate contact with the substance.

## Food and Beverage Retail

The use of land and buildings primarily **{CMU 887.38}** for the sale of food products, including meat, fish, fruits and vegetables, processed foods, and baked goods but which may also include: ~~This definition includes ancillary~~ **{PO cl. 16}** sales of household consumables and lottery tickets **{CMU 887.38}**, on-site bakeries and other food preparation facilities, and the sale of pre-prepared meals from a deli counter (but excludes on-site cafés or other restaurant facilities).

Examples are:

- supermarkets
- butchers; and
- greengrocers.

Food and beverage retail is a sub-activity of retail.

## Footprint **{Confirmed for addition - PO cl.16<sup>1</sup>}**

The area of ground covered by a building or structure, measured from the external side of walls or external surfaces and excluding any eaves or spouting. **{PO cl.16<sup>1</sup>}**

<sup>1</sup> **PO cl.16:** Footprint is defined to improve plan clarity as a minor and inconsequential amendment.

## Forestry

The use of land and buildings for the purpose of growing trees for commercial timber, wood pulp, wood products, or for use as a carbon sink.

For the sake of clarity, this includes all of the following ~~Examples of component activities are~~ **{PO cl.16}**:

- preparation of land for planting of trees
- planting of trees
- tending of trees
- harvesting of trees
- the use of portable sawmills

- the sale of firewood produced from the property
- replanting of trees
- earthworks for the construction, maintenance and upgrade of forestry roads, forestry tracks, landings and river crossing, and cut and fill operations {EW cl. 16}
- necessary infrastructure including roads and forestry landings (i.e. skid sites); and
- on-site extraction and processing of aggregate for the sole purpose of constructing and maintaining access within the property.

This definition excludes:

- the milling and processing of trees, other than with the use of portable sawmills (which are provided for under the definition of rural industry); and **{PO cl.16}** ; ~~and excludes small woodlots where the timber is to be used on the same property, either as firewood or other timber products. {RU 853.6}~~
- activities that otherwise meet the definition of shelterbelts and small woodlots. {RU 853.6}

Forestry is an activity in the rural activities category. {PO cl.16}

Note that Forestry activity is also subject to any rules related to component development activities, including vegetation clearance rules. {NatEnv cl.16}

<sup>1</sup> **EW cl.16:** Earthworks as part of the Forestry activity were incorporated from the definition of 'Earthworks Ancillary to Forestry' and to be consistent with the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

## **Freestanding Flagpoles**

Flagpoles not attached to a building.

This definition excludes structures ~~described~~ otherwise defined {PO cl.16} as freestanding signs.

## **Freestanding Signs**

Signs that are standing on their own independent of any building for their support or a structure that is primarily designed to support one or more signs. Freestanding signs include:

- permanently fixed freestanding signs; and
- portable freestanding signs that are displayed on a regular and on-going basis and, thereby, do not meet the definition of a temporary sign (even if they do not otherwise meet the definition of "structures").

Freestanding signs are a sub-activity of structures. {PO cl.16}

## **Frequent Public Transport Services**

Public transport routes that provide services at intervals of no greater than 30 minutes from 8.00am - 6.00pm Monday to Friday.

## **G**

## **Garages and Carports**

A building principally used for housing motor vehicles.

## General Retail

Any retail activity that is not otherwise defined as:

- food and beverage retail
- dairies
- service stations
- bulky goods retail
- yard based retail; or
- trade related retail.

General retail is a sub-activity of retail.

## General Subdivision

The division of a site including:

- the creation of fee simple allotments with new certificates of title; and
- the lease of land or buildings, for 35 years or ***PO cl.16*** longer by way of application to the Registrar-General of land.

General subdivision is an activity in the subdivision activities category. ***PO cl.16***

## Grazing

The use of land for the keeping of livestock, where not part of farming.

Grazing is an activity in the rural activities category. ***PO cl.16***

## Gross Floor Area **{Confirmed for addition - PO cl.16<sup>1</sup>}**

The total internal floor area used for the stated activity. This includes all normal parts of the activity, for example storage, warehousing, office and staff facilities. ***PO cl.16***

<sup>1</sup> **PO cl.16:** Gross floor area is defined to improve plan clarity as a minor and inconsequential amendment.

## Gross Public Floor Area

The area open to the general public excluding the following:

- lift and stair wells
- toilets, bathrooms and staff facilities
- storage and loading areas; and
- parking and manoeuvring areas.

## Ground Floor Area **{Confirmed for addition - NH 360.217}**

The footprint area of a building, excluding any decks, patios, or other features that do not form part of the internal usable space of the building where they do not impede the free flow of water. ***NH 360.217***

## Ground Level

The natural surface of the ground prior to any earthworks on the site or if the land has been subdivided and



earthworks assessed, the level of the ground existing when assessed earthworks associated with the prior subdivision of the land were completed (but before filling or excavation for new buildings on the land has commenced).

## H

### Habitable Room

Any room in a residential unit, family flat or sleep out that is designed to be, or could be, used as a bedroom. The calculation of a habitable room will exclude only one principal living area per residential unit (including family flats). Any additional rooms that could be used as a bedroom but are labelled for another use, such as a second living area, gym or study, will be counted as a habitable room.

### Hapū

Subtribe or extended whānau.

### Hard Surface

A compacted surface that does not contain loose material that can be picked up in vehicle tyres or washed onto the road by rainfall **{Trans cl.16}** or become muddy when wet., including asphalt, concrete, paving, and similar materials. Hard surfaces may be permeable or impermeable. Examples of hard surfaces are: **{Trans cl.16}**

- asphalt **{Trans cl.16}**
- concrete **{Trans cl.16}**
- paving and paving stones, and **{Trans cl.16}**
- chip seal. **{Trans cl.16}**

### Hazard Mitigation Earthworks {Renamed "Natural Hazard Mitigation Earthworks" and moved to Section N - NH cl.16}

Earthworks for the purpose, or effect, of natural hazard mitigation, including:

- earth-stop-banks
- drainage-channels
- ponds
- earth-dams
- general land-contour-changes, including sand-dune re-contouring and beach-sand replenishment: **{NH cl.16}**

### Hazard Mitigation Structures {Renamed "Natural Hazard Mitigation Structures" and moved to Section N - HazMit cl.16}

Structures that have the purpose, or effect, of protection from, or reducing the risk from natural hazards. Including:

- walls
- flood-gates
- concrete-dams
- geotextile-sandbags/tubes: **{HazMit cl.16}**



## Hazardous Sub-Facility

A location within a site where multiple quantities of hazardous substances that meet the hazardous substances quantity limits performance standard **{PHS 634.8}** may be stored.

## Head Arrays

An array of aërials and/or dish antennae antennas **{NU 576.10 and others}** attached to a mast, including . For the sake of clarity, this includes **{PO cl.16}** any mounting support structures.

## Helicopter Movements {Confirmed for addition - TA 917.13}

The use of land for the occasional loading and unloading, and take-off and landing of helicopters.

Helicopter movements are an activity in the temporary activities category. **{TA 917.13}**

## Heliports

The use of land or buildings for the take-off and landing of helicopters.

Heliports are an activity in the transportation activities category. **{PO cl.16}**

## Heritage Conservation {Confirmed for addition - Her 743.2}

Safeguarding the cultural heritage value of a building or place, while retaining authenticity and integrity. **{Her 743.2}**

## Highly productive land {Confirmed for addition - RU 1090.13}

Land that has the ability to sustain the production of a wide variety of plants including horticultural crops, through a combination of land, soil and climate attributes. **{RU 1090.13}**

## High Trip Generators {was "High Trip Generating Activities" - Trans cl.16}

The group of activities which includes:

- ~~Service stations, including additions or alterations that create additional fuel pumps **{Trans 634.7}**~~
- ~~Restaurant – drive through, including additions or alterations that create additional drive through windows **{Trans 458.4 and others}**~~
- ~~Early childhood education – large scale **{Trans 308.152}**~~
- ~~Schools **{Trans 458.4 and others}**~~
- ~~Quarrying (defined as part of mining) **{Trans 458.4 and others}**~~
- ~~new or additions to parking areas which create that result in 50 or more new parking spaces; and **{Trans cl.16}**~~
- ~~any other **{Trans cl.16}** activities that generate 250 or more vehicle movements per day.~~

## Hospital

~~The use of land or buildings for the primary purpose of providing health care services related to the health of for the community and which includes in-patient care. **{MF 241.1}** For the sake of clarity, this includes: **{PO cl.16}**~~

~~On-site activities may include: **{MF 360.14}**~~

- ~~medical assessment, diagnosis, treatment, and rehabilitation and in-patient care **{MF 360.14}** services~~
- ~~temporary accommodation for family/support people **{MF 32.2}**~~

- supported accommodation for patients, including transitioning from hospital to community care **{MF 32.2}**
- dispensaries
- in-patient care **{MF 32.2}**
- outpatient departments and clinics
- medical or health training; education or research, including public education **{MF 32.2}**
- physiotherapy facilities; and **{MF 360.14 and 917.30}**
- medical research **{MF 241.1}**
- medical training and education; **{MF 241.1}**
- mortuaries **{MF 241.1}**
- ~~closely associated non-medical, support any activities ancillary to, or an integral part of, the functioning of the facility, including: such as health education, chapel activities, administration services, laundries, kitchens, temporary staff accommodation, staff facilities, cafeterias, gift shops, refreshment facilities, temporary staff accommodation, generators, storage facilities, workshops, laboratories, mortuaries, staff rooms, ancillary infrastructure, accessory buildings and car parking, and for at Dunedin Public Hospital only, helicopter facilities a heliport. **{MF 360.14}**~~

This definition excludes activities otherwise defined as rest homes and registered health practitioners. **{MF 241.1}**

Hospital is an activity in the major facility activities category. **{PO cl.16}**

## Hui

Meeting or assembly.

## Hydro Generators

Renewable energy generators that generate energy using the energy of falling water.

### Hydro Generators - Community Scale **{Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy using the energy of falling water that do not exceed the following thresholds:~~

- ~~the height of any dam is less than or equal to 2m~~
- ~~the surface of any stored water is less than or equal to 200m<sup>2</sup>; and~~
- ~~the installed capacity of the system does not exceed 4MW.~~

~~Hydro generators – community scale are a sub-activity of large scale network utilities. **{NU 308.122}**~~

### Hydro Generators - Large Scale **{Confirmed for addition - NU 308.122}**

Hydro generators that exceed the scale thresholds for hydro generators – small scale as set out in Rule 5.5.A. **{NU 308.122 and PO cl.16}**

Hydro generators – large scale are a sub-activity of network utility structures – large scale. **{NU 308.122}**

## **Hydro Generators - On-site Energy Generation {Confirmed for deletion - NU 308.122}**

Renewable energy generators that generate energy using the energy of falling water that meet the definition of on-site energy generation. **{NU 308.122}**

Hydro generators – on-site energy generation are a sub-activity of small scale network utilities **{NU 308.122}**

## **Hydro Generators - Regional Scale {Confirmed for deletion - NU 308.122}**

Renewable energy generators that generate energy using the energy of falling water that exceed the scale thresholds for hydro generators – community scale. **{NU 308.122}**

Hydro Generators – regional scale are a sub-activity of large scale network utilities **{NU 308.122}**

## **Hydro Generators - Small Scale {Confirmed for addition - NU 308.122}**

Hydro generators that meet the scale thresholds for hydro generators – small scale as set out in Rule 5.5.A. **{NU 308.122 and PO cl.16}**

Hydro generators – small scale are a sub-activity of network utility structures – small scale. **{NU 308.122}**

## **I**

### **Impermeable Surface**

A surface through which water cannot pass and that sheds water.

This definition excludes paths that use paving stones, and retaining walls, provided they are less than 1m in width, and are separated from other impermeable surfaced areas by at least 1m. **{Res 172.7}**

### **Indigenous Vegetation**

A plant or lichen **{NatEnv 900.4 and 958.4}** community in which species indigenous to that part of New Zealand are dominant, where dominance is measured as either:

- indigenous species comprising at least 30% coverage by area or 30% of the total number of specimens present; or
- indigenous species comprising at least 20% coverage, in plant or lichen **{NatEnv 900.4 and 958.4}** communities where indigenous species make up the tallest stratum or are visually conspicuous.

Where dominance is unclear, the assessment of a suitable qualified ecologist will be used to determine the status of an area. **{NatEnv cl.16}**

<sup>1</sup> **NatEnv cl.16:** Clause deleted as considered a Plan administration matter, rather than forming part of the definition. This clause has been superseded by assessment rule guidance which directs Plan users to new Rule 10.8.3. This deletion does not change the effect of provisions.

### **Indigenous Vegetation Clearance**

Vegetation clearance of indigenous vegetation.

In Areas of Significant Conservation Value, Outstanding Natural Coastal Character Areas, High Natural Coastal Character Areas and Natural Coastal Character Areas that are not within a hazard overlay, this definition excludes: **{NatEnv cl.16}**

- clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species **{NatEnv cl.16}**
- clearance for the erection, maintenance or alteration of fences (including gates) **{NatEnv cl.16}**
- clearance for the maintenance (but not extension) of existing network utilities, tracks, drains, structures, or roads **{NatEnv cl.16}**
- clearance for the construction or maintenance of tracks up to 2m in width; and **{NatEnv cl.16}**
- clearance that is 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 **{NatEnv cl.16}**

Indigenous vegetation clearance is a sub-activity of vegetation clearance. **{PO cl.16}**

<sup>1</sup> **NatEnv cl.16:** Content from the notified definition of Indigenous Vegetation Clearance has been reformatted in new Rule 10.3.2.A Indigenous vegetation clearance – small scale thresholds. This does not change the effect of provisions.

### **Indigenous Vegetation Clearance - large scale {Confirmed for addition - NatEnv cl.16}**

Indigenous vegetation clearance that does not meet the indigenous vegetation clearance – small scale thresholds performance standard. **{NatEnv cl.16}**

Indigenous vegetation clearance – large scale is a sub-activity of vegetation clearance. **{NatEnv cl.16}**

<sup>1</sup> **NatEnv cl.16:** Indigenous vegetation clearance rules have been reformatted. Indigenous vegetation clearance that was exempt from the notified definition of "indigenous vegetation clearance", or that was permitted under notified Rule 10.3.2.2 Maximum area of indigenous vegetation clearance, is now provided for as Indigenous Vegetation Clearance – Small Scale. Other indigenous vegetation clearance is now provided for as Indigenous Vegetation Clearance – Large Scale. This does not change the effect of provisions.

### **Indigenous Vegetation Clearance - small scale {Confirmed for addition - NatEnv cl.16}**

Indigenous vegetation clearance that meets the indigenous vegetation clearance – small scale thresholds performance standard. **{NatEnv cl.16}**

Indigenous vegetation clearance – small scale is a sub-activity of vegetation clearance. **{NatEnv cl.16}**

<sup>1</sup> **NatEnv cl.16:** Indigenous vegetation clearance rules have been reformatted. Indigenous vegetation clearance that was exempt from the notified definition of "indigenous vegetation clearance", or that was permitted under notified Rule 10.3.2.2 Maximum area of indigenous vegetation clearance, is now provided for as Indigenous Vegetation Clearance – Small Scale. Other indigenous vegetation clearance is now provided for as Indigenous Vegetation Clearance – Large Scale. This does not change the effect of provisions.

## **Industrial Activities**

The category of land use activities that includes consists of **{PO cl.16}** industry and including industrial ancillary tourism, and **{PO cl.16}** rural industry and rural contractor and transport depots, which are sub-activities of Industry **{RU 911.5}** as sub-activities **{PO cl.16}**.

## **Industrial Ancillary Tourism**

The use of land and buildings for the ancillary purpose of interpretation and demonstration of an industrial industry {Ind cl.16} activity on the site.

For the sake of clarity, this {PO cl.16} includes associated restaurant or retail activity where ancillary to the industrial ancillary tourism activity. {Ind 1015.10}

Industrial ancillary tourism is a sub-activity of industry.

## **Industrial Road {Confirmed for addition - Trans cl.16}**

A road classified as industrial road within the **Road Classification Hierarchy mapped area** shown on the Planning Map. {Trans cl.16}

## **Industry**

The use of land and buildings for the primary purpose of any of the following {PO cl.16}:

- manufacturing, assembly, processing, storage, repair, maintenance, and packing of goods and materials, including machinery or vehicles
- transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off) and
- depots for the storage and dispatch of vehicles, equipment, and/or materials, and the administration and dispatch of workers using these in the field {CP 354.3}
- laboratory or factory-based research
- waste management facilities including refuse transfer and recycling stations {Ind 796.30}
- property and equipment maintenance services {Ind 737.1 and others}
- vehicle repair and testing stations; and {Ind 737.1 and others}
- wholesale. {Ind 737.1 and others}

For the sake of clarity, this definition includes:

- any ancillary offices and staff facilities; and {PO cl.16}
- the generation of energy from the combustion of biomass waste that is the by-product of industry. {NU 308.468}

This definition excludes:

- bakeries ancillary to food and beverage retail; and laboratories ancillary to any major facility activity activities {PO cl.16} or office activity, which are included as part of those definitions, respectively
- activities that meet the definition of otherwise defined as {PO cl.16} working from home; and
- direct 'customer facing' retail sales, which is separately defined as provided for under the definition of retail and included in 19.3.3 activity status table as 'retail ancillary to industry' {PO cl.16}.

The following activities are managed as sub-activities of industry: {PO cl.16}

- industrial ancillary tourism {PO cl.16}
- rural contractor and transport depots; and {RU 911.5}
- rural industry. {PO cl.16}

Industry is an activity in the industrial activities category. {PO cl.16}

### **Intensive Farming {was "Factory Farming" - RU 1090.3}**

The use of land and/or buildings for the production of livestock or fungi at a commercial scale, where the regular feed source is substantially provided other than from the property grazing the property {RU 924.2} concerned.

Examples are:

- intensive pig and poultry {RU 702.9} farming
- poultry farming {RU 702.9}
- animal feedlots; and
- wintering barns; and {RU 924.2}
- mushroom farming.

This definition excludes the temporary use of buildings for the housing of stock (including for temporary wintering of stock and calf-rearing which are considered to be part of farming). {PO cl.16}

Intensive farming is an activity in the rural activities category. {PO cl.16}

### **Invermay/Hercus**

The use of land and buildings at the Invermay Research Centre and Hercus Taieri Resource Unit for:

- agricultural, forestry, animal, food and biomedical related research, training and education activities, including field days
- industrial or commercial activities deriving directly from research or education activities undertaken within the zone; and
- any ancillary activities necessary for the functioning of the facility, including but not limited to laboratories, conference and meeting facilities, staff offices and facilities, administration services, laundries, kitchens and temporary staff accommodation, staff facilities and laboratories {MF cl.16}.

Invermay/Hercus is an activity in the major facility activities category. {PO cl.16}

### **Iwi**

Tribe

### **J**

### **K**

### **Kāika**

Settlement or occupation site

### **Kāika Nohoaka**

A network of seasonal settlements

### **Kai moana**

Food obtained from the sea



## **Kāi Tahu**

Descendants of Tahu, the tribe

## **Kaitiaki**

Guardians

## **Kaitiakitaka**

The exercise of customary custodianship, in a manner that incorporates spiritual matters, by takata whenua who hold Manawhenua status, for a particular area or resource.

## **Kōiwi takata**

Human skeletal remains

## **L**

### **L<sub>Aeq</sub> (15 minutes) (L<sub>Aeq</sub> (15 min)) {Confirmed for addition - PHS 917.17}**

The A-frequency-weighted time-average noise level over 15 minutes, in decibels (dB). {PHS 917.17}

### **L<sub>AFMax</sub> (L<sub>AFMax</sub>) {Confirmed for addition - PHS 917.17}**

The maximum A-frequency-weighted fast-time-weighted noise level, in decibels (dB), recorded in a given measuring period. {PHS 917.17}

## **Landfills**

The use of land and buildings for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land.

For the sake of clarity, this definition includes: {PO cl.16}

- the generation of energy from these wastes, for example from landfill gas {NU 308.468}
- rehabilitation activities after landfills are closed; and {RU 796.13}
- related waste management facilities such as recycling stations. {Ind 796.30}

This definition excludes farm landfills, offal pits, silage pits and silage stacks, which are part provided for under the definition {PO cl.16} of farming activity {PO cl.16}.

Landfills are an activity in the rural activities category. {PO cl.16}

## **Landscape Building Platform**

For the purposes of rules 16.3.4.3-b {RU cl.16} and 17.3.4.3-e, {RR cl.16} a landscape building platform is an approved building site that has been registered on the title by way of a consent notice as part of an approved subdivision resource consent process.

## **Landscaping**

Any part of a site which is planted in trees, shrubs or grasses and retains a permeable surface, and is not used for parking, manoeuvring ~~manoeuvring~~ {PO cl.16} or loading of motor vehicles.



## **Large Scale Network Utilities (confirmed for deletion - NU 576.4)**

Include:

- ~~Network utilities structures – large scale~~
- ~~biomass generators – stand-alone~~
- ~~hydro generators – community scale~~
- ~~hydro generators – regional scale~~
- ~~solar panels – community scale~~
- ~~solar panels – regional scale~~
- ~~wind generators – community scale~~
- ~~wind generators – regional scale: {NU 576.4}~~

## **Ldn (Ldn) {Confirmed for addition - PHS 917.17}**

The day/night level, which is the A-frequency-weighted time average noise level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the noise levels measured during the night (2200 to 0700 hours). {PHS 917.17}

## **Least Sensitive Activity {Renamed "Natural Hazards Least Sensitive Activity" and moved to section N - NH cl.16}**

~~For the purposes of the natural hazards provisions, a least sensitive activity is a land use activity: {NH cl.16}~~

- ~~where there is a minimal presence of people and buildings {NH cl.16}~~
- ~~which will not create a public health issue in a natural hazard event; and {NH cl.16}~~
- ~~that does not provide a critical public service: {NH 923.7 and others}~~

## **Least Sensitive Activities {Renamed "Natural Hazards Sensitive Activities" and moved to section N - NH cl.16}**

~~For for the purpose of the natural hazard provisions, the category of activities that include activities that meet the definition of a "least sensitive activity", for the purposes of the natural hazard provisions. The activities included in this category are:-~~

- ~~commercial advertising~~
- ~~conservation~~
- ~~domestic animal boarding and breeding~~
- ~~Dunedin Botanic Garden~~
- ~~farming~~
- ~~forestry~~
- ~~grazing~~
- ~~mineral exploration~~
- ~~mineral prospecting~~
- ~~public amenities~~

- rural ancillary retail
- rural tourism – small scale
- temporary activities
- working from home; and
- all other rural activities **{NH cl.16}**

## Legibility

An urban design term that means the characteristic of a place being easy to navigate or understand how to find one's way around.

## Level Crossing **{Confirmed for addition - Trans cl.16<sup>1</sup>}**

Any place where a railway line crosses a road on the same level. **{Trans cl.16<sup>1</sup>}**

<sup>1</sup> **Trans cl.16:** Added to the Plan for clarity.

## Licence to hunt

A parking permit system that enables permit holders to park in a parking space in an allocated area, provided that one is available. The licence does not reserve or guarantee any particular parking space.

## Line Maintenance **{Confirmed for deletion - NU 457.4}**

Any of the following additions or alterations to telecommunication or electricity lines: **{NU 457.4}**

- ~~the replacement of support structures, including support structure cross arms~~
- ~~the reconductoring or replacement of the line~~
- ~~the resagging of conductors or lines~~
- ~~the addition of longer or more efficient insulators or mountings~~
- ~~the addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods~~
- ~~the provision of additional structures as required to support existing lines, including existing lines to which new wires or other conductors have been added~~
- ~~the substitution of low voltage (400 volts) electricity lines with aerial bundled cable, provided that the overall diameter of the bundle does not exceed 40mm~~
- ~~the installation of new mid-span electricity poles in existing networks, to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); and~~
- ~~increasing the power carrying or operating capacity, efficiency or security of existing electricity, gas distribution or telecommunication lines, where the line was originally constructed to operate at the higher voltage~~

## Lines

Wires, or other conductors including: **{PO cl.16}** cables or other conductors fibre-optic cables used or intended to be **{PO cl.16}** used for:

- telecommunication
- the generation, transmission and distribution of electricity; or and **{PO cl.16}**

- the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system.

This For the sake of clarity, this {PO cl.16} definition includes any: receiver, insulator, casing, minor fixture, tunnel, or other equipment or material used, or intended to be used for: supporting, enclosing, surrounding, or protecting any such wire or conductor.

This definition excludes any freestanding pole or mast used to support the line, which are provided for under the definition of network utility poles and masts {PO cl.16}.

## **Loading areas**

An area used for the loading and un-loading of vehicles, including drop-off and pick-up.

## **Local Road {Confirmed for addition - Trans cl.16}**

A road classified as local road within the Road Classification Hierarchy mapped area shown on the Planning Map. {Trans cl.16}

## **Low Risk**

For the purpose of the natural hazards provisions, low risk means:

- minor consequences that are likely, possible, or rare
- moderate consequences that are possible or rare; and
- major consequences that are rare.

The level of risk is determined by the potential for risk based on location as well as any mitigation measures to reduce the level of risk. {NH 788.1 and others}

## **M**

## **Mahika kai**

The customary gathering of food or natural materials and the places where those resources are gathered.

## **Major consequences**

For the purposes of the natural hazards provisions, major consequences means having at least 2 of the following outcomes as a result of a natural hazard event resulting from a natural hazard event include: **{NH 788.1 and others}**

- significant property or asset damage or loss, including structural damage that is extensive and ~~has a high cost to fix, or {NH 788.1 and others}~~ so severe that it may lead to a property being abandoned or an asset {NH 788.1 and others} requiring complete replacement
- a likely potential for {NH 788.1 and others} long term displacement, deaths or serious injuries
- ~~significant disruptions to, or damage to, or failure of, infrastructure {NH 788.1, and others}~~
- potential for significant effects to be felt over a wider area, including {NH 788.1 and others} public health issues
- ~~potential for significant {NH 788.1 and others} economic impact to be {NH 788.1 and others} felt at a district to {NH 788.1 and others} regional scale; and~~
- significant {NH 788.1 and others} civil defence assistance being required, including temporary shelter or evacuation.

## Major Facilities {Confirmed for addition - MF cl.16<sup>1</sup>}

Facilities that are zoned as major facility zones. {MF cl.16}

<sup>1</sup> **MF cl.16:** As a clause 16 amendment the definition is needed to clarify the relationship between the zone and the activities and explain what the terms include.

## Major Facility Activities

The category of land use activities that ~~includes~~ consists of {PO cl.16}:

- airport
- campus
- cemeteries
- crematoriums
- Dunedin Botanic Garden
- emergency services
- hospital
- Invermay/Hercus
- major recreation facility
- port
- New Zealand Marine Studies Centre {MF 308.283}
- prisons or detention centres
- schools; and
- Taieri Aerodrome.

## Major Recreation Facility

The use of land and buildings at the Forsyth Barr Stadium, Edgar Centre and Moana Pool for:

- sport and recreation ~~activities~~ activity {PO cl.16} and events
- cultural, entertainment and exhibition activities
- trade fairs, market days and displays
- conference, meeting and function
- sports-related education
- after school / holiday programmes
- physiotherapy and massage; and
- any ancillary activities necessary for the functioning of the facility, including ancillary office activities activity {PO cl.16} and ticket sales.

Major recreation facility is an activity in the major facility activities category. {PO cl.16}

## Mana

Authority, influence or prestige.

## **Manawhenua**

An iwi or hapū who exercise customary authority or rakatirataka in an identified area.

## **Māori Freehold Land {Confirmed for deletion - MW cl.16}**

Any land given the status of Māori freehold land pursuant to Te Ture Whenua Māori Act 1993 **{MW cl.16}**

## **Māori land**

Any land given the status of Māori freehold land pursuant to Te Ture Whenua Māori Act 1993 or subsequent legislation.

## **Marae**

The marae atea and the buildings around it, including the whareniui, wharekai, church and urupā.

## **Marae atea**

Courtyard or meeting place in front of the whareniui.

## **Marae-related activities**

Māori cultural activities and provision of services primarily aimed at the health and well-being of the Māori population, undertaken on a marae that has the agreement of Manawhenua, including Examples are {PO cl.16}:

- hui
- wānaka
- tangi
- overnight accommodation for visitors
- events and gatherings
- health services; and
- cultural tourism.

Marae-related activities are included in the definition of community and leisure. {PO cl.16}

## **Mātaitai**

Area of traditional importance to Māori for seafood harvesting.

## **Mauka**

Mountains

## **Mauri**

Essential life force or principle; a metaphysical quality inherent in all things both animate and inanimate.

## **Maximum Development Potential**

For the purposes of density rules, the total number of habitable rooms that may be provided per site, including habitable rooms in family flats and sleep outs.

## Mean High Water Springs

The average height of the high waters of spring tides. Land Information New Zealand recommends for cadastral surveying purposes predicted tidal levels for Mean High Water Springs at Port Dunedin and Port Chalmers as 2.18m and 2.14m above sea level respectively. ~~UNDER REVIEW~~ **{PO cl.16}**

## Meteorological or Air Quality Monitoring

Any facility or device that measures, collects and/or distributes meteorological information or that monitors air quality.

## Military Exercises

The temporary use of land and buildings for military training activities carried out pursuant to the Defence Act 1990.

Military exercises are an activity in the temporary activities category. **{PO cl.16}**

## Mineral Exploration

Any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals. ~~This~~ For the sake of clarity, this **{PO cl.16}** definition includes any drilling, dredging, or excavations, whether surface or sub-surface, that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.

~~This definition excludes mineral exploration that involves blasting, which is defined as mining.~~ **{CP 458.1 and others}**

Mineral exploration is an activity in the rural activities category. **{PO cl.16}**

## Mineral Prospecting

Any activity undertaken for the purpose of identifying land likely to contain ~~exploitable~~ **{CP 458.34 and others}** mineral deposits or occurrences. ~~This~~ For the sake of clarity, this **{PO cl.16}** definition includes geological, geochemical and geophysical surveys, the taking of samples by hand or hand-held equipment and aerial surveys.

~~This definition excludes mineral prospecting that involves blasting, which is defined as mining.~~ **{CP 458.1 and others}**

Mineral prospecting is an activity in the rural activities category. **{PO cl.16}**

## Mining

The use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation and associated processing of minerals, sand or aggregates. ~~or mineral exploration or prospecting that involves blasting.~~ **{CP 458.1 and others}**

This definition excludes:

- ~~mineral exploration, which does not involve blasting~~ **{CP 458.1 and others}**
- ~~mineral prospecting, which does not involve blasting~~ **{CP 458.1 and others}**; and
- on-site extraction of aggregate for the sole purpose of constructing and maintaining access within a farm or forestry property, which is included as part of a farming or forestry activity.

Mining is an activity in the rural activities category. **{PO cl.16}**

## Minor Consequences

For the purposes of the natural hazards provisions, minor consequences as a result of a natural hazard event include:

- limited property damage that may be repairable without access to insurance, such as cracks in walls or wet foundations
- minor, non-life threatening injuries
- localised (rather than district-wide) economic impact; and
- restricted site access to a site for no more than 2 days due to flood waters, but where safe access is still possible on foot.

## Mixed use

In the context of zoning, refers to zones that provide for more than one **{CMU cl.16}** predominant category of activities.

Examples are:

- commercial and residential mixed use zones; or
- light industry and residential mixed use zones.

## Mobile Noise Sources

For the purpose of military exercises, means includes **{PO cl.16}** noise from sources such as:

- personnel
- light and heavy vehicles
- self-propelled equipment; and
- earthmoving equipment.

This definition excludes firing of weapons and use of explosives.

## Mobile Trading

The sale of goods, services, food, or beverages from a vehicle or trailer.

Examples are:

- ice cream trucks
- coffee vendors
- food vendors; and
- general retail vendors.

Mobile trading is an activity in the temporary activities category. **{PO cl.16}**

## Moderate consequences

For the purposes of the natural hazards provisions, moderate consequences means having at least 2 of the following outcomes as a result of a natural hazard event resulting from a natural hazard event include: **{NH 788.1 and others}**

- serious structural damage to property which is costly, but still repairable, where access to insurance is almost always necessary to fix damage



- a potential for significant injury ~~a threat to safety, including injury and near misses~~ **{NH 788.1 and others}**
- physical isolation on-site for more than 2 days at a time
- potential for **{NH 788.1 and others}** economic impact that may be felt at a district-wide scale; and
- limited some **{NH 788.1 and others}** reliance on civil defence.

## **Moderately Likely**

For the purpose of the natural hazards provisions, moderately likely means an event that has a chance of between one in 50 and one in 200 of occurring in any given year. This is sometimes expressed as an average return period of between 50 and 200 years, or as an Annual Exceedance Probability of between 0.02 (or 2%) and 0.005 (0.5%).

## **Modulation**

The use of vertical and horizontal changes in the form and scale of a building and between adjoining buildings to create clearly defined buildings or building elements, including changes in roof height, building projections or recesses.

## **Monuments and memorials**

A statue, plaque, or structure, erected in memory of, or to commemorate a person, place, building, structure, or event.

## **Motorway {Confirmed for addition - Trans cl.16}**

A road classified as motorway within the Road Classification Hierarchy mapped area shown on the Planning Map. **{Trans cl.16}**

## **Multi-unit development {Confirmed for addition - Res 743.46}**

The construction of a single or multiple buildings that contain three or more residential units on a site within a two year period. **{Res 743.46}**

N

## **National Grid {Confirmed for addition - NU 806.10}**

The assets used or owned by Transpower New Zealand Limited which is the network that conveys electricity throughout New Zealand. **{NU 806.10}**

## **National Grid Sensitive Activities {Confirmed for addition - PO cl.16<sup>1</sup>}**

The group of activities that are considered to be sensitive for the purposes of the National Grid provisions, and that consist of: **{PO cl.16}**

- early childhood education
- hospitals
- marae-related activities
- prisons or detention centres
- registered health practitioners
- residential activities (excluding new working from home activities in existing dwellings)
- schools; and
- visitor accommodation.

<sup>1</sup> **PO cl.16:** This definition has been added to clarify the activities that are treated as sensitive for the purposes of National Grid provisions. In relation to these provisions, this definition replaces the notified definition of Sensitive Activities, which has been deleted. This does not result in a substantive change to the effect of provisions.

## National Grid Support Structure

A support structure that is part of the ~~n~~National ~~g~~Grid, which is the network that conveys electricity throughout New Zealand. **{NU 806.10}**

## Natural Hazard Mitigation Activities

The category of activities that consists of ~~includes~~ **{PO cl.16}**:

- ~~natural~~ **{HazMit cl.16}** hazard mitigation earthworks
- ~~natural~~ **{HazMit cl.16}** hazard mitigation structures
- repair and maintenance of ~~natural~~ **{HazMit cl.16}** hazard mitigation earthworks features or natural hazard mitigation structures, features or earthworks **{HazMit cl.16}**; and
- emergency natural hazard mitigation activities.

Note: Tree planting for natural hazard mitigation is managed as a forestry or shelterbelts and small woodlots activity depending on the scale. **{RU cl.16}**

## Natural Hazard Mitigation Earthworks ~~{was "Hazard Mitigation Earthworks" - NatHaz cl.16}~~

Earthworks for the purpose, or effect, of natural hazard mitigation ~~, including~~ Examples are **{PO cl.16}**:

- earth stop-banks
- drainage channels
- ponds
- earth dams; and
- general land contour changes, including sand dune re-contouring and beach sand replenishment.

Natural hazard mitigation earthworks are an activity in the natural hazard mitigation activities category. **{PO cl.16}**

## Natural Hazards Least Sensitive Activities ~~{was "Least Sensitive Activities" - NH cl.16}~~

~~For~~ The category of activities that are considered to be a "natural hazards least sensitive activity" **{NH cl.16}** for the purposes of the natural hazards provisions is all other activities not specifically listed in the definition of sensitive activities or potentially sensitive activities. ~~, the category of activities that include activities that meet the definition of a "least sensitive activity", for the purposes of the natural hazard provisions. The activities included in this category are:~~ **{NH 1088.11}**

- commercial advertising **{NH 1088.11}**
- conservation **{NH 1088.11}**
- domestic animal boarding and breeding **{NH 1088.11}**
- Dunedin Botanic Garden **{NH 1088.11}**

- farming {NH 1088.11}
- forestry {NH 1088.11}
- grazing {NH 1088.11}
- mineral-exploration {NH 1088.11}
- mineral-prospecting {NH 1088.11}
- public-amenities {NH 1088.11}
- rural-ancillary-retail {NH 1088.11}
- rural-tourism--small-scale {NH 1088.11}
- temporary-activities {NH 1088.11}
- working-from-home; and {NH 1088.11}
- all-other-rural-activities-{NH 1088.11}

### **Natural Hazards Least Sensitive Activity {was "Least Sensitive Activity" - NH cl.16}**

For the purposes of the natural hazards provisions, a natural hazards {NH cl.16} least sensitive activity is a land use activity:

- where there is a minimal presence of people and buildings; and
- which will not create a public health issue in a natural hazard event.
- that does not provide a critical public service: {NH 923.7 and others}

### **Natural Hazards Potentially Sensitive Activities {was "Potentially Sensitive Activities" - NH cl.16}**

For The category of activities that are considered to be a "natural hazards potentially sensitive activity" for {NH cl.16} the purposes of the natural hazards provisions, the category of activities that are considered to be "potentially sensitive" . {NH cl.16} This includes These consist of {PO cl.16}:

- airport
- campus
- community and leisure (excluding marae-related activities)
- commercial activities (excluding visitor accommodation, registered health practitioners, service stations {NH 634.3} and commercial advertising)
- ~~factory-farming~~ intensive farming {RU 1090.3}
- industrial activities
- Invermay/Hercus
- major recreation facility
- mining
- NZ Marine Studies Centre {MF 308.283}
- port
- rural tourism - large scale
- rural research - large scale which requires a building {NH cl.16}

- scheduled mining activity {CP 874.2 and others}
- sport and recreation; and
- Taieri Aerodrome.
- ~~all other commercial, community, industrial and major facility activities not otherwise listed.~~ {NH cl.16}

## **Natural Hazards Potentially Sensitive Activity {was "Potentially Sensitive Activity" - NH cl.16}**

For the purposes of the natural hazards provisions, a natural hazards {NH cl. 16} potentially sensitive activity means an activity:

- where people are regularly present and buildings are routinely required to carry out the activity but people are not usually in a vulnerable state; and
- which are unlikely to create a significant public health issue in a natural hazard event.; and
- ~~that does not provide a critical public service.~~ {NH 923.7 and others}

## **Natural Hazards Sensitive Activities {was "Sensitive Activities" - NH cl.16}**

The category of activities that are considered to be a "natural hazards {NH cl.16} sensitive activity" for the purposes of the ~~national grid setback, new roads or additions or alterations to existing roads, and~~ {NH cl.16} natural hazards provisions. Sensitive activities include These consist of {PO cl.16}:

- cemeteries
- crematoriums
- registered health practitioners
- early childhood education
- ~~emergency services~~ {NH 945.5}
- hospital
- landfills
- marae-related activities
- prisons or detention centres
- residential activities (excluding working from home that do not involve additional people on-site) {NH cl.16'}
- schools; and
- ~~service stations; and~~ {NH 634.3}
- visitor accommodation.

<sup>1</sup> NH cl.16: Alignment with Table 11.2 Hazard provisions sensitivity classification for natural hazards sensitive activities.

## **Natural Hazards Sensitive Activity {was "Sensitive Activity" - NH cl.16}**

For the purposes of the natural hazards provisions, a natural hazards {NH cl.16} sensitive activity is a land use activity:

- where people are regularly present and often in a vulnerable state because they sleep there, require medical treatment, or require extra assistance to evacuate; and/or {PO cl.16}

- which may create a significant public health issue if damaged as a result of a natural hazard event.
- which provide a critical public service: **{NH 923.7 and others}**

## **Navigational Aids**

Any permanent or temporary structure constructed and operated for the purpose of facilitating navigation by aircraft or shipping.

## **Network Infrastructure (Confirmed for deletion - PO 360.234}**

The public reticulated systems of pipes and associated accessory structures that enable the management and distribution of stormwater, wastewater or water supply. This definition excludes any private stormwater, wastewater or water supply systems or structures: **{PO 360.234}**

## **Natural Hazard Mitigation Structures {was "Hazard Mitigation Structures" - HazMit cl.16}**

Structures that have the purpose, or effect, of protection from, or reducing the risk from natural hazards. Including Examples are **{PO cl.16}**:

- walls
- flood gates
- concrete dams; and
- geotextile sandbags/tubes.

Natural hazard mitigation structures are an activity in the natural hazard mitigation activities category. **{PO cl.16}**

## **Network Utilities**

Any systems, services and networks associated with:

- the investigation and generation of electricity, and of other forms of energy such as heat **{NU 360.233}**
- the supply transmission and distribution **{NU 806.14}** of electricity, and of other forms of energy such as hot water or steam **{NU 308.126}**
- community municipal and domestic **{NU cl.16}** water, wastewater and stormwater **{NU 360.233}** supply, treatment **{NU 360.233}** and drainage
- the storage **{NU 634.10}** transmission and distribution of natural or manufactured gas, petroleum, biofuel, or geothermal energy **{NU 634.10}**
- telecommunications and radiocommunication
- navigational aids
- meteorological facilities; and **{NU cl.16}**
- air quality monitoring facilities; and **{NU cl.16}**
- river flow recording facilities.

In order to be considered a network utility under the provisions of this plan, it is not necessary for a network utility to be operated by a 'network utility operator' as defined in the RMA. **{NU 308.126}**

## **Network Utility Activities {was "Network Utilities Activities" - NU cl.16}**

The category of activities that covers network utilities and other energy generation and includes consists of {NU cl.16 and PO cl.16}:

- operation, repair, minor upgrading {NU 457.4} and maintenance of existing network utilities
- realignment, reconfiguration or relocation of existing network utilities {NU 457.4}
- earthworks ancillary to network utilities activities {NU cl.16}<sup>1</sup>
- underground or internal network utilities
- small scale network utilities {NU 576.4}
- large scale network utilities {NU 576.4}
- irrigation races and open drains {NU cl.16}<sup>2</sup>
- stormwater detention basins {NU cl.16}<sup>3</sup>
- standby or temporary energy generators {NU 576.4}
- substations {NU 915.17}
- network utility structures - small scale; and {NU 576.4}
- network utility structures - large scale. {NU 576.4}

<sup>1</sup>**NU cl.16** As a clause 16 amendment, "Earthworks ancillary to network utilities" has been removed from this definition, because the activity is managed via earthworks provisions. This does not result in a substantive change to the effect of provisions.

<sup>2</sup>**NU cl.16** As a clause 16 amendment, "Irrigation races and open drains" has been removed from this definition. Under reformatted provisions, this activity is managed via earthworks provisions only. This does not result in a substantive change to the effect of provisions.

<sup>3</sup>**NU cl.16** As a clause 16 amendment, "Stormwater detention basins" has been removed from this definition. Under reformatted provisions, this activity is managed via earthworks provisions only. This does not result in a substantive change to the effect of provisions.

## **Network Utility Poles and Masts {was "Network Utilities Poles and Masts" - NU cl.16}**

Any poles, masts (including telecommunication masts), {NU cl.16} or similar structures, and any associated cross arms {NU cl.16} used to support another network utility structures, including such as {NU cl.16}: lines, aerials antennas {NU 576.5 and others}, head arrays or dish antenna.

Examples are: {NU cl.16}

- structures supporting electricity or telecommunication lines, including electricity transmission towers {NU cl.16}
- telecommunication masts; and {NU cl.16}
- wind monitoring masts. {NU 308.122 and 743.17}

This definition ~~does not include any support structures considered to be~~ excludes structures otherwise defined as {PO cl.16} amateur radio configurations.



## **Network Utility Poles and Masts - Small Scale {was "Network Utilities Poles and Masts - Small Scale" - NU cl.16}**

Network utility poles and masts that meet the scale thresholds in the maximum dimensions and maximum height performance standards as set out in the network utilities and energy generation section as set out in Rule 5.5.A {NU cl.16}.

Network utility poles and masts – small scale are a sub-activity of network utility structures – small scale. {PO cl.16}

Network utilities poles and masts – small scale are a sub-activity of small scale network utilities. {NU 576.4}

## **Network Utility Structures**

Include Any structure that forms part of a network utility. {NU 360.236} Examples are {PO cl.16}:

- above-ground {NU 915.2} lines and pipes; {NU 360.236}
- head arrays; {NU 360.236}
- meteorological or air quality monitoring facilities or devices {NU 360.236}
- navigational aids {NU 360.236}
- water, stormwater, or wastewater utility; {NU 360.236}
- roadside cabinets {NU 360.236}
- river flow recording facilities {NU 360.236}
- gas pressure regulating stations {NU 360.236}
- telephone booths {NU 360.236}
- structures necessary for the treatment, supply or distribution of water and the drainage and treatment of stormwater or wastewater, such as pipes, pumping stations, water distribution booster pumps, flow regulative valves, water supply bores, switchboards and generators, backflow prevention devices, and the associated casing around any of these structures {NU 360.236}
- structures for the generation of electricity and of other forms of energy (e.g. heat), such as generators {NU 360.236} and energy resource investigation devices {NU 308.122 and 743.17}
- structures necessary for the transmission and distribution of: electricity; natural or manufactured gas, petroleum, biofuel, or geothermal energy; and other forms of energy such as hot water or steam: such as lines, pipes, support structures, {NU 360.236} transformers, switching stations, kiosks, {NU 457.11} electrical distribution structures {NU 915.17}, electric vehicle charging stations, gas pressure regulating stations, {NU 360.236} and underground fuel storage systems {NU 634.10}
- structures necessary for telecommunications and radiocommunication, such as lines, support structures, masts, head arrays, antennas, cabinets, telephone booths and amateur radio configurations; and {NU 360.236}
- structures necessary for meteorological or air quality monitoring, river flow recording, or navigation. {NU 360.236}

Network utilities structures do not include any network utilities which meet the definition of underground or internal network utilities {NU 918.16} or amateur radio configurations: {NU cl.16}

Network utility structures exclude structures otherwise defined as: {NU cl.16}



- operation, repair, minor upgrading and maintenance of existing network utilities {NU cl.16<sup>2</sup>}
- standby or temporary energy generators {NU cl.16<sup>2</sup>}
- substations {NU 915.17}
- building utilities; and {NU cl.16<sup>2</sup>}
- rural industry, industry or landfills (in the case of energy generation structures that use the by-products of these activities as fuel). {NU 308.468}

Note irrigation races and open drains and stormwater detention basins are not managed in this Plan as network utility structures. However, earthworks associated with these activities are subject to earthworks provisions. {NU cl.16<sup>3</sup>}

<sup>1</sup> **NU cl.16:** The reference to amateur radio configurations not being treated as network utility structures has been deleted from this definition because, due to reformatting of provisions discussed in section 3.0 of the Network Utilities Decision, amateur radio configurations are now to be treated as network utility structures, and provided for via the Network Utility Structures – Small Scale or Network Utility Structures – Large Scale activities. This does not result in a substantive change to the effect of provisions.

<sup>2</sup> **NU cl.16:** The definition has been amended to clarify that it excludes structures otherwise defined as ‘Operation, repair, minor upgrading and maintenance of existing network utilities’ or ‘Standby or temporary energy generators’; these activities have their own activity definitions, and therefore are not subject to provisions for Network Utility Structures – Small Scale or Network Utility Structures – Large Scale activities. The definition has also been amended to clarify that it does not include Building utilities; Building utilities are not subject to any provisions for network utility activities, but are treated as part of the building to which they are attached and are subject to development standards set out in management zone provisions. These amendments do not result in a substantive change to the effect of provisions.

<sup>3</sup> **NU cl.16:** The definition has been amended to clarify that irrigation races and open drains, and stormwater detention basins, are not managed as network utility structures, but that associated earthworks are subject to earthworks provisions. This is a clarification of notified provisions; it does not result in a substantive change to the effect of provisions.

## **Network Utility Structures - Large Scale {was "Network Utilities Structures - Large Scale" - NU cl.16}**

~~Network utilities utility~~ {NU cl.16} structures and ~~network utilities utility~~ {NU cl.16} poles and masts that exceed the ~~performance standards for maximum dimensions or maximum height~~ scale thresholds in Rule 5.5.A. {NU cl.16}

Network utility structures – large scale exclude structures otherwise defined as underground or internal network utilities. {NU cl.16}

The following activities are managed as sub-activities of network utility structures – large scale: {NU cl.16<sup>2</sup>}

- hydro generators – large scale {NU cl.16}
- solar panels – large scale; and {NU cl.16}
- wind generators – large scale. {NU cl.16}

Network utility structures – large scale are a sub-activity of large scale network utilities. {NU 576.4}

Network utility structures - large scale is an activity in the network utility activities category. {PO cl.16}

<sup>1</sup> **NU cl.16:** As a clause 16 amendment, this definition has been clarified to indicate that underground or internal network utilities are treated as a separate activity from network utility structures – large scale.

<sup>2</sup> **NU cl.16:** As a clause 16 amendment, provisions have been reformatted so that hydro generators – large scale,

wind generators – large scale and solar panels – large scale are now treated as sub-activities of network utility structures – large scale. This does not result in a substantive change to the effect of provisions.

## **Network Utility Structures - Small Scale {was "Network Utilities Structures - Small Scale" - NU cl.16}**

Network Utility Structures - Small Scale {PO cl.16} which include consists of: {NU cl.16}

- ~~above ground lines and pipes; {NU 360.237}~~
- ~~head arrays, aerials, and dish antenna; {NU 360.237}~~
- ~~meteorological or air quality monitoring facilities or devices; {NU 360.237}~~
- ~~navigational aids {NU 360.237}~~
- ~~water, stormwater, or wastewater utilities; {NU 360.237}~~
- ~~roadside cabinets {NU 360.237}~~
- ~~substations {NU 360.237}~~
- ~~river flow recording facilities {NU 360.237}~~
- ~~gas pressure regulating stations {NU 360.237}~~
- ~~telephone booths; {NU 360.237}~~
- ~~lines; {NU 576.9} and~~
- network utility structures that do not exceed the scale thresholds in Rule 5.5.A. {NU cl.16}

~~that do not exceed the performance standards for maximum dimensions or maximum height. {NU cl.16}~~

~~Network utilities structures – small scale are a sub-activity of small scale network utilities. {NU 576.4}~~

Network utility structures – small scale exclude structures otherwise defined as underground or internal network utilities. {NU cl.16<sup>1</sup>}

The following activities are managed as sub-activities of network utility structures – small scale: {NU cl.16<sup>2</sup>}

- hydro generators – small scale {NU cl.16}
- network utility poles and masts – small scale {NU cl.16}
- solar panels – small scale; and {NU cl.16}
- wind generators – small scale. {NU cl.16}

Network utility structures - small scale is an activity in the network utility activities category. {PO cl.16}

<sup>1</sup> **NU cl.16:** As a clause 16 amendment, this definition has been clarified to indicate that underground or internal network utilities are treated as a separate activity from network utility structures – small scale.

<sup>2</sup> **NU cl.16:** As a clause 16 amendment, provisions have been reformatted so that network utility poles and masts – small scale, hydro generators – small scale, wind generators – small scale and solar panels – small scale are now treated as sub-activities of network utility structures – small scale. This does not result in a substantive change to the effect of provisions.

## **New roads or additions or alterations to existing roads**

The construction of a new road, whether within or outside the legal road reserve, and the widening or realignment of an existing road outside of the existing road reserve.

New roads or additions or alterations to existing roads are an activity in the transportation activities category. {PO cl.16}

## **New Zealand Marine Studies Centre {Confirmed for addition - MF 308.283}**

The use of land and buildings at the Portobello Marine Laboratory and New Zealand Marine Studies Centre for:

- marine research, education, training, learning, and teaching activities
- commercial activities deriving directly from, and ancillary to, research or education activities; and
- any ancillary activities necessary for the functioning of the facility, including but not limited to laboratories, conference and meeting facilities, staff offices and facilities, administration services, staff accommodation, and staff facilities.

New Zealand Marine Studies Centre is an activity in the major facility activities category. {MF 308.283}

## **Noise Affected Property**

Any noise sensitive activity within the **port noise control mapped area** and shown on the Port Noise Contour Map as receiving levels of port noise above 55dBA L<sub>dn</sub>. This definition excludes properties: ~~that have received acoustic treatment in accordance with Rule 30.5.4 and Appendix 30B or are receiving port noise at or below the certified level of port noise.~~ **{Port cl.16}**

- that have received acoustic treatment in accordance with Rule 30.5.4 and Appendix 30B; or {Port cl.16}
- that are receiving port noise at or below the certified level of port noise. {Port cl.16}

## **Noise Sensitive Activities**

Activities where people are more likely to be sensitive to a high level of noise because they are sleeping, studying, seeking medical treatment, or engaged in religious activity.

This definition includes These consist of {PHS cl.16}:

- residential activities
- hospital
- campus
- schools
- early childhood education {PHS 1046.2}
- registered health practitioners
- visitor accommodation; and
- the following community and leisure **{PHS 1046.2}** activities: libraries, early childhood education,, **{PHS 1046.2}** ~~mararemarae-related {PHS cl.16} activities, activities that involve the provision of care for babies and pre-school children {PHS 1046.2}~~ and places of worship.

## **Non character-contributing buildings**

Any building within a heritage precinct that is not a scheduled heritage building or character-contributing building.

## **No net loss {Confirmed for addition - NatEnv 949.2}**

No overall reduction in indigenous biodiversity values, as measured by type, amount and condition. {NatEnv 949.2}

## **Notional Boundary**

A line 20m from any side of a residential building, or the site boundary where this is closer to the residential building. {PHS 917.6}

The notional boundary is a line 20m from the sides of any residential building, if this is within the site's boundaries. This line is used for the purpose of setting a location for the measurement of noise limit standards. However, for any part of a residential building that is located within 20m of the site boundary, the notional boundary does not apply. {PHS 917.6}

**O**

## **Offal Pit**

A disposal hole excavated for the purpose of disposing of waste comprised of dead animal matter.

## **Office**

The use of land and buildings for any of the following:

- administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; or
- professional offices, such as offices of accountants, registered health practitioners, veterinary services, training and education, solicitors, architects, surveyors and engineers.

~~Office activity includes three sub-activities~~ The following activities are managed as sub-activities of office {PO cl.16}:

- campus-affiliated office {MF 308.5}
- registered health practitioners
- training and education; and
- veterinary services.

Office is an activity in the commercial activities category. {PO cl.16}

## **On-site Energy Generation {Confirmed for deletion - NU 308.122}**

~~Energy generation on a site for the supply of electricity, heating or cooling to a land use activity on the same site. This definition provides for excess energy to be fed into the grid as long as the device is primarily for the supply of on-site needs. {NU 308.122}~~

~~There are 4 types of activities in the plan that are managed as on-site energy generation:~~

- ~~wind generators – on-site energy generation~~
- ~~hydro generators – on-site energy generation~~
- ~~biomass – on-site energy generation; and~~

- solar panels – on-site energy generation.

## **Operation, repair and maintenance of the roading network**

The normal **{Trans cl.16}** use of the road for transport-related activity by all travel methods **modes {Trans 881.19}** and the maintenance and minor upgrade of roads. ~~including~~ For the sake of clarity, this includes: **{PO cl.16}**

- general road maintenance **{PO cl.16}**
- road widening or realignment, ~~provided this takes place {Trans cl.16}~~ within an existing formed road corridor or within the **{Trans cl.16}** legal road reserve
- installation and replacement of road signs, street lighting, landscaping, parking meters and other ancillary structures or features that are not listed as public amenities **{Trans cl.16}**; and
- on-road bus stops where up to four bus stops are co-located; and **{Tran 394.82 and others}**
- any activities, such as temporary traffic management, associated with the above, including **{PO cl.16}** temporary traffic management. **{Trans cl.16}**.

This definition excludes activities otherwise **{Trans cl.16}** defined as:

- public amenities **{Trans cl.16}**
- commercial advertising
- mobile trading; and **{Trans cl.16}**
- passenger transportation hubs; and **{Trans cl.16}**
- network utilities. **{Trans cl.16}**

Operation, repair and maintenance of the roading network is an activity in the transportation activities category. **{PO cl.16}**

## **Operation, repair, minor upgrading and maintenance of existing network utilities** **{was "Operation, repair and maintenance of existing network utilities" - NU 457.4}**

Activities necessary to operate, repair and maintain associated with the operation, repair, maintenance and minor upgrading of {NU 457.4} any existing network utilities utility {NU cl.16} structures, systems or services., including For the sake of clarity, this includes trimming and pruning of vegetation necessary to protected electricity lines (required to meet the Electricity (Hazards from Trees) Regulations 2003). **{PO cl.16}**:

- line maintenance; and **{NU 457.4}**
- trimming and pruning of vegetation necessary to protected electricity lines (required to meet the Electricity (Hazards from Trees) Regulations 2003). **{PO cl.16}**

The operation, repair and maintenance of existing network utilities does not include the realignment, reconfiguration or relocation of existing network utilities. **{NU 457.4}**

For the purposes of this definition, minor upgrading consists of the following activities: **{NU 457.4}**

1. Addition of new poles and masts: {NU 457.4}
  - a. a single new pole, where this is required to provide a customer connection to an existing above ground network {NU 457.4}
  - b. new mid-span poles and masts, where these are required in existing networks to meet the safety



clearance requirements of the New Zealand Electrical Code of Practice for Electrical Distances (NZECP34); and {NU 457.4}

- c. new poles or masts required to support existing lines, including existing lines to which new wires or other conductors have been added. {NU 457.4}
2. Replacement of existing poles and masts: {NU 457.4}
- a. replacement poles and masts up to the greatest of: {NU 457.4}
    - i. 2.5m higher than the existing pole or mast: {NU 457.4}
    - ii. 30% higher than the existing pole or mast: {NU 457.4}
    - iii. as required to meet the safety clearance requirements of NZECP 34:2001. {NU 457.4}
  - b. replacement poles or masts up to 50% wider than the existing pole or mast. {NU 457.4}
  - c. except that, in the case of poles and masts that are transmission line support structures as defined in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), existing transmission line support structures (i.e. poles or towers) may be replaced with new support structures provided: {NU 457.4}
    - i. the maximum height is no more than 15% higher than the existing support structure: {NU 457.4}
    - ii. height restrictions for airport purposes, or any public view shafts, specified in a rule are complied with: {NU 457.4}
    - iii. the replacement support structure is not within 12m of any occupied building (measured horizontally at ground level), or where the existing support structure is already within 12m of an occupied building, no closer to that building than the existing support structure: {NU 457.4}
    - iv. each side of the replacement tower's footprint is no longer than the total of: the length of that side of the existing tower's footprint; plus 25% of the existing tower's width: {NU 457.4}
    - v. a tower at ground level does not fall outside the tower's 'envelope for permitted activities' (as defined in NESETA): {NU 457.4}
    - vi. a pole is not be replaced with a tower; and {NU 457.4}
    - vii. a pole is not be more than 5m from the existing pole's base position (measured horizontally). {NU 457.4}
3. Alterations to existing poles and masts and attached structures: {NU 457.4}
- a. alterations that are required because of the mechanical loading requirements of the re-conductoring or the reconfiguration of equipment, such as stay wires, or anchor blocks, on overhead electricity and telecommunication lines: {NU 457.4}
  - b. addition of earth wires, earthpeaks and lightning rods: {NU 457.4}
  - c. addition of electrical or telecommunication fittings (excluding antennas) {NU 457.4}
  - d. increase in diameter of existing head arrays by up to 30% in industrial zones, and in CMU zones other than the CBD Zone and Centres: {NU 457.4}
  - e. increase in pole or mast height to meet the safety clearance requirements of NZECP34: {NU 457.4}
  - f. addition of insulators; and {NU 457.4}
  - g. addition of mast fittings, e.g. light fittings, lightning protection devices and antenna mountings. {NU 457.4}
4. Addition of or alterations to cross-arms: {NU 457.4}



- a. replacement of existing cross arms, including with cross arms of alternative design: {NU 457.4}
  - b. additional cross arms up to 3m in length; and {NU 457.4}
  - c. except that, in the case of cross-arms that are part of transmission line support structures as defined in NESETA, cross-arms of any length may be installed where they form part of replacement support structures that comply with the standards set out at 2(c) above. {NU 457.4}
5. Increasing the voltage of electricity lines: {NU 457.4}
- a. increase in the power carrying or operating capacity, efficiency or security of existing electricity lines. {NU 457.4}
6. Alterations to existing above-ground pipes: {NU 457.4}
- a. increase in the diameter of the pipe of up to 300mm. {NU 457.4}
7. Realignment, reconfiguration or relocation of existing above-ground pipes and network utility poles and masts that occurs within 5m {NU 457.10} of the existing location or alignment. {NU 457.4}
8. Addition of new lines: {NU 457.4}
- a. addition of new National Grid overhead conductors and overhead circuits, as defined in NESETA, provided: {NU 457.4}
    - i. new conductors are configured so that there are no more than two conductors in the same phase (duplex configuration): {NU 457.4}
    - ii. the diameter of a new conductor, or part of a new conductor, does not exceed 50mm: {NU 457.4}
    - iii. the diameter of a replacement conductor, or a replacement part of a conductor, does not exceed the greater of: 50mm; or the diameter of the existing conductor or part; and {NU 457.4}
    - iv. in the case of new circuits, the transmission line support structures of the transmission line have been designed and built to carry the additional circuit, and the conductors that make up the circuit comply with the conditions set out at points i. and ii. above; and {NU 457.4}
  - b. addition of any other new lines to existing network utility poles and masts or existing buildings or structures. {NU 457.4}

Operation, repair, minor upgrading {NU 457.4} and maintenance of existing network utilities is an activity in the network utility activities category. {PO cl.16}

## **Original Grantee**

Original grantee means one of the original original {MW cl.16} individuals in whom the reserve was vested. Original ownership lists can be obtained from the Māori Land Court.

## **Original Native Reserve {was "Native Reserve" MW 248.10}**

A property or site that was granted as a reserve for Māori occupation or use, and is shown as an original {MW 248.10} native reserve on the planning maps.

## **Outdoor Living Space**

An area of open space that can be used for leisure, recreation, or food production to be provided for the use of the occupants of the residential unit/s to which the space is allocated. Outdoor living space excludes any area used for parking and/or vehicle access.



## Outdoor Storage

Any goods, materials, or waste stored outdoors.

Service areas are managed as a sub-activity of outdoor storage. {PO cl.16}

Outdoor storage is an activity in the site development activities sub-category, which is in the development activities category. {PO cl.16}

## P

### Pā

Village or fortified village.

## Papakāika

Residential activity within the boundaries of an original {MW 248.10} native reserves mapped area where:

1. the land is fully or partly owned by one or more of the following:
  - a. a descendant of an original grantee of an original {MW 248.10} native reserve, or their trustee
  - b. a management structure governed by the Te Ture Whenua Māori Act 1993 or subsequent legislation over the land concerned, for the benefit of such persons in (a)
  - c. a Rūnaka with authority/mana over the area in which the original {MW 248.10} native reserve is located
  - d. a spouse/civil union/de facto partner of a descendant of an original grantee who has inherited the land from the descendant; and
2. the dwelling is primarily occupied by at least one of the following:
  - a. a descendant of an original grantee of the reserve
  - b. a spouse/civil union/de facto partner of a descendant of an original grantee who has inherited the land from the descendant; or
  - c. a whāngai of a descendant of an original grantee.

Papakāika is a sub-activity of standard residential. {MW 360.13}

## Parking Areas

The part of a site used for vehicle parking and manoeuvring. This definition does not include garages and carports. {Trans 360.120}

Parking areas are a sub-activity of parking, loading and access. {PO cl.16}

## Parking, Loading and Access

Site development which includes {PO cl.16} New or additions and alterations to vehicle accesses tracks {Trans cl.16}, driveways, parking areas, manoeuvring areas, and loading areas. Note that vehicle tracks and driveways include vehicle crossings and vehicle accesses. {Trans cl.16}

Parking areas are managed as a sub-activity of parking, loading and access. {PO cl.16}

Parking, loading and access is an activity in the site development activities sub-category, which is in the development activities category. {PO cl.16}

## Parking Spaces

A marked space for car, motorbike or other vehicle parking.

## Passenger Transportation Hubs

~~Train stations, bus stations, tram stations or ferry terminals that provide passenger access to public transport services.~~ **{Trans cl.16}**

Facilities providing for passenger access to public transport services, including: **{Trans cl.16}**

- train stations **{Trans cl.16}**
- bus stations/exchanges **{Trans cl.16}**
- tram stations; and **{Trans cl.16}**
- ferry terminals. **{Trans cl.16}**

This definition excludes:

- ~~In-road exchanges of no more than four on-road bus stops where fewer than five bus bays stops are co-located,~~ **{Trans 394.82 and others}** (which are included under the definition of operation, repair and maintenance of the roading network); and
- train, bus, ferry or tram terminals or depots that do not include passenger services, which are included under the definition of industrial activity industry **{Ind cl.16}**.

Passenger transportation hubs are an activity in the transportation activities category. **{PO cl.16}**

## Pā tawhito

Ancient pā sites.

## Pedestrian Street Frontages

Includes These consist of the areas shown as **{PO cl.16}**:

- **Primary Pedestrian Street Frontage mapped area**
- **Secondary Pedestrian Street Frontage mapped area**

## Permanently Fixed Freestanding Signs

A freestanding sign that is permanently fixed on or into the ground.

## Place name signs

A sign indicating the name of, or welcoming people to, a town, settlement, or a suburb.

This definition excludes road signs and ancillary signs.

## Port

The use of land and buildings for the operation of a port. This includes, but is not limited to ,including **{PO cl.16}**:

- mooring, berthing, departure, manoeuvring, refuelling, storage, maintenance and repair of vessels
- embarking and disembarking of passengers
- loading, unloading and storage of cargo; and
- any ancillary activities ~~directly~~ **{Port737.2}** associated with the operation of the facility, including offices,

storage **{Port 737.2}** and staff facilities.

Port is an activity in the major facility activities category. **{PO cl.16}**

## **Portable Freestanding Signs**

A free standing sign that can be readily moved. Examples are include **{PO cl.16}** sandwich boards and flag signs.

## **Port Noise**

Noise generated within the Port Zone and the adjacent coastal marine area associated with port activities, excluding:

- noise from ships not **{Port 737.4}** at berth
- noise from construction of permanent port facilities (see definition of construction noise); and
- noise from an emergency situation.

## **Potentially Sensitive Activities {Renamed "Natural Hazards Potentially Sensitive Activities" and moved to section N - NH cl.16}**

For the purposes of the natural hazard provisions, the category of activities that are considered to be "potentially sensitive" This includes: **{NH cl.16}**

- airport
- campus
- community and leisure (excluding marae-related activities)
- commercial activities (excluding visitor accommodation, registered health practitioners, service stations and commercial advertising)
- factory farming
- industrial activities
- invermay/hercus
- major recreation facility
- mining
- port
- rural tourism--large scale
- rural research which requires a building
- sport and recreation
- taieri aerodrome; and
- all other commercial, community, industrial and major facility activities not otherwise listed.

## **Potentially Sensitive Activity {Renamed "Natural Hazards Potentially Sensitive Activity" and moved to section N - NH cl.16}**

For the purposes of the natural hazards provisions, a potentially sensitive activity means an activity: **{NH cl.16}**

- where people are regularly present and buildings are routinely required to carry out the activity but people are not usually in a vulnerable state; **{NH cl.16}**

- which are unlikely to create a significant public health issue in a natural hazard event; and ~~{NH cl.16}~~
- that does not provide a critical public service: **{NH 923.7 and others}**

## Premise

Any separately occupied land, building, or part of the same.

## Principal Living Area

The room in a residential building that contains the main lounge/living area, whether separated from, or part of, an open plan space that also contains the dining and/or kitchen areas.

## Prisons or Detention Centres **{Confirmed for addition - MF cl.16<sup>1</sup>}**

Prisons or detention centres are an activity in the major facility activities category. **{MF cl.16}**

<sup>1</sup> **MF cl.16:** The addition of this definition is for clarity, because in the nested table of the notified Plan prisons or detention centres are listed as activities in the major facility activities category,

## Property

Land held by one person, associated persons, company, or trust in one or more Certificates of Title, and managed as one entity.

## Protected Part

The part or parts of a scheduled heritage building or scheduled heritage structure detailed in Schedule Appendix A1.1 - Schedule of Protected Heritage Items and Sites **{Her cl.16}** under the heading 'protection required'.

## Public Amenities

~~Structures and facilities~~ Any structure or facility **{PA cl.16}** established for the convenience, enjoyment, or amenity of the public. For the sake of clarity, this includes signs containing information directly relevant to the purpose of the public amenity. **{PA 908.87}**

Examples are:

- pedestrian/biking tracks or paths
- public seating
- public picnic tables
- information or interpretation kiosks or panels (e.g. track/area or historical information and notice boards)
- public barbeques
- public shelters
- bus stop shelters and seating, including signs that display information related to public transport products, services, and service changes **{PA 908.87}**
- monuments and memorials
- rubbish and recycling bins
- bicycle stands
- public display boards
- public play equipment

- drinking fountains
- public artworks
- public lights
- free standing flagpoles
- permanent public notices
- place name signs; and
- public toilets.

~~Public toilets, public artworks – small scale, public artworks – large scale, and public display boards are managed as sub-activities of public amenities. {PO cl.16}~~

~~This definition excludes activities otherwise defined as {PA cl.16} commercial advertising {PA 908.87}, sport and recreation, or temporary activities (including temporary structures and buildings associated with temporary activities) {PA cl.16} and campus {PA 308.9}.~~

~~The following activities are managed as sub-activities of public amenities:~~

- ~~public artworks – large scale~~
- ~~public artworks – small scale~~
- ~~public display boards; and~~
- ~~public toilets. {PO cl.16}~~

~~Public amenities are an activity in the public amenities category. {PO cl.16}~~

## **Public Artworks**

Artistic works located in a public place or located and designed to be viewed from a public place, for public enjoyment. This includes works of a permanent or temporary nature.

Examples are:

- sculptures
- sound art
- light art
- moving image
- digital and media art
- street art; and
- murals.

This definition excludes:

- activities otherwise {PO cl.16} defined as ancillary signs, commercial advertising signs or , and {PO cl.16} temporary signs; and
- artworks on private property that may be visible from a public place but are for the enjoyment of residents, occupants, or visitors to that property, and are unlikely to attract significant public attention.

## Public Artworks - Large Scale

Public artworks that exceed the scale thresholds for public artworks - small scale.

Public artworks - large scale are a sub-activity of public amenities. {PO cl.16}

## Public Artworks - Small Scale

Public artworks that do not exceed the following thresholds:

- for murals or artwork painted on a building or structure {PA 360.253}, a maximum area of 10m<sup>2</sup> and a maximum height of 4m above ground level; and
- for all other artworks, the maximum total volume of a 3 dimensional artwork must be capable of being contained within an envelope with a gross floor area footprint {PO cl.16<sup>1</sup>} of 5m<sup>2</sup> and a height of 3m above ground level.

Where an artwork installation comprises multiple pieces of artwork they must collectively fit within the dimensions of the envelope specified above.

Public artworks - small scale is a sub-activity of public amenities. {PO cl.16}

<sup>1</sup> **PO cl.16:** Footprint is included in the definition to improve plan clarity as a minor and inconsequential change.

## Public Display Boards

A bollard or display board, visible from a public place, which provides a location for the temporary display of:

- event promotion signs
- community notices; and
- public notices.

This definition excludes public display boards with a maximum area of all display faces of 2m<sup>2</sup> or less, and used exclusively by individuals, community groups or public bodies for advertising local activities, such as sale of second hand goods by individuals, and working from home activities, local community events, community notices, or public notices. These are not managed by the District Plan. {PA 588.32}

Public display boards are a sub-activity of public amenities. {PO cl.16}

## Public Infrastructure

Public infrastructure consists of: {PO cl.16}

- the public reticulated systems of pipes and associated accessory structures that enable the management and distribution of stormwater, wastewater or water supply. This definition {PO cl.16} excludes any private stormwater, wastewater or water supply systems or structures; and
- public roading networks (including DCC and NZTA managed roads). {PO 881.11 and PO 881.13}

## Public Notices

A notice issued by a central or local government body or agency, which provides the public with information:

- in accordance with any official statute, rule or regulation;
- to promote community health or safety; or
- in relation to a potential hazard.

## Public Place

Publicly accessible roads, and {Her 308.480} reserves and footpaths/tracks. {Her 308.480}

## Public Play Equipment

Play or exercise equipment in a public place, or generally available for public use (such as at a school).

Examples are:

- swings
- slides
- modular play systems
- safety surfacing
- skate equipment/structures; and
- exercise equipment or structures.

## Public Toilets

A stand-alone building with toilet facilities, including those with changing room facilities, established for the convenience and amenity of the public.

Public toilets are a sub-activity of public amenities.

## Q

### Queuing spaces

An area provided for vehicles to queue for access to: vehicle accesses or internal access points such as ramps or other pinch points; pumps in the case of service stations; or kiosks or windows in the case of drive-through restaurants.

## R

### Rakatirataka

Chieftainship or authority, decision making rights.

### Real Estate Signs

A sign advertising a property or building for sale or lease.

Real estate signs are a sub-activity of temporary signs. {PO cl.16}

### **Regional Scale Energy Generation {Confirmed for deletion - NU 308.122}**

~~Energy generation that is of a scale that generally is part of the national grid. {NU 308.122}~~

~~There are 3 activities defined as and managed as regional scale energy generation:~~

- ~~• wind generators – regional scale~~
- ~~• hydro generators – regional scale~~
- ~~• solar panels – regional scale.~~



## Registered Health Practitioners

The use of land or buildings for the provision of primary health care services by doctors, nurses, dentists, physiotherapists, or other health professionals who operate under the Health Practitioners Competence Assurance Act (2003), including any administrative support staff.

This definition excludes activities otherwise **{PO cl.16}** defined as hospital.

Registered health practitioners are **{PO cl.16}** a sub-activity of office.

## Regulatory signs **{CMU 271.18}**

Signs that give information about required or prohibited actions (for example parking signs). **{CMU 271.18}**

## Relocatable **{Was "Relocatable Building" - NH cl.16}**

For the purposes of the natural hazards provisions, relocatable means a building that is designed and constructed to be able to be either:

- portable (designed to fit in one piece on a truck) or has wheels and can be towed; or
- safely deconstructed into parts (if required), lifted, and transported off site, by crane and truck. This includes buildings that can be transported either in one piece, or a limited number of pieces.

## Removal for Relocation

Moving a building from its current location to a new location either on the same or a different site.

Removal for relocation is an activity in the buildings and structures sub-category, which is in the development activities category. **{PO cl.16}**

## Repairs and Maintenance

Work required to make good decayed or damaged fabric of a building or structure, or to prevent deterioration of the fabric, and in the case of a scheduled heritage site, all normal work required to maintain the garden or landscape features or structures.

For clarity, this includes:

- painting, only where the building or structure was previously painted
- re-cladding
- replacement of doors, windows, gates and roof; and
- in relation to an interior, redecoration and all normal work required to maintain the fittings, decoration, trim, surfaces, materials or structures.

This definition excludes activities defined as additions and alterations.

Repairs and maintenance is an activity in the buildings and structures sub-category, which is in the development activities category. **{PO cl.16}**

## **Repair and Maintenance of Natural Hazard Mitigation Earthworks Features or Natural Hazard Mitigation Structures {was "Repair and Maintenance of Natural Hazard Mitigation Structures or Earthworks Features" - HazMit cl.16}**

Activities required to be undertaken to ensure the structure or earthworks feature is structurally sound and can operate as originally intended, but which does not result in a permanent change to the scale, nature, function or location of the structure or earthworks feature.

Repair and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation structures is an activity in the natural hazard mitigation activities category. {PO cl.16}

### **Repo raupo**

Wetland or swamp

### **Reserve**

Land owned by Council or government for public open space, or classified as a reserve under the Reserves Act 1977.

### **Residential Activities**

The category of land use activities that ~~includes~~ consists of {PO cl.16}:

- supported living facilities (including rest homes, retirement villages, and student hostel)
- standard residential (including papakāika); and
- working from home.

### **Residential Building**

A building that is, or will be, used entirely or in part, for residential activity and contains one or more residential units or, for the purposes of hazards or National Grid {NU806.11} related rules, any sleeping accommodation.

### **Residential Unit**

For the purposes of determining density, a residential unit is any building, or part of a building, that is capable of being used as a self-contained residence with sleeping, cooking, bathing, and toilet facilities.

### **Restaurant - Drive through**

The use of land and buildings for the sale of on-demand meals prepared on the premises and offered to the motoring public primarily in a manner where the customer can remain in their vehicle.

Restaurant - drive through is an activity in the commercial activities category. {PO cl.16}

### **Restaurants**

The use of land and buildings for the purposes of selling prepared food and/or beverages for consumption on the premises or as cooked food for immediate 'take-away' consumption.

Examples are:

- restaurants
- cafes

- bars/taverns
- tearooms; and
- takeaways.

This definition excludes activities defined as restaurant - drive through.

Note: activities that sell alcohol are also managed as ancillary licensed premises.

Restaurants are an activity in the commercial activities category. {PO cl.16}

## **Rest Homes**

Supported living facilities licensed as a rest home or hospice that provide full time care of the elderly or infirm.

This definition excludes activities defined as hospital or retirement villages.

Rest homes are is {PO cl.16} a sub-activity of supported living facilities.

## **Restoration**

To accurately {Her 547.75} return the fabric of a building or structure to its original a known earlier {Her 547.75} form by reassembling and reinstating components in accordance with known earlier details {Her 547.75} using new or original materials. Restoration For the sake of clarity, restoration {PO cl.16} includes the removal of later components or {Her 547.75} additions, except where they are specifically protected in Schedule Appendix {Her cl.16} A1.1.

Restoration is a sub-activity of additions and alterations. {PO cl.16}

## **Resultant Site**

All of the land intended to be held in a separate {PO cl.16} certificate of title after completion of a subdivision process, including: For the sake of clarity, this includes both new certificates of title and existing certificates of titles after land is either amalgamated into, transferred out, or both. {PO cl.16}

- new certificates of title; and {PO cl.16}
- existing certificates of title after land is either amalgamated into, transferred out, or both. {PO cl.16}

## **Retail**

The use of land and buildings for:

- the sale or hire of goods; or
- retail services, which are include {PO cl.16} the provision of personal, household, financial, property or other services, where a front counter customer service is provided.

(e.g. Examples of retail services are: {PO cl.16} banks, health and beauty salons, visitor information centres, travel agents and TAB venues).

The following activities are managed as sub-activities of retail Retail activity is broken into six sub-activities {PO cl.16}:

- bulky goods retail
- dairies

- food and beverage retail
- general retail
- trade related retail; and
- yard based retail.

Retail is an activity in the commercial activities category. **{PO cl.16}**

## Retaining Walls

A structure designed and constructed to hold soil in place and support an earthworks cut and/or fill. Where a retaining wall structure extends above ground level (e.g. is not used to support soil), the part of the wall that extends above ground level is considered to be a fence.

Retaining walls are managed both as part of earthworks (Rule 8A.5.4) for the purposes of managing effects on the stability of land and buildings, and as structures in heritage precincts only, for the purposes of managing effects on heritage streetscape character. **{EW cl.16}**

<sup>1</sup> **EW cl.16:** Amendment clarifies the relationship between Rule 8A.5.4, which manages the size and location of retaining walls for the purposes of managing effects on the stability of land and buildings, and rules 15.3.4, 18.3.6 and 34.3.4, which manage structures in heritage precincts for the purposes of managing effects on heritage streetscape character.

## Retirement Villages

Supported living facilities that provides supported living in individual residential units and may also provide rest home care.

Retirement villages are **{PO cl.16}** a sub-activity of supported living facilities.

## Reverse sensitivity

When existing lawful activities that create effects beyond site boundaries (such as noise, odour, traffic movements, risk or electromagnetic interference) are affected by newer uses establishing nearby that may have sensitivity to, and subsequently complain about; these effects of the existing activity ; and seek to limit the ability of the existing activities to continue. Lawful activities in the context of this definition refers to: existing lawfully established activities, permitted activities, designations and consented activities that are likely to establish. The most common examples are is new residential development activities establishing next to farming or industrial operations, or airports, which can lead to the new residents complaining about noise, odour or other nuisance effects from those established activities. **{PO 1046.5}**

## Right of Way

An easement for vehicular access as defined in the Property Law Act 2007.

## Risk

For the purpose of the natural hazards provisions, risk means the likelihood of a natural hazard event occurring, in combination with the potential adverse consequences of that event.

## Road

Any public road or street (formed or unformed) **{Trans cl.16}** as defined by the provisions in section 315 **{Trans 881.14}** of the Local Government Act 1974 (formed or unformed) **{Trans cl.16}**. The definition of road For the sake of clarity, this **{PO cl.16}** includes any vehicle lane, cycleway, footpath, shared path, track, and any parking or loading areas that are located within the road reserve.

## Road Boundary

Where a site boundary **{Trans cl.16}** adjoins the road reserve **{Trans cl.16}**.

## Road Reserve {Confirmed for addition - Trans 881.15}

An area of land held by the Dunedin City **{PO cl.16}** Council or the Crown for roading or access purposes. **{Trans 881.15}**

## Roadside Produce Stall

A structure used for rural ancillary retail that is up to 10m<sup>2</sup> in gross floor area footprint **{PO cl.16}** and located inside the required setback from the road boundary (boundary setback performance standard).

<sup>1</sup> **PO cl.16**: Gross floor area is replaced by footprint as it is the more appropriate term, as a minor and inconsequential amendment.

## Road Signs

Regulatory, warning or directional signs designed and installed by the Dunedin City Council, **{CMU 271.18}** the NZ Transport Agency (NZTA) **{Trans 881.17}** or other public roading body, or relevant roading contractor on a carriageway, cycle path or footpath. For the sake of clarity, these include signs related to public transportation services. 'A sign required to provide vehicles, cycles, or pedestrians on a carriageway, cycle path or footpath with any of the following information: **{CMU 271.18}**

- 'regulatory' – requiring or prohibiting specified actions; **{CMU 271.18}**
- 'warning' – informing of hazards or of other features requiring a safe response on or near carriageway, cycle path or footpath; and **{CMU 271.18}**
- 'directional' – identifying the location of, direction to and/or distance to destinations, routes, public amenities and building entrances, designed and installed by the Dunedin City Council, the New Zealand Transportation Agency (NZTA), or other public roading body, or relevant roading contractor. **{CMU 271.18}**

Road signs are included in the definition of operation, repair and maintenance of the roading network. **{Trans cl.16}**

## Rooftop Structures

Structures attached to roofs that do not form a part of the internal usable space of the building and are not associated with network utilities **{NU cl.16}**. These include Examples are **{PO cl.16}**:

- decorative architectural or elevated features including spires and finials; living roofs; chimneys; flues; lighting; skylights; building utilities; and flag poles (including those mounted to the sides of buildings); and
- for large commercial and industrial buildings and major facilities: they may also include cooling towers; smoke and exhaust stacks; machinery rooms; guy wires; chain link and other visually permeable fences, and lightning rods.

This definition excludes structures otherwise defined as network utility structures **{NU cl.16}**.

## Rūnaka

Local representative group; community system of representation of the Manawhenua.

## Rural Activities

The category of land use activities that ~~includes~~ consists of **{PO cl.16}**:

- domestic animal boarding and breeding
- ~~factory farming~~ intensive farming **{RU 1090.3}**
- farming
- forestry
- grazing
- landfills
- mineral exploration
- mineral prospecting
- mining
- rural ancillary retail
- rural tourism
- rural research; and
- scheduled mining activity. **{CP 874.2 and others}**

## Rural Ancillary Retail

The use of land and buildings for the direct sale to the public of:

- produce from the property on which it was grown; or
- other goods produced on the same property as part of a working from home activity.

Rural ancillary retail is an activity in the rural activities category. **{PO cl.16}**

## Rural Contractor and Transport Depots {Confirmed for addition - RU 911.5}

The use of land and buildings as a depot for rural contractor and transport services. For the sake of clarity, this includes the storage, maintenance, repair and refuelling of the vehicles, machinery and other materials associated with these activities as well as the administration and dispatch of workers.

Rural contractor and transport depots are managed at two different scales - small scale and large scale.

Rural contractor and transport depots are a sub-activity of industry. **{RU 911.5}**

## Rural Contractor and Transport Depots - Large Scale {Confirmed for addition - RU 911.5}

Rural contractor and transport depots that exceed the people operating on site of Rural contractor and transport depots - small scale. **{RU 911.5}**

## Rural Contractor and Transport Depots - Small Scale

Rural contractor and transport depots that do not exceed more than two persons operating from the site (relying on

equipment or vehicles stored on the site or making regular visits to the site) per day, other than persons living on the site as their principal place of residence; except up to 5 people can operate from the site per day for no more than 20 days in one calendar year. {RU 911.5}

## **Rural Industry**

An industrial activity A type of industry {Ind cl.16} that processes or transports {RU 911.5} the raw materials of farming, factory farming intensive farming {RU 1090.3}, forestry or mining activities.

Examples are:

- sawmills
- timber treatment plants
- firewood operations, which process timber grown on a separate property
- stock sale yards
- rural transport depots {RU 911.5}
- agricultural contractors depots {RU 911.5}
- offal rendering plants {RU 343.5}
- primary processing and packaging of farm produce; and
- the processing of minerals and quarry products where not part of a mining activity on the same site. {CP 458.3 and others}

This definition includes:

- any ancillary retail carried out on the site, and
- generation of energy from the combustion of biomass waste that is the by-product of rural industry. {NU 308.468}

This definition excludes:

- activities otherwise defined as rural contractor and transport depots; and {RU 911.5}
- activities that otherwise meet the definition of farming. {RU cl.16}

Rural industry is a sub-activity of industry. {PO cl.16}

## **Rural Research**

The use of land and buildings for research linked to rural activities occurring on the site (such as farming) or linked to the natural environment on or surrounding the site. This definition also For the sake of clarity, this definition {PO cl.16} includes any educational, training or teaching activities ancillary to the research activity.

Examples include are {PO cl.16} research linked to:

- agricultural production
- rural land management
- forestry
- marine activities; and
- geological features.



Rural research is managed at two different scales – small scale and large scale. **{PO cl.16}**

The following activities are managed as sub-activities of rural research:

- rural research – large scale; and
- rural research – small scale. **{PO cl.16}**

Rural research is an activity in the rural activities category. **{PO cl.16}**

## **Rural Research - Large Scale**

Rural research that employs more than 20 full time equivalent staff on-site.

Rural research - large scale is a sub-activity of rural research. **{PO cl.16}**

## **Rural Research - Small Scale**

Rural research that employs 20 or fewer full time equivalent staff on-site.

Rural research - small scale is a sub-activity of rural research. **{PO cl.16}**

## **Rural Tourism**

The ancillary use of land or buildings for the interpretation and demonstration of a rural or conservation activity and/or viewing and interpretation of the natural environment (including coastal environment), scheduled heritage item ~~on-site,~~ **{Her cl.16}** or scheduled **{Her cl.16}** archaeological site ~~on the site~~ **{Her cl.16}**, where the tourism activity is ancillary to a rural or conservation activity on the site.

~~Rural~~ For the sake of clarity, rural **{PO cl.16}** tourism includes associated restaurant, retail, and conference, meeting and function activities, where ancillary to the rural tourism activity.

This definition excludes activities otherwise **{PO cl.16}** defined as entertainment and exhibition, or and **{PO cl.16}** conference, meeting and function.

~~Rural tourism is managed at two different scales – small scale and large scale.~~ **{PO cl.16}**

The following activities are managed as sub-activities of rural tourism:

- rural tourism – large scale; and
- rural tourism – small scale. **{PO cl.16}**

Rural tourism is an activity in the rural activities category. **{PO cl.16}**

## **Rural Tourism - Large Scale**

Rural tourism that exceeds the attendance rate thresholds for rural tourism - small scale.

Rural tourism – large scale is a sub-activity of rural tourism. **{PO cl.16}**

## Rural Tourism - Small Scale

Rural tourism that does not exceed the following attendance rate thresholds:

- An attendance rate of 25 or fewer people per day, except for a maximum of 10 days per calendar year an attendance rate of 26 to 50 people per day.

Rural tourism – small scale is a sub-activity of rural tourism. {PO cl.16}

## S

### Scheduled Heritage Building

A heritage building listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Heritage Buildings

A heritage building listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Heritage Item

A scheduled heritage building, scheduled heritage structure, or scheduled heritage site.

### Scheduled Heritage Site

A heritage site listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Heritage Sites

A heritage site listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Heritage Structure

A heritage structure listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Heritage Structures

A heritage structure listed in Schedule Appendix {Her cl.16} A1.1 - Schedule of Protected Heritage Items and Sites {Her cl.16}.

### Scheduled Mining Activity {Confirmed for addition - CP 874.2 and others}

A mining activity listed in Appendix A1.5 - Scheduled Mining Activities. {CP 874.2 and others}

A scheduled mining activity is an activity in the rural activities category. {CP 874.2 and others}

### Scheduled Tree

A tree or group of trees listed in Schedule Appendix {ST cl.16} - A1.3 - Schedule of Trees {ST cl.16}.

### Scheduled Trees Activities {Confirmed for addition - ST cl.16<sup>1</sup>}

The category of activities that consists of:

- removal of a scheduled tree that is: dead, in terminal decline or with extreme failure, or subject to a court order for removal
- modification of a scheduled tree; and
- removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree. {ST cl.16}

<sup>1</sup> **ST cl.16:** This definition was included to be consistent with the approach taken in the Nested Tables and to differentiate between the activities managed by this Plan and the definition of Scheduled Tree.

## **Scheduled Wetland**

Any wetland on the ASGV ASBV {**NatEnv 958.60**} Schedule Appendix {**NatEnv cl.16**} A1.2 - Schedule of Areas of Significant Biodiversity Value {**NatEnv cl.16**}.

## **Schools**

The use of land or buildings for any of the following:

- provision of primary, intermediate or secondary education
- closely associated support activities such as cultural, sport, health and retail activities, including after school care and holiday programmes
- community services provided from schools
- community use of school facilities, including for sporting and cultural purposes; and
- any ancillary activities necessary for the functioning of the school including administration services, kitchens, staff accommodation and staff facilities.

This definition excludes activities otherwise {**PO cl.16**} defined as campus, training and education, early childhood education, and community and leisure.

Schools are an activity in the major facility activities category. {PO cl.16}

## **Self-service fuel stations {Confirmed for addition - CP 634.32}**

The use of land or buildings for the self-service sale of motor vehicle fuels or other vehicle power sources. This excludes all of the ancillary activities (sales of tyres, convenience food etc) that are provided for in the definition of service stations. {CP 634.32}

Self-service fuel stations are a sub-activity of service stations {CP 634.32}

## **Sensitive Activities {Renamed "Natural Hazards Sensitive Activities" and moved to section N - NH cl.16}**

~~The category of activities that are considered to be a "sensitive activity" for the purposes of the national grid setback, new roads or additions or alterations to existing roads, and natural hazards provisions. Sensitive activities include: {NH cl.16}~~

- ~~cemeteries {NH cl.16}~~
- ~~crematoriums {NH cl.16}~~
- ~~registered health practitioners {NH cl.16}~~
- ~~early childhood education {NH cl.16}~~

- emergency services *{NH 945.5}*
- hospital *{NH cl.16}*
- landfills *{NH cl.16}*
- marae-related activities *{NH cl.16}*
- prison or detention centre *{NH cl.16}*
- residential activities (excluding working from home) *{NH cl.16}*
- schools *{NH cl.16}*
- service stations; and *{NH 634.3}*
- visitor accommodation. *{NH cl.16}*

## **Sensitive Activity {Renamed "Natural Hazards Sensitive Activity" and moved to Section N - NH cl.16}**

For the purposes of the natural hazards provisions, a sensitive activity is a land use activity: *{NH cl.16}*

- where people are regularly present and often in a vulnerable state because they sleep there, require medical treatment, or require extra assistance to evacuate; or *{NH cl.16}*
- which may create a significant public health issue if damaged as a result of a natural hazard event; or *{NH cl.16}*
- which provide a critical public service. *{NH 923.7 and others}*

## **Service Areas**

An outdoor area provided to store rubbish and recycling.

Service areas are a sub-activity of outdoor storage.

## **Service Stations**

The use of land and buildings where the primary activity is the sale of motor vehicle fuels or other vehicle power sources *{NU 764.1}*, but which may also include any of the following ancillary activities:

- sale of tyres, batteries, kerosene and other accessories normally associated with motor vehicles
- sale of packaged convenience food and beverage (including cafe-style takeaways) *{CP 634.5}*
- the mechanical repair and servicing of motor vehicles, including boats
- hire of trailers; and
- car wash facilities.

This definition excludes any restaurants activities *{PO cl.16}* that may also be provided on-site.

Self-service fuel stations are managed as a sub-activity of service stations. *{CP 634.32}*

Service stations are an activity in the commercial activities category. *{PO cl.16}*

## **Shared Path**

A special road, route, or path intended for use by cyclists and pedestrians (including wheeled pedestrians) from which vehicles are excluded.

## **Shelterbelts and Small Woodlots {Was: Tree Planting - RU cl.16}**

The planting of tree species in as a shelter belt or small woodlot a group or row {RU cl.16} for the purpose of shelter, screening, stability or erosion control, or as a carbon sink, where this planting is not greater than 1 hectare in size {RU 853.6} or for timber use on the same property as which it is grown.

This definition excludes activities defined as forestry or conservation.

Shelterbelts and small woodlots are an activity in the site development activities sub-category, which is in the development activities category. {PO cl.16}

## **Short term house rentals {Confirmed for addition - Res 360.126}**

The short term rental of a residential unit, where the residential unit is primarily occupied by the owner(s) and let for no more than a total of 28 nights per calendar year.

This definition excludes activities otherwise identified as visitor accommodation. {Res 360.126}

## **Signs**

Lettering or symbols used to identify a place of business, advertise a product or service, or communicate a direction or command.

This definition includes Note: signs are managed as follows {PO cl.16}:

The following signs are managed as development activities:

- freestanding signs are managed as a sub-activity of structures; and
- signs attached to buildings and structures are managed as a sub-activity of additions and alterations or signs incorporated within the design of any building or structure, including by painting {PO cl.16'}.

The following signs are managed as city-wide activities:

- Road signs are managed as part of the definition of the operation, repair and maintenance of the roading network (transportation activities category)
- Temporary signs are managed as an activity in the temporary activities category; and
- Public display boards are managed as a sub-activity of public amenities. {PO. cl.16'}.

The advertising of goods or services that does not meet the definition of ancillary signs or temporary signs is managed as a separate land use activity - commercial advertising. {PO. cl.16}

<sup>1</sup> **PO cl.16:** Part of a suite of clarifications to better highlight that non-freestanding signs that are attached or incorporated into buildings are treated as a type of 'additions and alterations' in the Plan rules; and which signs are managed as development activities vs as city-wide activities.

## **Signs attached to buildings and structures {Confirmed for addition - PO cl.16}**

Signs attached to buildings and structures or incorporated within the design of any building or structure, including by painting. {PO cl.16'}

Signs attached to buildings and structures are a sub-activity of additions and alterations. {PO cl.16'}

<sup>1</sup> **PO cl.16:** Part of a suite of clarifications to better highlight that non-freestanding signs that are attached or incorporated into buildings are treated as a type of 'additions and alterations' in the Plan rules.

## Site

An area of land which is either:

- one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the DCC
- contained in a single allotment on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent from the DCC
- two or more contiguous allotments held in two or more certificates of titles, and where the titles are subject to a condition imposed under section 77 of the Building Act 2004 or section 643 of the Local Government Act 1974, or held together in such a way that they cannot be dealt with separately without the prior consent of the DCC
- partly made of land which complies with clauses a, b, or c above, and partly made up of an interest in airspace above or subsoil below a road, where both areas of land are adjacent and held together in such a way that they cannot be dealt with separately without the prior approval of DCC
- for land subdivided under the cross lease system, a building or buildings for residential or business purposes, together with any other building(s) and/or land that is exclusively restricted to the users of that/those building(s), together with the lawful share of any building(s) and/or land of which the user of the exclusive building or buildings enjoys a degree of non-exclusive use
- for land subdivided under the Unit Titles Act 2010, an area of land containing a principal unit or proposed unit on a unit plan, together with its accessory units, together also with the lawful share of any unit(s) and/or common property of which the user of the principal unit or proposed unit enjoys a degree of non-exclusive use
- for land in a strata title, the underlying certificate of title of the entire land containing the strata titles immediately prior to subdivision; or
- for land not subject to the Land Transfer Act 1952, is the whole parcel of land acquired under one instrument of conveyance.

In addition to the above:

- a site includes the airspace above the land
- if any site is crossed by a zone boundary under this Plan, with the exception of a boundary between two rural zones. {PO 360.146 and others} the site is deemed to be divided into two or more sites by that zone boundary
- where a site is situated partly within Dunedin City and partly within an adjoining territorial authority, then the part situated within Dunedin City is deemed to be one site; and
- the area of a 'site' is all of the area associated with any exclusive ownership portion(s) plus the lawful share of any non-exclusive ownership portion(s).

## Site Development Activities {was "Site Development" - PO cl.16}

The sub-category of activities that include consists of {PO cl.16}:

- ~~earthworks activities~~ {PO cl.16}
- outdoor storage
- parking, loading and access
- ~~modification of a Scheduled Tree~~ {PO cl.16}
- ~~removal of a Scheduled Tree~~ {PO cl.16}

- storage and use of hazardous substances
- tree-planting shelterbelts and small woodlots **{RU cl.16}**; and
- vegetation clearance.

Site development activities are a sub-category in the development activities category. **{PO cl. 16}**

## **Sleep Out**

A building that contains one or more habitable rooms but is not a self-contained residential unit.

## **Small Scale Network Utilities (Confirmed for deletion - NU 576.4)**

Include: **{NU 576.4}**

- Amateur radio configurations
- standby energy generators
- network utilities structures – small scale
- network utilities poles and masts – small scale
- hydro generators – on-site energy generation
- wind generators – on-site energy generation
- solar panels – on-site energy generation
- biomass generators – on-site energy generation
- energy resource investigation devices
- electric vehicle charging stations.

## **Solar Panels**

Renewable energy generators that generate energy from solar resources.

### **Solar Panels - Large Scale {Confirmed for addition - NU 308.122}**

Solar panels that exceed the scale thresholds for solar panels – small scale as set out in Rule 5.5.A. **{NU 308.122}**

Solar panels exclude structures otherwise defined as building utilities. **{PO cl.16}**

Solar panels – large scale are a sub-activity of network utility structures – large scale. **{NU 308.122}**

### **Solar Panels - Small Scale {Confirmed for addition - NU 308.122}**

Solar panels that meet the scale thresholds for solar panels – small scale as set out in Rule 5.5.A. **{NU 308.122}**

Solar panels exclude structures otherwise defined as building utilities. **{PO cl.16}**

Solar panels – small scale are a sub-activity of network utility structures – small scale. **{NU 308.122}**

## **Sport and Recreation**

The use of land and buildings for organised indoor and outdoor **{Rec 922.24 and 916.18}** sport; and recreation activities activity **{PO cl.16}**, ancillary events, and sports education, and club meetings, presentations, and functions **{Rec 557.4}**. This For the sake of clarity, this definition includes ancillary office facilities activity **{PO cl.16}**, meeting rooms, **{PO cl.16}** and ticket sales activities.



Examples are facilities managed by clubs, Dunedin City Council, schools or private entities including:

- sports fields
- basketball/tennis/netball/squash courts
- swimming pools
- athletics tracks
- bowling greens
- gyms
- golf courses
- shooting ranges, and
- walking tracks.

Sport and recreation that involves motor vehicles is managed as a sub-category of sport and recreation. {PO cl.16}

Sport and recreation is an activity in the community activities category. {PO cl.16}

### **Sport and Recreation that involves motor vehicles {Confirmed for addition - Rec 553.5}**

Sport and recreation activity that involves the use of motorbikes, cars, trucks, boats, trains, remote controlled vehicles, go-carts, miniature vehicles, or other similar motorised vehicles. {Rec 553.5}

Sport and recreation that involves motor vehicles is a sub-activity of sport and recreation. {Rec 553.5 and PO cl.16}

### **Solar Panels - Community Scale {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy from solar resources that do not exceed a ground-mounted area of 500m<sup>2</sup>.~~

~~Solar panels-community scale are a sub-activity of large scale network utilities. {NU 308.122}~~

### **Solar Panels - On-site Energy Generation {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy from solar resources that meet the definition of on-site energy generation.~~

~~Solar panels-on-site energy generation do not include any structures that are considered to be building utilities.~~

~~Solar panels-on-site energy generation are a sub-activity of small scale network utilities {NU 308.122}~~

### **Solar Panels - Regional Scale {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy from solar resources that exceed a ground-mounted area of 500m<sup>2</sup>.~~

~~Solar panels-regional scale are a sub-activity of large scale network utilities {NU 308.122}~~

### **Stadium noise events**

Events within the Stadium Zone that exceed the relevant zone noise limits in rules 9.3.6.1 - 9.3.6.5 at any point at, or beyond, the **stadium noise mapped area** boundary.

This definition excludes does not include **{PO cl.16}**:

- sound checks associated with a stadium noise event; and
- noise generated by activities listed in rules 9.3.6.6.e to 9.3.6.6.k.

## **Stand-alone**

Self-contained and able to operate independently.

### **Stand-alone Car Parking**

The use of land or buildings for the short or long term lease or hire of car parks that are not provided as parking ancillary to another activity on-site. This definition includes Examples are **{PO cl.16}**:

- free public car parking
- sites used entirely for carparking as the primary activity on the site; and
- letting of more than 2 excess car parks on a site that are not required by the activity on the site.

Stand-alone car parking is an activity in the commercial activities category. **{PO cl.16}**

Note: Stand-alone parking that involves a new development activity is also managed as follows:

- the construction of surface level parking is managed as a parking, loading and access activity.
- the erection of a parking building is managed as a new building. **{CMU cl.16}**

## **Standard Residential**

The use of land and buildings for residential activity at a domestic scale.

~~This definition also~~ For the sake of clarity, this definition **{PO cl.16}** includes:

- ~~holiday houses~~ **{Res 360.123 and 360.126}**
- short-term house rentals **{Res 12.4}**
- boarding houses
- supported living accommodation (with **{PO cl.16}** 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes supported living facilities.

Papakaikā is managed as a sub-activity of standard residential. **{Res 360.12}**

Standard residential is an activity in the residential activities category. **{PO cl.16}**

## **Standby or Temporary Energy Generators {was "Standby Energy Generators" - NU 457.8}**

Energy generators for temporary, emergency or backup use, ~~including~~ Examples are **{PO cl.16}** diesel, petrol or gas generators.

~~Standby energy generators are a sub-activity of small scale network utilities.~~ **{NU 576.4}**

Standby or temporary energy generators are an activity in the network utility activities category. **{PO cl.16}**

## Storage and Use of Hazardous Substances

The storage and use of any substance, or waste generated by the use of hazardous substances, with one or more of the following intrinsic properties that meets the Hazardous Substances (Minimum Degrees of Hazard) Regulations:

- explosiveness
- flammability
- a capability to oxidise
- corrosiveness
- toxicity (including chronic toxicity)
- ecotoxicity, with or without bio-accumulation; or
- any substance, which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance or waste with any one or more of the properties above.

Storage and use of hazardous substances is an activity in the site development activities sub-category, which is in the development activities category. {PO cl.16}

## Storey

Part of a building measured from:

- the upper surface of any floor to the upper surface of the floor above; and
- the topmost floor surface to the upper surface of the ceiling joists above or the upper surface of the roof cladding, whichever is the lower.

This definition excludes basements with floor surfaces below ground level.

## Stormwater

Rainfall run-off from land and any impermeable or semi-permeable surface on land. Examples of impermeable or semi-impermeable surfaces are ,including, but not limited to **{PO cl.16}**:

- roads
- car parks
- pavements
- porous paving; and
- roofs.

## Strategic Road {Confirmed for addition - Trans cl.16}

A road classified as strategic road within the Road Classification Hierarchy mapped area shown on the Planning Map. {Trans cl.16}

## Structure

Means any Any **{PO cl.16}** equipment, device, or fabrication.

## Structures

The development activity that includes a new **{PO cl.16}** structure, other than as provided for under the definition of

"buildings", and is:

- fixed permanently to the land; or
- if movable, greater than 10m<sup>2</sup> or 2m in height, and is stored or placed undisturbed on a site for more than 12 months.

This definition only applies in relation to structures as an activity in the development activities category. It does not cover any other use of the word "structures", such as in relation to "utility structures", which should rely on the broader definition for structure (singular) provided in Section 1.5.2 (Other Definitions). **{PO cl.16}**

Shipping containers or other movable structures that do not meet this definition are included considered as part of outdoor storage activity **{PO cl.16}**.

The following activities are managed as sub-activities of structures: **{PO cl.16}**

- fences **{PO cl.16}**
- freestanding signs; and **{PO cl.16}**
- retaining walls **{PO cl.16}** (for the purposes of rules that apply in heritage precincts only). **{EW cl.16<sup>1</sup>}**

Structures is an activity in the buildings and structures sub-category, which is in the development activities category. **{PO cl.16}**

<sup>1</sup> **EW cl.16:** Retaining walls are generally managed through the Earthworks (Section 8A) provisions, and not as a sub-activity of structures. They are managed as structures in the heritage precincts for the purposes of managing effects on heritage streetscape character.

## Student Hostels

Supported living facilities for school or tertiary students, including Examples are **{PO cl.16}** halls of residence, university colleges, school boarding houses and hostels.

For the sake of clarity, this definition includes use of those facilities outside of the time of occupancy by students for the accommodation of visitors to the educational facility or events hosted by the educational facility on or off-site (e.g. sporting events). **{MF 308.10}**

Student hostels are **{PO cl.16}** a sub-activity of supported living facilities.

## Subdivision

The division of a site by any of the following including **{PO cl.16}**:

- the creation of fee simple allotments with new certificate of title
- the lease of land or buildings, or both, for 35 years or longer; or
- and **{PO cl.16}** the creation of a unit title, company lease or cross lease, by way of application to the Registrar General of Land.

(Defined in Section 218 of the Resource Management Act 1991).

## Subdivision Activities

The category of activities that includes consists of {PO cl.16}:

- general subdivision; and
- cross lease, company lease and unit title subdivision.

## Substations {Confirmed for addition - NU 915.17}

A facility for the control and/or transformation of electricity at a high or significant capacity. For the sake of clarity, this includes any associated communication masts and antennas. Examples are: {NU 915.17}

- zone substations {NU 915.17}
- sub-transmission switching stations {NU 915.17}
- National Grid exit points; and {NU 915.17}
- switching stations. {NU 915.17}

This definition excludes activities otherwise defined as electrical distribution structures. {NU 915.17}

Substations are an activity in the network utility activities category. {PO cl.16}

## Suitably Qualified Arborist

A person accredited with an Advanced National Certificate in Horticulture (Arboriculture) (Level 4) or overseas accreditation, and a minimum of four years experience, post qualification, working as an arborist.

## Supported Living Accommodation

Residential accommodation and care in a supervised environment. Supervision may be required for social, intellectual, or physical disabilities or needs. Supervision may include additional accommodation for a live-in carer, and laundry, meal, and/or cleaning services.

## Supported Living Facilities

The use of land or buildings for the purposes of providing supported living accommodation for more than ten over-10 {PO cl.16} residents that includes full-time management, care and supervision, and may include laundry, meal, and cleaning services. This For the sake of clarity, this {PO cl.16} definition includes any ancillary activities directly associated with the functioning of the facility, including medical treatment, recreational facilities, and other facilities necessary to service the needs of the residents or their visitors.

~~Student hostels, rest homes, and retirement villages are sub-activities of supported living facilities. {PO cl.16}~~

~~This definition excludes activities otherwise defined as Supported living accommodation for ten residents or less is defined as part of {PO cl.16} standard residential.~~

The following activities are sub-activities of supported living facilities: {PO cl.16}

- rest homes {PO cl.16}
- retirement villages; and {PO cl.16}
- student hostels. {PO cl.16}

Supported living facilities are an activity in the residential activities category. {PO cl.16}

## Surplus dwelling subdivision

The subdivision of land containing an existing surplus dwelling {RU cl.16} from a rural property where the land contains a building used for residential activity that was built before 1 January 2015 and where the subdivision will not result in any additional residential development potential.

~~Additional residential development potential refers to a net increase in the number of residential units (excluding family flats) that exist and/or may be lawfully established on the land that comprises the original site or sites that make up the property. This includes the residential activity that can be established on all resultant sites created as a result of the surplus dwelling subdivision. {RU cl.16}~~

<sup>1</sup> **RU cl.16:** As a clause 16 amendment, this information is now included in Rule 16.7.4.3 (surplus dwelling subdivision standard) for better user improved Plan {PO cl.16} clarity.

## Swale

Low tracts of land, often in the form of a depression or channel (as a result of an old river flow path), where water flows or ponds intermittently.

## T

### Taieri Aerodrome

The use of land and buildings at the Taieri Aerodrome for any of the following ~~aircraft operations and aircraft servicing, including {PO cl.16}~~:

- aircraft operations and aircraft servicing {PO cl.16}
- fuel storage
- training activities and facilities associated with the aeronautical industry
- non-commercial sports sky-diving
- helicopter rescue services; and
- any {PO cl.16} ancillary activities directly associated with, and necessary for, the functioning of an aerodrome, including offices.

Taieri Aerodrome is an activity in the major facility activities category. {PO cl.16}

### Takata whenua

The iwi or hapū, that holds Manawhenua in a particular area.

### Takiwā

Area of customary interest and authority.

### Tangi

Bereavement ceremony.

### Taoka

Treasure; applied to anything considered to be of value to Māori.

### Taumanu

Fishing sites.

## Tauraka waka

Canoe mooring site.

## Telecommunication Masts

Any mast, pole, tower or similar structure designed to carry ~~aerials, antennae~~ antennas **{NU 576.10 and others}** or other devices that facilitate telecommunication.

Examples are:

- cell phone towers
- television masts; and
- radio masts.

The definition excludes support structures and lines.

## Temporary Activities

The category of land use activities that ~~includes the following activities~~ consists of **{PO cl.16}**:

- construction
- filming
- military exercises
- mobile trading
- temporary disaster management accommodation
- helicopter ~~landings~~ movements **{TA 917.13}**
- temporary events; and
- temporary signs.

This definition excludes activities otherwise defined as campus. **{TA 308.495}**

## Temporary Disaster Management Accommodation

The erection and use of tents or buildings in response to a disaster event, such as an earthquake, for the purpose of ~~temporary accommodation, shelter or facilities for: providing shelter or accommodation for people displaced or impacted by the event. The requirement for such facility will be determined by the Dunedin City Council, Civil Defence or emergency organisations, or lawfully established organisation for the purpose of post-disaster management.~~ **{PO cl.16}**

This definition includes: **{PO cl.16}**

- ~~temporary accommodation for~~ **{PO cl.16}** people required to work as part of the immediate disaster relief efforts or post disaster development team
- ~~temporary accommodation for~~ **{PO cl.16}** people displaced by the disaster event; and
- ~~temporary facilities for~~ **{PO cl.16}** disaster event management.

Temporary disaster management accommodation is an activity in the temporary activities category. **{PO cl.16}**



## Temporary Events

An event of limited duration occurring on a site where it is not part of the day-to-day purpose and function of the site.

~~This~~ For the sake of clarity, this **{PO cl.16}** definition includes temporary buildings and structures associated with the temporary event, including any ancillary mobile trading.

Examples are:

- galas, carnivals, market days, fairs
- concerts, entertainment events
- trade fairs or displays
- pyrotechnics
- fundraisers
- promotional, community, recreation, or ceremonial events
- A & P shows; and
- emergency response organisation training.

This definition excludes activities otherwise **{PO cl.16}** defined as military exercises. **{TA 583.4}** sport and recreation, conference meeting and function, and entertainment and exhibition.

~~Temporary events are managed at two different scales – small and large scale.~~ **{PO cl.16}**

~~The following activities are managed as sub-activities of temporary events:~~

- ~~temporary events – large scale; and~~
- ~~temporary events – small scale.~~ **{PO cl.16}**

~~Temporary events are an activity in the temporary activities category.~~ **{PO cl.16}**

## Temporary Events - Large Scale

Temporary events with a daily maximum attendance of more than 1500 people.

~~Temporary events - large scale are a sub-activity of temporary events.~~ **{PO cl.16}**

## Temporary Events - Small Scale

Temporary events with a maximum daily attendance of no more than 1500 people.

~~Temporary events - small scale are a sub-activity of temporary events.~~ **{PO cl.16}**

## Temporary Public Notices

A public notice that is displayed for no more than 3 months.

Examples are:

- public health and safety notices; and
- resource consent notices.

~~Temporary public notices are a sub-activity of temporary signs.~~ **{PO cl.16}**

## Temporary Signs

A sign that is displayed for a period of time and is then removed.

The following activities are managed as sub-activities of temporary signs. Temporary signs include {PO cl.16}:

- construction signs
- election signs
- event promotion signs
- real estate signs; and
- temporary public notices.

Temporary signs are an activity in the temporary activities category. {PO cl.16}

## Tohu

Symbol.

## Tourism Advertising

A sign that advertises a tourism facility or activity that operates within Otago or Southland and is undertaken by a tourism organisation that is a member of a regional tourism organisation {PO cl.16} (RTO), New Zealand Māori Tourism Council or Tourism Industry Association of New Zealand (TIA).

Tourism advertising is a sub-activity of commercial advertising. {PO cl.16}

## Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies)
- motorised-vehicle repairs
- landscaping; marine equipment
- motorised vehicles; and
- farm equipment or supplies.

~~To be included in this definition, at least 90% of product display floor area must be in these categories: {CMU 489.1} This definition excludes Trade {CMU cl.16} related retail where more than 70% or more {CMU cl.16} of the areas devoted to the sales or display of good is an open or semi-covered yard, as distinct from a secure and weatherproof building, which {CMU cl.16} is defined as yard based retail.~~

Trade related retail is a sub-activity of retail.

## Training and Education

The use of land or buildings for the purpose of teaching and/or learning {MF 308.11} a vocation, skill, or subject of interest. This definition includes tertiary education carried out by the University of Otago or Otago Polytechnic outside of the Campus Zone.

Examples are:

- language schools
- 'after school' tuition
- hairdressing schools
- other vocational training centres; and
- study centres. **{MF 308.11}**

This definition excludes activities defined as schools, early childhood education and campus.

Training and education is a sub-activity of office.

## **Transportation Activities**

The category of activities that ~~includes~~ consists of **{PO cl.16}**:

- operation, repair and maintenance of the roading network
- new roads or additions or alterations to existing roads
- passenger transportation hubs; and
- heliports.
- ~~earthworks ancillary to transportation activities.~~ **{Trans cl.16}**

## **Travel Modes {was "Travel Methods" - Trans 881.19}**

~~Travel methods~~ modes **{Trans 881.19}** include but are not limited to the following:

- walking
- cycling
- private motor vehicles (e.g. cars, motorcycles)
- public transport services (e.g. buses)
- helicopters
- freight moving (e.g. trucks); and
- horse-riding.

## **Trenchless Methods {Confirmed for addition - ST 457.27 and others}**

Methods such as tunnelling, microtunnelling, horizontal directional drilling also known as directional boring, pipe ramming, pipe jacking, moling, horizontal auger boring and other methods for the installation of pipelines and cables below the ground with minimal excavation including for the repair of the existing cables/network, pilot-holes or similar works. **{ST 457.27 and others}**

## **Tūāhu**

Places of importance to Māori identity.

## **U**

## **Umu**

Earth ovens.

## Underground or Internal Network Utilities

Any network utilities Network utility {NU cl.16} structures which that {NU cl.16} are either {NU cl.16} located:

- a. underground, located **{NU cl.16}**; or
- b. entirely within a building or pipes transitioning to a building, which are not visible from a public place except that the following structures may be external: {NU cl.16}
  - i. pipes transitioning to an internal utility; and **{NU cl.16}**
  - ii. minor external protrusions, such as vents and chimneys, associated with an internal utility. **{NU 308.137}**

This definition excludes any substations which are defined as network utilities – small scale or network utilities – large scale. **{NU 915.17}**

Underground or internal network utilities are an activity in the network utility activities category. {PO cl.16}

## Unlikely

For the purpose of the natural hazards provisions, unlikely means an event that has a chance of between one in 200 and one in 500 of occurring in any given year. This is sometimes expressed as an average return period of between 200 and 500 years, or as an Annual Exceedance Probability of between 0.005 (or 0.5%) and 0.002 (0.2%).

## Urban High Density Corridor {Confirmed for addition - Trans cl.16}

A road classified as urban high density corridor within the Road Classification Hierarchy mapped area shown on the Planning map. {Trans cl.16}

## Urupā

Human burial site.

## V

## Vegetation Clearance

The removal, over-planting, crushing, spraying, burning, or any other activity that destroys or directly **{NatEnv 919.86}** results in extensive failure of an area of vegetation, ~~which if destroyed could lead to: {NatEnv 1088.8 and 312.9}~~

- land instability **{NatEnv 1088.8 and 312.9}**
- riverbank, coastal or soil erosion; **{NatEnv 1088.8 and 312.9}**
- loss of habitat for indigenous species (including areas of vegetation that act as ecological corridors connecting habitats); **{NatEnv 1088.8 and 312.9}**
- changes to the quality of the ecological habitat provided by a water body; or **{NatEnv 1088.8 and 312.9}**
- increased flood risk. **{NatEnv 1088.8 and 312.9}**

This definition excludes the harvesting of plantation trees as part of forestry, which is a separate activity to vegetation clearance. {NatEnv cl.16}

Indigenous vegetation clearance is managed as a sub-activity of vegetation clearance. {PO cl.16}

Vegetation clearance is an activity in the site development activities sub-category, which is in the development

activities category. {PO cl.16}

## **Vehicle Access**

The portion of a driveway or vehicle track between the formed road and the property boundary.

## **Vehicle Accesses**

The portion of a driveway or vehicle track between the formed road and the property boundary.

## **Vehicle Crossing**

The portion of a vehicle access where the vehicle access meets the formed road.

## **Vehicle Movement {Confirmed for addition - Trans 458.4 and others}**

A single journey to or from a particular site by a person or persons in a motor vehicle. {Trans 458.4 and others}

## **Vehicle Tracks**

A constructed pathway on a site that provides ~~vehicular access~~ access for vehicles {CP cl.16} to rural activities within the rural and rural residential zones, and which:

- is capable of carrying a crawler or tractor; and
- is not used for frequent vehicle movements, or vehicle movements associated with residential activity.

## **Very Likely**

For the purpose of the natural hazards provisions, very likely means an event that has a chance of at least one in 50 of occurring in any given year. This is sometimes expressed as an average return period of up to 50 years or as an Annual Exceedance Probability of 0.02 (or 2%) or more.

## **Very Unlikely**

For the purpose of the natural hazards provisions, very unlikely means an event that has a chance of between one in 500 and one in 2500 of occurring in any given year. This can be expressed as an average return period of between 500 and 2500 years, or as an Annual Exceedance Probability of between 0.002 (or 0.2%) and 0.0004 (0.04%).

## **Veterinary Services**

The use of land and buildings for the treatment and prevention of diseases and injuries in animals by registered veterinary practitioners and persons in their employment.

Veterinary services is are {PO cl.16} a sub-activity of office.

## **Visible**

For the purposes of the heritage provisions, 'visible' in the context of 'visible from an adjoining public place', or 'visible from a public place within the heritage site', means visible in the medium to long term (20 to 50 years). *Not visible*, therefore, should be interpreted as meaning obscured by permanent buildings, as opposed to being obscured by vegetation, or any other buildings or structures, where there is not reasonable confidence that they will remain in place for the medium to long term.

## **Visitor Accommodation**

The use of land and buildings for temporary accommodation (up to three months stay within any calendar year period per customer) on a commercial fee paying basis. This For the sake of clarity, this {PO cl.16} definition includes the

provision of facilities for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms)

Examples are:

- motels
- hotels
- homestays or bed and breakfasts for six or more guests
- serviced apartments; and
- backpackers and hostels.

~~This definition excludes private dwelling rentals or homestays for five or fewer guests, which are included under the definition of working from home. This definition excludes activities otherwise defined as working from home or standard residential.~~ **{Res 12.4 and 360.24}** Freedom camping is not managed by this Plan and is managed through a DCC by-law.

Campgrounds are managed as a sub-activity of visitor accommodation.

Visitor accommodation is an activity in the commercial activities category. **{PO cl.16}**

## **Visitor Accommodation Unit**

An individual room or a single or multi-bedroom, self-contained unit with kitchen/lounge facilities, which is offered for rent as part of a visitor accommodation activity.

## **Visual Permeability {Confirmed for addition - Res cl.16}**

The ability to 'see-through'. Fences constructed using materials such as trellis, lattice, wrought iron, or spaced palings (palings maximum width 150mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through meet this requirement. **{Res cl.16}**

<sup>1</sup> **Res cl.16:** The meaning of visually permeable has been moved from Rule 15.6.3.3 to a new definition as a minor change for Plan clarity.

## **W**

### **Wāhi kohātu**

Rock outcrops.

### **Wāhi mahi kohātu**

Traditional quarry sites.

### **Wāhi pakaka**

Battle sites.

### **Wāhi paripari**

Cliff areas.

### **Wāhi taoka**

Resources, places and sites treasured by Manawhenua.

## **Wāhi tapu**

Places sacred to the takata whenua.

## **Wāhi tūpuna**

Landscapes and sites that embody the ancestral, spiritual and religious traditions of all the generations prior to European settlement.

For the purposes of the Plan, wāhi tūpuna have been mapped as a **wāhi tūpuna mapped area**.

## **Wāhi tohu**

Features used as location markers within the landscape.

## **Wai māori**

Freshwater areas important to Māori.

## **Wai repo**

Wetland or swamp.

## **Walking Track**

A formed track or trail on public or private land, over which the public has right of access for pedestrian or cycling use.

## **Wānaka**

Customary learning method.

## **Warning signs {Confirmed for addition - CMU 271.18}**

Signs that provide information about hazards or other health and safety matters. {CMU 271.18}

## **Wastewater**

Liquid waste, including liquids containing solids, originating from domestic, industrial and commercial activities. It includes but is not limited to Examples are {PO cl.16}:

- toilet wastes
- trade wastes; and
- grey water, sullage {PHS 360.196}

## **Water Body**

Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that which {NatEnv cl.16} is not located within the coastal marine area.

## **Water, Stormwater or Wastewater Utilities {Confirmed for deletion -NU 360.235}**

~~Utilities associated with the supply or distribution of water or the drainage of stormwater or wastewater. Examples include: {NU 360.235}~~

- ~~• pumping stations~~
- ~~• water distribution booster pump~~



- flow-regulative valve
- water supply bore
- switchboards and generators;
- backflow prevention devices
- the associated casing around any of these structures.

This definition excludes pipes, irrigation races and open drains and stormwater detention basins: **{NU 360.235}**

## **Wetland**

Permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. Vegetation is typically **{NatEnv 853.2}** dominated by plants such as sedges (Cyperaceae), rushes (Juncaceae), restionads (Restionaceae), raupo (Typha orientalis), flax (Phormium **{NatEnv cl.16}** tenax), Sphagnum moss species or other wetland herbs, which emerge from permanent standing water or occupy permanently saturated soil: including riparian and littoral vegetation.

For the purpose of this definition, wetland does not include the following:

- Land sown with exotic grasses containing sparsely distributed wetland plants **{NatEnv 853.2}**
- constructed reservoirs
- farm drains and irrigation canals
- land drainage canals
- constructed farm dams and detention dams
- constructed wetlands used for wastewater or stormwater treatment; and
- oxidation ponds.

## **Whakapapa**

Genealogy or family tree.

## **Whānau**

Family.

## **Whāngai**

A person adopted in accordance with tikaka Māori.

## **Wharekai**

The dining hall of a marae complex.

## **Wharenuī**

The main building of a marae complex, used for hui and where guests are accommodated.

## **Wholesale {Confirmed for addition - Ind 737.1 and others}**

The use of land and buildings for the distribution and sale of goods to businesses and institutional customers (rather than to the general public).

Examples are businesses that supply goods to:

- shops, which on-sell them to the public; and
- institutional customers, such as schools, hospitals, and visitor accommodation.

Wholesale is included in the definition of industry. {PO cl.16}

## **Wind Generators**

Renewable energy generators which generate energy using wind resources.

### **Wind Generators - Community Scale {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy using wind resources that do not exceed: {NU 308.122}~~

- a. ~~five wind turbines, each with a maximum height, measured from base of mast to upper point of blade, of 85m; or {NU 308.122}~~
- b. ~~three wind turbines, each with a maximum height, measured from based of mast to upper point of blade, of 125m. {NU 308.122}~~

~~Wind Generators – community scale are a sub-activity of large scale network utilities. {NU 308.122}~~

### **Wind Generators - Large Scale {Confirmed for addition - NU 308.122}**

Wind generators that exceed the scale thresholds for wind generators – small scale as set out in Rule 5.5.A. {NU 308.122}

Wind generators – large scale are a sub-activity of network utility structures – large scale. {NU 308.122}

### **Wind Generators - On-site Energy Generation {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy using wind resources that meet the definition of on-site energy generation. {NU 308.122}~~

~~Wind generators – on-site energy generation do not include any structures that are considered to be building utilities. {NU 308.122}~~

~~Wind Generators – on-site energy generation are a sub-activity of small scale network utilities {NU 308.122}~~

### **Wind Generators - Regional Scale {Confirmed for deletion - NU 308.122}**

~~Renewable energy generators that generate energy using wind resources that exceed the scale thresholds for wind generators – community scale. {NU 308.122}~~

~~Wind Generators – regional scale are a sub-activity of large scale network utilities {NU 308.122}~~

### **Wind Generators - Small Scale {Confirmed for addition - NU 308.122}**

Wind generators that meet the scale thresholds for wind generators – small scale as set out in Rule 5.5.A. {NU 308.122}

Wind generators – small scale are a sub-activity of network utility structures – small scale. {NU 308.122}

## Working from Home

The use of land and buildings as a place of work, as part of an occupation, craft, profession, or service, that is:

- ancillary to the residential activity on the site; and
- carried out by a person or persons living on the site as their principal place of residence, and employs no other person on-site or operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site).

Working from home may include retail services but not direct retail sales except for goods produced on-site.

~~This~~ For the sake of clarity, this **{PO cl.16}** definition includes: visitor accommodation in the form of homestays, bed and breakfast, or similar, for no more than five guests; for five or fewer guests, {Res 12.3 and 360.125} early childhood education for five or fewer children; and animal breeding involving one breeding pair of dogs and/or cats.

Working from home is an activity in the residential activities category. {PO cl.16}

**X**

**Y**

## Yard Based Retail

~~Retail that meets the definition of Trade related retail, where more than 70% or more {CMU cl.16} of the area devoted to sales or display of goods is an open or semi-covered external yard, as distinct from a secure and weatherproof building.~~

Examples are:

- caravan or motorised vehicle sales yards
- farm equipment or other heavy machinery sales yards
- landscaping materials/plant sales yards; and
- timber, firewood or coal sales yards.

Yard based retail is a sub-activity of retail.

**Z**

### 1.5.3 Abbreviations

#### A

#### **ASBV {Renamed from ASCV - NatEnv 958.60}**

Scheduled Areas of Significant Conservation Biodiversity Value **{NatEnv 958.60}** (see Appendix A1.2). **{NatEnv cl.16}**

#### **ANIC {Confirmed for addition - PO cl.16}**

Airport Noise Inner Control mapped area **{PO cl.16}**

#### B

#### C

#### C

Controlled activity

#### **CBD**

Central Business District Zone **{PO cl.16}**

#### **CEC**

~~Other Commercial~~ - CBD Edge Commercial Zones

#### **CEC - North {Confirmed for addition - CMU 551.13}**

CBD Edge Commercial North Zone **{CMU 551.13}**

#### **CEC - South {Confirmed for addition - CMU 551.13}**

CBD Edge Commercial South Zone **{CMU 551.13}**

#### **CPTED {Confirmed for addition CMU cl.16}**

Crime prevention through environmental design **{CMU cl.16}**

#### D

#### D

Discretionary activity

#### **dB {Confirmed for addition - PHS 917.18}**

Decibel **{PHS 917.18}**

#### **dba {Confirmed for addition - PHS 917.18}**

A-frequency-weighted decibels. **{PHS 917.18}**

#### **DCC {Confirmed for addition - PO cl.16}**

Dunedin City Council **{PO cl.16}**

## **DIA {Confirmed for addition - PO cl.16}**

Dunedin International Airport Zone {PO cl.16}

## **DnT, w + Ctr {Confirmed for addition - PHS 917.18}**

Weighted Standardised Level Difference with Spectrum Adaption Term Ctr {PHS 917.18}

**E**

**F**

**G**

## **GFA {Confirmed for addition - PO cl.16<sup>1</sup>}**

Gross floor area {PO cl.16<sup>1</sup>}

<sup>1</sup> **PO cl.16:** GFA is included in the abbreviation list to improve plan clarity as a minor and inconsequential amendment.

## **GPMA**

Groundwater protection mapped area

## **GR {Confirmed for deletion - PO cl.16}**

General Residential Zones {PO cl.16}

## **GR1TZ {Abbreviation has changed to "Residential Transition Overlay Zone" - ULS cl.16}**

Note that this definition has been changed to Residential Transition Overlay Zone (RTZ) and so is now in section "R" {ULS cl.16}

## **GR1 {Confirmed for addition - PO cl.16}**

General Residential 1 Zone {PO cl.16}

## **GR2 {Confirmed for addition - PO cl.16}**

General Residential 2 Zone {PO cl.16}

## **GSA {Confirmed for deletion - NH cl.16}**

Geologically Sensitive Mapped Area {NH cl.16<sup>1</sup>}

<sup>1</sup> **NH cl.16:** Geologically sensitive areas are not part of the Plan, and are included in the data map for information purposes only.

**H**

## **Haz1**

Hazard 1 Overlay Zones

## **Haz1A {Confirmed for addition - NH 908.37}**

Hazard 1A (flood) Overlay Zone {NH 908.37}

## **Haz2**

Hazard 2 Overlay Zones

## **Haz3**

Hazard 3 Overlay Zones

## **HE**

~~GBD Edge Mixed Use~~ - **{CMU cl.16}** Harbourside Edge Commercial **{CMU cl.16}** Zone

## **HETZ**

~~Harbourside Edge Transitional~~ **{ULS cl.16}** Overlay Zone

## **HNCC**

High Natural Coastal Character Overlay Zone

## **HP**

Heritage Precincts

## **HSNO**

Hazardous Substances and New Organisms Act 1996

## **HCS {Confirmed for addition - PO cl.16}**

High class soils mapped area **{PO cl.16}**

## **I**

## **ICR {Confirmed for addition - PO cl.16}**

Inner City Residential Zone **{PO cl.16}**

## **Ind**

Industrial Zone

## **IndPort**

Industrial Port Zone

## **IndTZ**

~~Industrial Transitional~~ Overlay **{ULS cl.16}** Zone

## **J**

## **K**

## **L**

## **L10 {Confirmed for addition - PHS 917.18}**

10% centile level (fast response) noise pressure level **{PHS 917.18}**

**LAEq (15 minutes) {Confirmed for addition - PHS 917.18}**

Time average A-frequency-weighted noise pressure level in a 15 minute time interval {PHS 917.18}

**LAmx {Confirmed for addition - PHS 917.18}**

Maximum A-frequency-weighted noise pressure level {PHS 917.18}

**Ldn {Confirmed for addition - PHS 917.18}**

Day/night average noise level {PHS 917.18}

**LDR**

Low Density Residential Zone

**LGA**

Local Government Act 2002

**LLR**

Large Lot Residential Zone

**LLR1 {Confirmed for addition - PO cl.16}**

Large Lot Residential 1 Zone {PO cl.16}

**LLR2 {Confirmed for addition - PO cl.16}**

Large Lot Residential 2 Zone {PO cl.16}

**M**

**MF {Confirmed for deletion - PO cl.16}**

Major Facility Zones {PO cl.16}

**MHWS**

Mean High Water Springs

**N**

**NC**

Non-complying activity

**NCC**

Natural Coastal Character Overlay Zone

**NEC**

Neighbourhood Centre Zone {CMU cl.16}

**NECC**

Neighbourhood Convenience Centre Zone {CMU cl.16}



## **NEDC**

Neighbourhood Destination Centre Zone **{CMU cl.16}**

## **NESETA**

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

## **NESTF**

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ~~2008~~  
**{NU cl.16}**

## **NZS {Confirmed for addition - PHS 917.18}**

New Zealand Standard **{PHS 917.18}**

## **O**

### **ONCC**

Outstanding Natural Coastal Character Overlay Zone

### **ONF**

Outstanding Natural Feature Overlay Zone

### **ONL**

Outstanding Natural Landscape Overlay Zone

## **P**

## **P**

Permitted activity

## **PC**

Principal Centre Zone **{CMU cl.16}**

## **PNB {Confirmed for deletion - Port cl.16}**

Inner Port Noise Boundary **{Port cl.16}**

## **PPF**

Primary Pedestrian Street Frontage Mapped Area

## **PPH**

~~GBD Edge Mixed Use~~ **{CMU cl.16}** Princes, Parry and Harrow Street Commercial **{CMU cl.16}** Zone

## **Q**

## **R**

## **RC**

Rural Centre Zone **{PO cl.16}**

## **RD**

Restricted Discretionary activity

## **Rec**

Recreation Zone

## **RHP {Confirmed to be deleted {Res - cl.16}}**

~~Residential Heritage Precinct~~ **{Res cl.16}**

## **RMA**

Resource Management Act 1991

## **RR**

Rural Residential zones

## **RTZ {Renamed from GR1TZ - ULS cl.16}**

~~General Residential 1~~ Residential Transition Overlay Zone **{ULS cl.16}**

## **RU**

Rural zones

## **S**

## **SC**

Suburban Centre Zone **{CMU cl.16}**

## **SHS**

Scheduled Heritage Site

## **SNL**

Significant Natural Landscape Overlay Zone

## **SPF**

**Secondary Pedestrian Street Frontage Mapped Area**

## **SSYP**

~~CBD Edge Mixed Use -~~ **{CMU cl.16}** Smith Street and York Place Commercial **{CMU cl.16}** Zone

## **STEM**

Standard Tree Evaluation Method

## **STP**

Standard Temperature Pressure (Gases are measured at 15° Celsius at 1atm)

**T**

**TR**

Other Commercial- **{CMU cl.16}** Trade Related Zone

**TS**

Township and Settlement Zone

**U**

**UBMA {Renamed from UCMA - NatEnv 958.60}**

Urban conservation biodiversity mapped area **{NatEnv 958.60}**

**V**

**W**

**WP**

GBD Edge Mixed Use- **{CMU cl.16}** Warehouse Precinct Commercial **{CMU cl.16}** Zone

**X**

**Y**

**Z**

## **1.6 Statutory Framework (Notified as 1.3)**

### **1.6.1 Resource Management Act 1991**

The District Plan is prepared by the Dunedin City Council in accordance to its obligations under the Resource Management Act (RMA). The District Plan will replace the operative Dunedin City District Plan once it has proceeded through the statutory process within Schedule 1 of the RMA. The District Plan meets Council's functions under the RMA, particularly Part 2, Sections 31, 72, 74 and 75 and Schedule 1, and has been prepared in accordance with Section 32 of the RMA. Users of the District Plan should refer directly to the RMA for more information. **{PO cl.16}**

### **1.6.2 Relationship to Other Plans, Policy Statements and Strategies**

The Resource Management Act 1991 establishes a framework for a hierarchy of policy statements and plans to enable effective resource management. This hierarchy spans across the 3 levels of government, that being the central, regional and district levels. In maintaining the function of this hierarchy, the District Plan must give effect to any documents which sit above it in the hierarchy. These include the policies documents and strategies detailed below. **{PO cl.16}**

#### **1.3.2.1 National Policy Statements and National Environmental Standards**

National policy statements and national environmental standards are documents prepared by the Minister for the Environment. These documents have different roles and weightings within the hierarchy of resource management plans and documents.

A national policy statement is a tool issued under section 52(2) of the RMA which provides guidance for decision-making and the development of provisions in a District Plan for matters of national significance. The national policy statements in place as at 26 September 2015 are:

- National Policy Statement on Electricity Transmission
- National Policy Statement for Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement for Freshwater Management

A national environmental standard contains technical standards, methods and other requirements which provide regulation for maintaining a clean, healthy environment. Methods for implementing the standards are consistent across New Zealand, enabling best practice, a consistent approach and clarity for the management of certain activities. National environmental standards sit above district plans and mandate the approach taken for certain activities. They therefore override District Plan provisions where there is overlap. However, a standard can specify circumstances where a District Plan may impose a more stringent standard than that contained within the national environmental standard itself. The national environment standards in place as at 26 September 2015 are:

- National Environmental Standards for Air Quality
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standards for Telecommunication Facilities
- National Environmental Standard for Electricity Transmission Activities
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

In addition, the following national environmental standards are in development:

- Proposed National Environmental Standard on Ecological Flows and Water Levels
- Proposed National Environmental Standard on Plantation Forestry

The RMA mandates that district plans must give effect to any national policy statement. Rules must not be more lenient than those in a national environmental standard. **{PO cl.16}**

#### **1.3.2.2 Regional Plans and Policy Statement**

Regional plans and policy statements are other documents required by the RMA, and sit above the District Plan in the hierarchy of resource management documents. The Otago Regional Council (ORC) is responsible for preparing relevant regional plans and policy statements for the Otago Region. As per section 75(2) of the RMA the District Plan must be prepared having regard to any relevant regional plans and policy statements. Therefore, in developing the provisions of the District Plan, the Dunedin City Council has had regard to the following regional plans and policy statement:

- Otago Regional Plan: Water
- Otago Regional Plan: Coast
- Otago Regional Plan: Air
- Otago Regional Plan: Waste
- Otago Regional Policy Statement
- Proposed Otago Regional Policy Statement: **{PO cl.16}**

#### **1.5.2.3 Kāi Tahu ki Otago Natural Resource Management Plan**

The Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal resource management planning document for Kāi Tahu ki Otago. The kaupapa of the plan is 'Ki Uta ki Tai' (from the mountains to the sea), which reflects the holistic Kāi Tahu philosophy of integrated resource management. Council has had regard to this plan during preparation of the 2GP, to recognise and provide for Kāi Tahu values. **{PO cl.16}**

## 2. Strategic Directions

### 2.1 Introduction

The strategic directions section focuses on key issues for the city and establishes the overall management approach for the 2GP the Plan **{PO cl.16}**, 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 the Plan **{PO cl.16}**, and the purpose and principles of the Resource Management Act 1991.

There are six overall strategic directions. Each strategic direction covers includes **{PO cl.16}** objectives and policies (which outline key methods). The strategic directions include the spatial distribution policies 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 most relevant are outlined in the assessment rules of the management and major facility zones and city-wide activities and provisions sections.

The strategic directions, and the objectives and policies within them, are not ordered in any particular way. **{PO cl.16}**

## 2.2 Dunedin is Environmentally Sustainable and Resilient

Objective 2.2.1: Risk from natural hazards	
The risk to people, communities, and property from natural hazards, <del>and from considering {NH 394.6}</del> the potential effects of climate change, is minimised so that the risk <del>{NH 394.6}</del> is no more than low.	
Policy 2.2.1.1	<p>Manage land use, development and subdivision based on:</p> <ol style="list-style-type: none"> <li>the sensitivity of activities, by identifying them as: a <u>natural hazards {NH cl.16}</u> sensitive activity, a <u>natural hazards {NH cl.16}</u> potentially sensitive activity, or a <u>natural hazards {NH cl.16}</u> least sensitive activity;</li> <li>the risk from natural hazards to people, communities and property, considering both the likelihood and consequences of natural hazards, as shown in Table 11.1 in Section 11.</li> </ol>
Policy 2.2.1.2	<p>In calculating the likelihood and consequences of natural hazards consider:</p> <ol style="list-style-type: none"> <li>risks from a single natural hazard event or from repetitive natural hazard events;</li> <li>risks from a combination of different natural hazards, including any potential interplay between natural hazards;</li> <li>risks that may arise in the next 100 years; and</li> <li>risks that may increase in frequency or consequence as a result of climate change.</li> </ol>
Policy 2.2.1.3	<p>Identify areas with risk from terrestrial flooding, and include these in hazard (flood) <del>{NH 908.57}</del> overlay zones as follows:</p> <ol style="list-style-type: none"> <li>in the Hazard 1A (flood) Overlay Zone, include areas that are part of a flood protection scheme which have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere; <del>{NH 908.37}</del></li> <li>in the <del>hazard 1 (flood) overlay zone</del> Hazard 1 (flood) Overlay Zone <del>{NH cl.16}</del>, include areas that have a crucial role in the conveyance or storage of floodwater where there <del>is</del> may be <del>{NH 788.1 and others}</del> a high risk to people and property and of transference or exacerbation of risk elsewhere, <del>but where prohibited activity status is not seen as appropriate; {NH 908.37}</del></li> <li>in the <del>hazard 2 (flood) overlay zone</del> Hazard 2 (flood) Overlay Zone <del>{NH cl.16}</del>, include areas in a flood plain or alluvial fan <del>{NH 908.57}</del> where there may be a moderate risk to people; <del>to and {NH cl.16}</del> property, and of transference or exacerbation of risk elsewhere; <del>and {NH cl.16}</del></li> <li>in the <del>hazard 3 (flood) overlay zone</del> Hazard 3 (flood) Overlay Zone <del>{NH cl.16}</del>, include areas that are vulnerable to short term surface flooding but where there <del>is</del> may be <del>{NH 788.1 and others}</del> a low risk to people and property; <del>and {NH cl.16}</del></li> <li>in the Hazard 3 (alluvial fan) Overlay Zone, include areas that could be subject to flooding, including sediment-laden flows, but where there may be a low risk to people and property and of transference or exacerbation of risk elsewhere. <del>{NH 908.57}</del></li> </ol>



### Objective 2.2.1: Risk from natural hazards

The risk to people, communities, and property from natural hazards, and from considering **{NH 394.6}** the potential effects of climate change, is minimised so that the risk **{NH 394.6}** is no more than low.

Policy 2.2.1.4	<p>Identify areas at risk from coastal hazards, and include these as follows:</p> <ol style="list-style-type: none"> <li>in the <b>dune system mapped area</b>, include undeveloped dune systems that may be vulnerable to, or buffer adjacent areas from, coastal processes including erosion, inundation from the sea and sea level rise.</li> <li>in the <del>hazard 3 (coastal) overlay zone</del> <b>Hazard 3 (coastal) Overlay Zone {NH cl.16}</b>, include areas where there may be ponding of water, including where it is from poor drainage caused by connectivity of groundwater with the sea and inundation from the sea. In these areas there is a low risk to property and to the safe and efficient operation of on-site wastewater disposal. This includes areas where the risk from these hazards will worsen over time due to the effects of climate change, taking into account a 1.05metre sea level rise.</li> </ol>
Policy 2.2.1.5	<p>Identify areas that may contain land at risk from land instability and include these in the hazard (land instability) overlay zone as follows:</p> <ol style="list-style-type: none"> <li>in the <del>hazard 1 (land instability) overlay zone</del> <b>Hazard 1 (land instability) Overlay Zone {NH cl.16}</b>, areas identified as active landslides with a high sensitivity to either environmental or human induced modifications; that have experienced activity within the last 50 years; and where there is a high risk to people or property; and</li> <li>in the <del>hazard 2 (land instability) overlay zone</del> <b>Hazard 2 (land instability) Overlay Zone {NH cl.16}</b>: <ol style="list-style-type: none"> <li>areas identified as definitely or likely to be a landslide, which have a moderate to high sensitivity to environmental or human-induced modifications; and</li> <li>areas identified as mine shafts.</li> </ol> </li> </ol>
Policy 2.2.1.6	<p>Manage the risk posed by natural hazards, so that it is no more than low, including through rules that:</p> <ol style="list-style-type: none"> <li>change the activity status of activities based on the sensitivity of the activity and the level of risk associated with an identified hazard overlay zone;</li> <li>use performance standards on permitted and restricted discretionary activities, wherever appropriate;</li> <li>provide for natural hazard mitigation activities <del>where appropriate as restricted discretionary activities</del> <b>{HazMit cl.16}</b>; and</li> <li>manage subdivision in a way that considers future land use and development.</li> </ol>
Policy 2.2.1.7	<p>In the hazard overlay zones, provide for more lenient rules on the expansion of existing activities in acknowledgement of the pre-existing financial investment and other operational ties in a site.</p>
Policy 2.2.1.8	<p>Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low.</p>
Policy 2.2.1.9	<p>Support and encourage earthquake strengthening of heritage buildings that are earthquake-prone through more lenient rules on:</p> <ol style="list-style-type: none"> <li>earthquake strengthening affecting the scheduled parts of heritage buildings;</li> <li>replacement of elevated features where there is a risk to safety.</li> </ol>

### Objective 2.2.1: Risk from natural hazards

The risk to people, communities, and property from natural hazards, and from considering **{NH 394.6}** the potential effects of climate change, is minimised so that the risk **{NH 394.6}** is no more than low.

Policy 2.2.1.10	In areas identified as having a moderate to high likelihood of liquefaction-susceptible materials present, only allow plan changes to change zoning from rural to rural residential or residential where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.
Policy 2.2.1.11 <b>{NH 908.35}</b>	<u>Enable lifeline utilities and emergency services activities where these will have positive effects on the ability of communities to be resilient to natural hazards. <b>{NH 908.35}</b></u>

## Objective 2.2.2: Energy resilience

Dunedin reduces its reliance on non-renewable energy sources and **{NU 764.1}** is well equipped to manage and adapt to any changes that may result from volatile energy markets or diminishing energy sources changing or disrupted energy supply {NU 764.1} by having:

- a. increased local electricity renewable energy {NU 308.36} generation;
- b. reduced reliance on private motor cars for transportation; and **{Res 425.2}**
- c. increased capacity for local food production; and
- d. housing that is energy efficient. **{Res 425.2}**

Policy 2.2.2.1	<p>Identify areas important for food production and protect them from activities or subdivision (such as conversion to residential <u>use -oriented development</u>) <b>{RU 919.7}</b> that may diminish food production capacity through:</p> <ol style="list-style-type: none"> <li>a. use of zoning and rules that limit subdivision and residential activity, based on the nature and scale of productive rural activities in different parts of the rural environment;</li> <li>b. consideration of rural productive values <u>including the location of highly productive land {RU 1090.13 and 919.7}</u> in identifying appropriate areas for urban expansion; and</li> <li>c. identification of areas where high class soils are present (<b>high class soils mapped area</b>) <u>and use rules that require these soils to be retained on site;</u> and</li> <li>d. <u>use rules that require these soils to be retained on site.</u> <b>{RU cl.16}</b></li> </ol>
Policy 2.2.2.2	<p>Enable opportunities for urban food production through rules that:</p> <ol style="list-style-type: none"> <li>a. enable community gardens;</li> <li>b. require adequate areas of outdoor living space in residential areas; and</li> <li>c. require outdoor living spaces to get adequate access to sunlight.</li> </ol>
Policy 2.2.2.3	<p>Enable renewable energy generation, <u>in recognition of its benefits including those set out in the National Policy Statement for Renewable Electricity Generation 2011.</u> <b>{NU 308.122}</b> through policies and rules that:</p> <ol style="list-style-type: none"> <li>a. <u>enable renewable on-site energy generation;</u> and <b>{NU 308.122}</b></li> <li>b. <u>support the development of small and large scale renewable energy generation in appropriate locations.</u> <b>{NU 308.122}</b></li> <li>a. <u>provide for the development of appropriate scales of generation;</u> <b>{NU 308.122}</b></li> <li>b. <u>acknowledge the practical constraints of renewable energy generation, including those arising from the need to locate where resources are available;</u> <b>{NU 308.122}</b></li> <li>c. <u>acknowledge the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure;</u> <b>{NU 764.1}</b></li> <li>d. <u>acknowledge the benefits of having a distributed network for greater energy resilience.</u> <b>{NU 764.1}</b></li> </ol>

### Objective 2.2.2: Energy resilience

Dunedin reduces its reliance on non-renewable energy sources and {NU 764.1} is well equipped to manage and adapt to any changes that may result from volatile energy markets or diminishing energy sources changing or disrupted energy supply {NU 764.1} by having:

- a. increased local electricity renewable energy {NU 308.36} generation;
- b. reduced reliance on private motor cars for transportation; and {Res 425.2}
- c. increased capacity for local food production; and
- d. housing that is energy efficient. {Res 425.2}

Policy 2.2.2.4	<p>Support transport mode choices and reduced car dependency through <u>policies and {ULS cl. 16}</u> rules that:</p> <ol style="list-style-type: none"> <li>a. <u>require activities that attract high numbers of users, including, major retail areas, offices, and community facilities, to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking restrict the location of activities that attract high numbers of users, and to which access by a range of travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking; {CMU 634.51}</u></li> <li>b. <u>encourage new community facilities to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable; {CMU 634.51}</u></li> <li>c. <u>allow the highest development densities in the most accessible locations, being in the central city and suburban centres zones; {ULS cl.16}</u></li> <li>d. <u>require most new housing to locate in areas that are currently serviced or likely to be easily serviced by frequent bus services; and {ULS 1080.2} use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones; and {ULS 1080.2}</u></li> <li>e. <u>providing provide {ULS cl.16}</u> for dairies and registered health practitioners in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2.</li> </ol>
Policy 2.2.2.5 {Res 425.2}	<p><u>Encourage the development of new housing that is durably-constructed and energy efficient to operate, and located to minimise, as far as practicable, transportation costs and car-dependency by: {Res 425.2}</u></p> <ol style="list-style-type: none"> <li>a. <u>managing the design of subdivision to promote connectivity and legibility and maximise accessibility by transportation modes other than private motor cars; and {Res 425.2}</u></li> <li>b. <u>managing subdivision, and building and site design to maximise solar access and the environmental performance of buildings. {Res 425.2}</u></li> </ol>

### Objective 2.2.3: Indigenous biodiversity

Dunedin's significant **{NatEnv 958.7}** indigenous biodiversity is retained, protected or **{NatEnv 958.7}** enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; **{NatEnv 1088.13}** with all indigenous biodiversity having **{NatEnv cl.16}** improved connections and improved **{NatEnv cl.16}** resilience.

<p>Policy <b>2.2.3.X {NatEnv 900.9 and 958.8}</b></p>	<p>Protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, including by: <b>{NatEnv 900.9 and 958.8}</b></p> <ol style="list-style-type: none"> <li><u>promoting the protection of these in a schedule as <b>{NatEnv 900.9 and 958.8}</b> Areas of Significant Biodiversity Value (ASBVs) <b>{NatEnv 958.60}</b>, QEII covenants, and/or other legal covenants; and <b>{NatEnv 900.9 and 958.8}</b></u></li> <li><u>assessment rules which require the consideration of significance as part of the assessment of effects on biodiversity values. <b>{NatEnv 900.9 and 958.8}</b></u></li> </ol>
<p>Policy 2.2.3.1</p>	<p>Identify <u>as</u> areas of significant indigenous vegetation and/or <u>as</u> significant habitats of indigenous fauna and promote the protection of these as <b>{NatEnv 900.9 and 958.8}</b> Scheduled Areas of Significant Conservation Value (ASCVs) <b>{NatEnv 958.60}</b> and/or through QEII covenants. Identify <b>{NatEnv 900.9 and 958.8}</b> areas which <u>meet</u> have all or a number <u>one or more</u> <b>{NatEnv 900.9 and 958.8}</b> of the following criteria:</p> <ol style="list-style-type: none"> <li><u>Protected areas: <b>{NatEnv cl.16}</b> existing protected areas set aside by statute or covenant or listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value;</u></li> <li><u>habitats for indigenous species that are nationally threatened, at risk, or uncommon; <b>{NatEnv cl.16}</b></u></li> <li><u>Rarity: <b>{NatEnv cl.16}</b> indigenous vegetation and/or fauna habitat types that are rare, acutely or chronically threatened; areas that support: <b>{NatEnv 949.22 and 958.8}</b></u> <ol style="list-style-type: none"> <li><u>habitats <b>{NatEnv 1088.14}</b> for indigenous species that are nationally <b>{NatEnv 949.22 and 958.8}</b> threatened, at risk, or uncommon, nationally or within an ecological district <b>{NatEnv 949.22 and 958.8}</b>;</u></li> <li><u>indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally or within a relevant land environment, ecological district or freshwater environment including wetlands; or <b>{NatEnv 949.22 and 958.8}</b></u></li> <li><u>indigenous vegetation and habitats within originally rare ecosystems; <b>{NatEnv 949.22 and 958.8}</b></u></li> </ol> </li> <li><u>Representativeness: <b>{NatEnv cl.16}</b> indigenous vegetation or indigenous fauna that is distinctive or representative of the natural diversity of the ecological district <u>areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district, which may include degraded examples of their type or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas; <b>{NatEnv 949.22 and 958.8}</b></u></u></li> <li><u>Distinctiveness: <b>{NatEnv cl.16}</b> areas that support or provide habitat for: <b>{NatEnv 949.22 and 958.8}</b></u> <ol style="list-style-type: none"> <li><u>indigenous species at their distributional limit within Dunedin or nationally; <b>{NatEnv 1088.14, 949.22 and 958.8}</b></u></li> <li><u>indigenous species that are endemic to the Otago region; or <b>{NatEnv 949.22 and 958.8}</b></u></li> <li><u>indigenous vegetation or an association of indigenous species that is distinctive, of</u></li> </ol> </li> </ol>

### Objective 2.2.3: Indigenous biodiversity

Dunedin's significant {NatEnv 958.7} indigenous biodiversity is ~~retained, protected or~~ {NatEnv 958.7} enhanced, and restored; and other indigenous biodiversity is ~~maintained or enhanced, and restored;~~ {NatEnv 1088.13} with all indigenous biodiversity having {NatEnv cl.16} improved connections and improved {NatEnv cl.16} resilience.

restricted occurrence, or has developed as a result of an unusual environmental factor or combinations of factors; {NatEnv 949.22 and 958.8}

- f. Ecological Context: {NatEnv cl.16} areas important for their ecological context ~~as an ecological buffer, connection or as a habitat for indigenous fauna, including areas that: {NatEnv 949.22 and 958.8}~~
  - i. have important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas; {NatEnv 949.22 and 958.8}
  - ii. perform an important buffering function that helps to protect the values of an adjacent area or feature; or {NatEnv 949.22 and 958.8}
  - iii. are important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting; {NatEnv 949.22 and 958.8}
- g. Diversity: {NatEnv cl.16} ~~areas with a relatively high indigenous diversity and pattern areas that support a high diversity of indigenous ecosystem types, indigenous taxa or have changes in species composition reflecting the existence of diverse natural features or gradients {NatEnv 949.22 and 958.8}; or~~
- h. Size: {NatEnv cl.16} areas that are of a size to make them significant.

#### Policy 2.2.3.2

- Maintain or enhance indigenous biodiversity in the rural environment through rules that:
- a. require indigenous vegetation clearance to be set back from the coast, wetlands and water bodies, and that {NatEnv 900.10} restrict indigenous vegetation clearance along in the coastal margins environment, riparian corridors {NatEnv 900.10} and in wetlands;
  - b. protect significant indigenous vegetation and/or significant habitats of indigenous fauna {NatEnv 690.5} in Scheduled Areas of Significant Conservation Biodiversity Value (ASCVs ASBVs); {NatEnv 958.60}
  - c. protect threatened species and mature examples of important native trees, and otherwise limit the removal clearance {NatEnv cl.16} of indigenous vegetation;
  - d. manage the location and scale of development adjacent to the coast and water bodies; and {NatEnv cl.16}
  - e. require esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and {NatEnv cl.16}
  - f. require the assessment of effects on biodiversity values for discretionary and non-complying land use, development and city-wide activities. {NatEnv 900.35}

#### Policy 2.2.3.3

- Encourage conservation activity in all zones through:
- a. rules that enable conservation activity; and
  - b. assessment rules that encourage the consideration of the positive effects of conservation (protection, restoration {NatEnv 908.24} or enhancement of indigenous biodiversity) as part of consent applications.



### Objective 2.2.3: Indigenous biodiversity

Dunedin's significant **{NatEnv 958.7}** indigenous biodiversity is ~~retained, protected or~~ **{NatEnv 958.7}** enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; **{NatEnv 1088.13}** with all indigenous biodiversity having **{NatEnv cl.16}** improved connections and improved **{NatEnv cl.16}** resilience.

Policy 2.2.3.4 Encourage maintenance and enhancement of ~~Maintain or enhance~~ **{NatEnv 900.12}** biodiversity values in the urban environment through:

- identification of an **urban conservation biodiversity mapped area {NatEnv 958.60}** and rules that restrict vegetation clearance in these areas;
- rules that restrict vegetation clearance along water bodies;
- requiring esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and
- rules that require buildings, structures and earthworks to be set back from the coast and identified **{NatEnv 1088.41}** water bodies.

Policy 2.2.3.5 **{NatEnv 949.29}**

Only consider a biodiversity offset, as a positive effect to be balanced against the adverse effects of an activity, where the offset: **{NatEnv 949.29}**

- is proposed to address residual adverse effects after taking steps to first: **{NatEnv 949.29}**
  - avoid adverse effects; then **{NatEnv 949.29}**
  - minimise adverse effects as far as practicable; by **{NatEnv 949.29}**
    - mitigating effects and then remedying effects that cannot be mitigated; and **{NatEnv 949.29}**
    - ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable; **{NatEnv 949.29}**
- is close to the donor site, unless a more distant site will result in a significantly better ecological outcome; **{NatEnv 949.29}**
- will result in no net loss and preferably a net gain in biodiversity value; where: **{NatEnv 949.29}**
  - the biodiversity values gained will be the same or similar to those being lost; **{NatEnv 949.29}**
  - any gains in biodiversity values are demonstrably additional to those that may have occurred if the proposed activity had not gone ahead; and **{NatEnv 949.29}**
  - the positive effects of the offset last at least as long as the adverse effects of the proposed activity, and preferably in perpetuity; **{NatEnv 949.29}**
- will not be used to offset irreplaceable and vulnerable biodiversity and is not contrary to Policy 11 of the New Zealand Coastal Policy Statement; and **{NatEnv 949.29}**
- does not include forfeiting rights to permitted or consented land use or development activities. **{NatEnv 949.29}**



### Objective 2.2.3: Indigenous biodiversity

Dunedin's significant **{NatEnv 958.7}** indigenous biodiversity is ~~retained, protected or~~ **{NatEnv 958.7}** enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; **{NatEnv 1088.13}** with all indigenous biodiversity having **{NatEnv cl.16}** improved connections and improved **{NatEnv cl.16}** resilience.

**Policy 2.2.3.6  
{NatEnv  
1088.15}**

- Only consider environmental compensation, as a positive effect to be balanced against the adverse effects of an activity, where: **{NatEnv 1088.15}**
- a. the compensation is proposed to address residual adverse effects after taking steps to first: **{NatEnv 1088.15}**
    - i. avoid adverse effects; then **{NatEnv 1088.15}**
    - ii. minimise adverse effects as far as practicable; by **{NatEnv 1088.15}**
      1. mitigating effects and then remedying effects that cannot be mitigated; and **{NatEnv 1088.15}**
      2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable; then **{NatEnv 1088.15}**
    - iii. offset adverse effects in accordance with Policy 2.2.3.5; **{NatEnv 1088.15}**
  - b. the environmental compensation is as close as possible to meeting the criteria for a biodiversity offset as set out in Policy 2.2.3.5. **{NatEnv 1088.15}**

<sup>1</sup> **NatEnv cl.16:** The criteria in Policy 2.2.3.1 have been given sub-headers to provide greater clarity and ensure consistency with the Regional Policy Statement for Otago. This does not change the effect of provisions.

<sup>2</sup> **NatEnv cl.16:** Clause 2.2.3.1.b has shifted to 2.2.3.1.c.i. This does not change the effect of provisions.

#### Objective 2.2.4: Compact and accessible city

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.1	<p>Prioritise the efficient use of existing urban land over urban expansion by:</p> <p><del>a. identifying {Res 881.27} existing areas of urban land that could be used more efficiently in a range of locations that could be used more efficiently {ULS cl.16} to provide for medium density housing in accordance with Policy 2.6.3.4; while minimising any effects on neighbourhood amenity, based on having all or a majority of the following characteristics: {ULS 194.9 and ULS 394}</del></p> <p><del>b. ensuring that land is used efficiently and zoned at a standard or medium density (General Residential 1, General Residential 2, Inner City Residential, Low Density, or Township and Settlement), except if: hazards; slope; the need for on-site stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors make a standard density of residential development inappropriate; in which case, a large lot zoning or a <b>structure plan mapped area</b> should be used as appropriate. {ULS 194.9 and ULS 394}</del></p> <p>a. locations with good transportation choices (proximity to frequent bus services); {ULS 194.9 and ULS 394}</p> <p>b. good access to services and facilities (proximity to CBD and centres and other community facilities); {ULS 194.9 and ULS 394}</p> <p>c. locations with older or cheaper housing stock more likely to be able to be redeveloped; {ULS 194.9 and ULS 394}</p> <p>d. compatibility of medium density housing with existing neighbourhood character; {ULS 194.9 and ULS 394}</p> <p>e. ability for medium density housing to be developed without significant effects on streetscape amenity; {ULS 194.9 and ULS 394}</p> <p>f. locations with a topography that is not too steep; {ULS 194.9 and ULS 394}</p> <p>g. locations that will receive reasonable levels of sunlight; {ULS 194.9 and ULS 394}</p> <p>h. locations that are not subject to significant hazards, including from rising sea level; and {ULS 194.9 and ULS 394}</p> <p>i. market desirability particularly for one and two person households. {ULS 194.9 and ULS 394}</p>
Policy 2.2.4.2	<p>Encourage new residential housing development in the central city and larger centres, through rules that: {CMU cl.16}</p> <p>a. the use of mixed-use zoning that provides {CMU cl.16} for residential development in the central city and centres; and</p> <p>b. rules that enable adaptive re-use of heritage buildings for apartments, including by exempting scheduled heritage buildings from minimum parking requirements. {CMU cl.16}</p>

#### Objective 2.2.4: Compact and accessible city

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.3	<p>Ensure expansion of urban and rural residential <b>{ULS 394}</b> areas occurs in the most appropriate locations and only when required by:</p> <ol style="list-style-type: none"> <li>use of transitional <b>{ULS cl.16}</b> overlay zones and appropriate triggers for release of land based on including, for residential transitional overlay zones, when existing capacity in the catchment has reduced to a specified level: to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on: <b>{ULS 394}</b> <ol style="list-style-type: none"> <li>public infrastructure provision; and <b>{ULS 394}</b></li> <li>for residential and commercial and mixed use zoned land, a shortage of capacity: <b>{ULS 394}</b> .</li> </ol> </li> <li>avoiding the creation of any new rural residential subdivisions and instead enable the use of existing undersized rural sites for rural residential activity through rezoning as Rural Residential 2 sites, and consider conversion of these areas into Rural Residential 1 zoning when there is a demonstrated shortage of rural residential capacity: <b>{ULS 394}</b></li> <li>encouraging applications for any subdivision that fundamentally changes rural land to rural residential land or <b>{ULS 394}</b> residential land to be processed as a plan change; and</li> <li>requiring any alternative development areas suggested via a plan change process to demonstrate that <u>they are able to achieve the proposed zoning is the most appropriate in terms of <b>{ULS 394}</b> the objectives and policies contained within these strategic directions, and including that for residential zoning, meet the proposal is appropriate in terms of the <b>{ULS 394}</b> criteria contained in Policy 2.6.3.1.</u></li> </ol>
Policy 2.2.4.4	<p>Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones, through:</p> <ol style="list-style-type: none"> <li>rules that prevent rural residential or urban-scale residential living in rural zones;</li> <li>rules that prevent urban-scale residential living in a rural residential zone;</li> <li>rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area; and</li> <li>rules that do not provide for family flats, <del>that are provided solely to allow extended or large families to live together, <b>{PO 539.3 and 708.2}</b></del> to be converted into primary residential units through subdivision or other means.</li> </ol>
Policy 2.2.4.5	<p>Limit areas where water supply, wastewater and/or stormwater network connections are allowed to zones where network connections are anticipated (including residential and other urban zones) in order to avoid future pressure for changes to the type or density of development provided for in rural or rural residential zones adjacent to areas where water supply, wastewater and/or stormwater infrastructure may pass through.</p>

### Objective 2.2.5: Environmental performance

Development in the city is designed to reduce environmental costs and adverse effects on the environment as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge.

Policy 2.2.5.1	Encourage <del>domestic-scale</del> <u>small scale</u> <b>{NU 308.122}</b> renewable energy generation through <u>policies and {NU cl.16}</u> rules that <del>enable these utilities provide for these activities where they are of an appropriate scale, design and location.</del> <b>{NU 394.68 and others}</b>
Policy 2.2.5.2	Enable and encourage on-site stormwater and wastewater management, where <u>this would not endanger groundwater and is</u> <b>{PHS 908.7}</b> not in conflict with the efficient use of existing <u>public, wastewater and stormwater</u> <b>{PO 881.11, 881.13 and 881.167}</b> infrastructure, through rules that provide for an alternative to connecting to <u>reticulated public water supply, wastewater and stormwater</u> <b>{PO 881.11 and 881.13}</b> infrastructure.
Policy 2.2.5.3	Encourage improvements to the environmental performance of new housing by: <ol style="list-style-type: none"> <li>assessment rules that consider the layout of subdivision <u>and development</u> <b>{Res 425.8}</b> in terms of solar orientation;</li> <li>encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values; and</li> <li>rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space; <u>and</u></li> <li><u>rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas.</u> <b>{Res 425.8}</b></li> </ol>

## **Objective 2.2.6: Public health and safety {PHS cl.16}**

The risk to people's health and safety from contaminated sites, hazardous substances, and high levels of noise or emissions is minimised. {PHS cl.16}

<p>Policy <b>2.2.6.1 {PHS cl.16}</b></p>	<p>Protect people from noise, light or offensive emissions that may create adverse effects on health or well-being through rules that: {PHS cl.16}</p> <ul style="list-style-type: none"> <li>a. <u>encourage heavier industrial activities into industrial zones, which have lenient noise limits and do not allow residential or other noise sensitive activities in these zones: {PHS cl.16}</u></li> <li>b. <u>require adequate separation distances between noise sensitive activities and activities that may generate excessive noise in the rural zones: {PHS cl.16}</u></li> <li>c. <u>require acoustic insulation of buildings containing noise sensitive activities in mixed use environments: {PHS cl.16}</u></li> <li>d. <u>allow for lighter industrial activities in mixed use zones, provided any parts of the activity that may generate excessive noise or odour are in a part of the building without doors and windows opening onto a <b>pedestrian street frontage mapped area</b>: {PHS cl.16}</u></li> <li>e. <u>restrict the level of noise and light spill from activities and development to safe levels depending on the nature of the receiving environment (zone); and {PHS cl.16}</u></li> <li>f. <u>restrict activities that generate high levels of noise from locating in residential zones. {PHS cl.16}</u></li> </ul>
<p>Policy <b>2.2.6.2 {PHS cl.16}</b></p>	<p>Manage the risk posed by the storage and use of hazardous substances so that it is no more than low, including through rules that: {PHS cl.16}</p> <ul style="list-style-type: none"> <li>a. <u>limit the quantity of different hazardous substances that may be used in different environments (zones); and {PHS cl.16}</u></li> <li>b. <u>restrict sensitive activities from locating within a <b>hazard facility mapped area</b>. {PHS 906.1}</u></li> </ul>

<sup>1</sup> **PHS cl.16:** Objective 2.2.6 and related policies were omitted from the notified Plan due to a technical error, however they were referred to in Rule 9.7.2. They are included as a minor change as they only summarise methods used in the Plan and therefore their inclusion as a cl.16 amendment has no substantive effect.

## 2.3 Dunedin is Economically and Socially Prosperous

<b>Objective 2.3.1: <del>Protection of land</del> Land and facilities {NU 918.22} important for economic productivity and social well-being {NU 918.22}</b>	
<p>Land <u>and facilities</u> {NU 918.22} that is <u>are</u> {NU 918.22} important for economic <u>productivity</u> {NU 918.22} and social prosperity <u>well-being</u> {NU 918.22}, including which include {NU 918.22} industrial areas, major facilities, key transportation routes, <u>network utilities</u>: {NU 918.22} and productive rural land; <u>are</u>: {NU 918.22}</p> <p>a. is {NU 918.22} protected from less productive competing uses or incompatible uses, <u>including activities that may give rise to reverse sensitivity</u>: {NU 918.22 and PO 1046.5} and</p> <p>b. <u>in the case of facilities, able to operate efficiently and effectively</u>. {NU 918.22}</p>	
Policy 2.3.1.1	<p>Identify important gateways (including Dunedin International Airport, Dunedin Port and Port of Otago at Port Chalmers) <u>and</u> zone these as major facilities <u>or industrial port</u> {Ind 634.53} and use rules to:</p> <p>a. enable them to continue to operate efficiently and effectively, while minimising as far as <u>practical practicable</u> {PO 908.3 and others} any adverse effects on surrounding areas; and</p> <p>b. protect them from activities that may lead to reverse sensitivity issues. {PO 1046.5}</p>
Policy 2.3.1.2	<p>Maintain or enhance the productivity of farming and other activities that support the rural economy through:</p> <p>a. rules that enable productive rural activities;</p> <p>b. rules that provide for rural industry and other activities that support the rural economy;</p> <p>c. zoning and rules that limit subdivision and residential activity based on;</p> <ol style="list-style-type: none"> <li>the nature and scale of productive rural activities in different parts of the rural environment;</li> <li><u>the location of highly productive land; and</u> {RU 1090.13}</li> <li><u>potential conflict with rural water resource requirements</u>: {RU 908.71};</li> </ol> <p>d. rules that restrict residential activity within the rural environment to that which supports productive rural activities or that which is associated with papakāika;</p> <p>e. <u>rules that require residential buildings to be set back from boundaries to minimise the potential for reverse sensitivity</u>: {RU 1090.14}</p> <p>f. rules that restrict subdivision that may lead to land fragmentation and create pressure for residential-oriented development;</p> <p>g. rules that prevent the loss of high class soils; and</p> <p>h. rules that restrict commercial and community activities in the rural zones to those activities that need a rural location <u>and or</u> {RU 366.3} support rural activity <u>activities</u> {PO cl.16}.</p>
Policy 2.3.1.3	<p>In order to avoid cumulative effects on rural productivity and rural character values set and strictly enforce a minimum site size standard for subdivision in the rural zones. Determine the minimum site size standard considering:</p> <p>a. the median size land holding associated with and necessary to support farming activity in each rural zone;</p> <p>b. the existing pattern of settlement and land use in each rural zone; and</p> <p>c. the character and amenity values that exist in each rural zone.</p>



**Objective 2.3.1: Protection of land Land and facilities {NU 918.22} important for economic productivity and social well-being {NU 918.22}**

Land and facilities {NU 918.22} that is are {NU 918.22} important for economic productivity {NU 918.22} and social prosperity well-being {NU 918.22}, including which include {NU 918.22} industrial areas, major facilities, key transportation routes, network utilities; {NU 918.22} and productive rural land; are: {NU 918.22}

- a. is {NU 918.22} protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; {NU 918.22 and PO 1046.5} and
- b. in the case of facilities, able to operate efficiently and effectively. {NU 918.22}

Policy 2.3.1.4	Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas, in particular retail (other than yard-based retail) and residential activities.
Policy 2.3.1.5	Identify key transportation routes, and protect the safety and efficiency of these roads from inappropriate subdivision or development through: <ol style="list-style-type: none"> <li>a. rules that control the location and design of access points; and</li> <li>b. rules that require minimum on-site car parking and loading requirements.</li> </ol>
Policy 2.3.1.6	Identify facilities that contribute significantly to the economic productivity {NU 918.22} and social prosperity wellbeing {NU 918.22} of the city, including the University of Otago and Otago Polytechnic campuses, hospitals, schools and Invermay, zone these as major facilities and use rules to: <ol style="list-style-type: none"> <li>a. enable them to continue to operate efficiently and effectively, while minimising as far as practical practicable {PO 908.3 and others} any adverse effects on surrounding areas; and</li> <li>b. protect them from activities that may lead to reverse sensitivity issues. {PO 1046.5}</li> </ol>
Policy 2.3.1.7 {NU 918.22}	Enable network utilities through: <ol style="list-style-type: none"> <li>a. identifying National Grid infrastructure on planning maps and protecting the safe and efficient establishment, operation and upgrading of this infrastructure from inappropriate development;</li> <li>b. rules that enable network utilities to be established, operated and upgraded efficiently and effectively, while managing any adverse effects on the environment; and</li> <li>c. rules that require activities that may damage or impede access to network utilities, and activities that may be sensitive to their effects, to be set back an adequate distance from network utilities.</li> </ol>
Policy 2.3.1.8 {CP 1088.17 and others}	Provide for mining by: <ol style="list-style-type: none"> <li>a. using scheduled activities rules for quarries and sand mines that are reliant on these rules from the Dunedin City District Plan (2006), with maximum annual extraction limits based on existing operations;</li> <li>b. considering as part of resource consent applications for new or expanded mining: <ol style="list-style-type: none"> <li>i. the need for mining to locate where resources are available; and</li> <li>ii. the transport benefit of locating mining close to where the product of mining is required.</li> </ol> </li> </ol>



**Objective 2.3.1: Protection of land Land and facilities {NU 918.22} important for economic productivity and social well-being {NU 918.22}**

Land and facilities {NU 918.22} that is are {NU 918.22} important for economic productivity {NU 918.22} and social prosperity well-being {NU 918.22}, including which include {NU 918.22} industrial areas, major facilities, key transportation routes, network utilities; {NU 918.22} and productive rural land; are: {NU 918.22}

- a. is {NU 918.22} protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; {NU 918.22 and PO 1046.5} and
- b. in the case of facilities, able to operate efficiently and effectively. {NU 918.22}

Policy 2.3.1.Y {RU 796.3}	<p><u>Provide for landfills in the rural zones by considering as part of resource consent applications for new or expanded landfills:</u></p> <ol style="list-style-type: none"> <li>a. <u>the need for landfills to locate where the environmental performance of the landfill is supported, and</u></li> <li>b. <u>the transport benefit of locating landfills close to the sources of waste destined for the landfill.</u></li> </ol>
Policy 2.3.1.9 {RU 360.161 and 853.1}	<p><u>Identify areas of high class soils and promote the protection of these through a <b>high class soils mapped area</b>. Identify areas which have all of the following criteria:</u></p> <ol style="list-style-type: none"> <li>a. <u>slope at most rolling (15° or less);</u></li> <li>b. <u>at most, moderate erosion susceptibility;</u></li> <li>c. <u>water available;</u></li> <li>d. <u>mean annual temperature greater than 8°C;</u></li> <li>e. <u>not subject to severe winds;</u></li> <li>f. <u>not very gravelly horizon at surface;</u></li> <li>g. <u>not peaty or fragmental;</u></li> <li>h. <u>drainage adequate or readily improved;</u></li> <li>i. <u>pans, if present, capable of amelioration;</u></li> <li>j. <u>25mm or more readily available water to 60cm depth;</u></li> <li>k. <u>100mm or more total available water to 1m depth; and</u></li> <li>l. <u>pH greater than 4.8 and less than 7.5.</u></li> </ol>

### Objective 2.3.2: Centres hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District Zone {CMU cl.16} (CBD), which provides a focus for economic and employment growth, driven by:

- attraction of businesses to these areas based on the high level of amenity and density of activity in the area;
- opportunities for social interaction, exchange of ideas and business cooperation;
- public investment in public amenities and other infrastructure in the CBD; and
- opportunities for agglomeration benefits from the co-location of activities.

Policy 2.3.2.1	<p>Identify and protect the existing hierarchy of centres in Dunedin, which includes:</p> <ol style="list-style-type: none"> <li>the CBD, <u>which comprises</u> including <b>{CMU cl.16}</b> the commercial core of the city centred around George Street, the Octagon, Princes Street to the Exchange and connecting down to the Railway Station.</li> <li>principal centres, many of which were the former town centres of the various historic boroughs that make up Dunedin (South Dunedin, Mosgiel, Green Island, Port Chalmers). These centres provide a full range of commercial services to these communities and are important to their individual identity and for community-building;</li> <li>suburban centres, <u>which that</u> <b>{CMU cl.16}</b> provide a full range of commercial services to suburban catchments;</li> <li>rural centres, which like principal centres serve as community centres but generally provide for a smaller range of activities based on smaller population catchments;</li> <li>neighbourhood centres, which are generally small clusters of shops that provide for a range of day-to-day needs for local areas as well as, in <u>neighbourhood</u> <b>{CMU cl.16}</b> destination centres, <u>also</u> <b>{CMU cl.16}</b> to visitors, and in <u>neighbourhood</u> <b>{CMU cl.16}</b> convenience centres, <u>also</u> <b>{CMU cl.16}</b> to passing motorists.</li> </ol>
Policy 2.3.2.2	<p>Maintain or enhance the density and productivity of economic activity in the CBD and centres in order to provide sufficient supply for the projected needs for retail and office development for a 15 year period, while avoiding over-supply, and decentralisation of these activities and location outside of centres, unless they are unlikely to contribute to, or may detract from, the vibrancy of centres <b>{CMU 877.2}</b> through a zoning and <b>{CMU 877.2}</b> rules that restrict the distribution of retail and office activities outside of these areas <u>unless</u>: <b>{CMU 877.2}</b></p> <ol style="list-style-type: none"> <li><u>they are unlikely to contribute to, or may detract from, the vibrancy of centres; or</u> <b>{CMU 877.2}</b></li> <li><u>as provided for under Policy 18.2.1.3 or 15.2.1.5.</u> <b>{CMU 877.2}</b></li> </ol>
Policy 2.3.2.3	<p>Manage the <del>existing and proposed harbourside edge</del> <b>{CMU cl.16}</b> mixed use areas around the edge of the CBD through zones that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct <u>Zone</u>, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that:</p> <ol style="list-style-type: none"> <li>for the Warehouse Precinct <u>Zone</u>, support the retention of scheduled heritage buildings and heritage precinct values; and</li> <li>for the Harbourside Edge Zone, allow for a transition toward a mixed use environment, with enhanced public connection to and along the coast, focused on residential, visitor accommodation, restaurant and entertainment and exhibition <u>and limited office</u> <b>{CMU 908.102}</b> activities, alongside continued use for <u>any existing</u> <b>{CMU 908.102}</b> port-related and other <b>{CMU 908.102}</b> industrial activities.</li> </ol>

### Objective 2.3.2: Centres hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District Zone {CMU cl.16} (CBD), which provides a focus for economic and employment growth, driven by:

- a. attraction of businesses to these areas based on the high level of amenity and density of activity in the area;
- b. opportunities for social interaction, exchange of ideas and business cooperation;
- c. public investment in public amenities and other infrastructure in the CBD; and
- d. opportunities for agglomeration benefits from the co-location of activities.

Policy 2.3.2.4	<p>Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road, <del>King Edward Street</del> <b>{CMU 866.2}</b> Hillside Road and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible with the amenity expectations of the CBD <u>and</u> <del>centres</del>, or require larger sites than are available in the CBD <u>and</u> <del>centres</del>, including:</p> <ol style="list-style-type: none"> <li>a. for the Trade Related Zone providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and</li> <li>b. for the CBD Edge Commercial Zones <b>{PO cl.16}</b>, provide for large format and bulky goods retail along with yard-based retail and industrial activities.</li> </ol>
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### Objective 2.3.3: Facilities and spaces that support social and cultural well-being

Dunedin has a range of accessible recreational, sporting, social and cultural facilities and spaces, which provide for high levels of physical, social, and cultural well-being across the community.

Policy 2.3.3.1	<p>Support community and leisure <del>activities</del> <u>activity</u> <b>{PO cl.16}</b>, sport and recreation, and essential community facilities in Dunedin through:</p> <ol style="list-style-type: none"> <li>rules that provide for community and leisure <del>activities</del> <u>activity</u> <b>{PO cl.16}</b> across all zones, subject to relevant performance standards;</li> <li>rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2;</li> <li>rules that require subdivision to maintain or enhance public access to the coast and waterways and <u>encourage</u> <b>{Res cl.16}</b> connection and expansion of the recreational track networks where appropriate;</li> <li>applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values;</li> <li>providing for cemeteries and crematoriums in appropriate locations while minimising, as far as practicable, any adverse cultural or amenity effects on surrounding sensitive activities; and</li> <li>rules that enable temporary activities, subject to relevant performance standards.</li> </ol>
Policy 2.3.3.2	<p>Identify important recreational and community facilities that are of a scale or type that is significantly different to activities provided for in the surrounding management zones, including the Forsyth Barr Stadium, Edgar Centre, Moana Pool, Dunedin Botanic Garden, Otago Museum and Taieri Aerodrome, and zone these as major facilities and use rules to:</p> <ol style="list-style-type: none"> <li>enable them to continue to operate efficiently and effectively, while minimising as far as <del>practical</del> <u>practicable</u> <b>{PO 908.3 and others}</b> any adverse effects on surrounding areas; and</li> <li>protect them from activities that may lead to reverse sensitivity issues. <b>{PO 1046.5}</b></li> </ol>

## 2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character

### Objective 2.4.1: Form and structure of the urban {ULS cl.16'} environment

The elements of the urban {ULS cl.16'} environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

- a. important green and other open spaces, including green breaks between coastal settlements; {ULS 447.11}
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage, including nationally recognised built heritage; {Her 417.7}
- d. important visual landscapes and vistas;
- e. the amenity and aesthetic coherence of different urban {ULS cl.16'} environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.1	Identify and protect important green and open spaces, such as the Town Belt, through including them in a the rRecreation zZone {Rec cl.16}, with rules that protect and enhance the values associated with these areas.
Policy 2.4.1.2	<p>Identify in a schedule (see Appendix A1.3) trees that make a significant contribution to the visual and historical landscape and amenity of neighbourhoods and other places, and use rules to restrict removal or modification of these trees. Identify significant trees based on the following criteria:</p> <ol style="list-style-type: none"> <li>a. health and condition of the tree, including: <ol style="list-style-type: none"> <li>i. vigour and vitality; and</li> <li>ii. age; and</li> </ol> </li> <li>b. contribution to the amenity of an area, including: <ol style="list-style-type: none"> <li>i. occurrence of the species and historic and scientific values;</li> <li>ii. function (usefulness), for example biodiversity supporting or fruit bearing;</li> <li>iii. stature;</li> <li>iv. visibility;</li> <li>v. proximity of other trees;</li> <li>vi. role in the setting;</li> <li>vii. climatic influence; and</li> </ol> </li> <li>c. any potential adverse effects, including: <ol style="list-style-type: none"> <li>i. risk to safety; and</li> <li>ii. risk of potential damage to existing infrastructure, buildings or structures.</li> </ol> </li> </ol>

### Objective 2.4.1: Form and structure of the urban {ULS cl.16} environment

The elements of the urban {ULS cl.16} environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

- a. important green and other open spaces, including green breaks between coastal settlements; {ULS 447.11}
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage, including nationally recognised built heritage; {Her 417.7}
- d. important visual landscapes and vistas;
- e. the amenity and aesthetic coherence of different urban {ULS cl.16} environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.3	Identify in a schedule of 'character-contributing buildings' (see Appendix A1.1), buildings that contribute to the heritage streetscape character of heritage precincts as a result of their design being broadly consistent with the predominant values and characteristics of the heritage precinct, and use rules to manage additions, alterations and demolition of these buildings. Design aspects that may be relevant in determining whether a building is 'character-contributing' include: <ol style="list-style-type: none"> <li>a. building age;</li> <li>b. architectural style;</li> <li>c. materials;</li> <li>d. height;</li> <li>e. bulk and location; and</li> <li>f. quality.</li> </ol>
Policy 2.4.1.4	Identify and protect key aspects of the visual relationship between the city and its natural environment or heritage buildings and landmarks through rules that: <ol style="list-style-type: none"> <li>a. restrict the height of buildings along the harbourside to maintain views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and</li> <li>b. manage the height of buildings in the CBD to maintain a primarily low-rise heritage cityscape.</li> </ol>
Policy 2.4.1.5	In residential neighbourhoods, manage building bulk and location, site development (including site coverage), and overall development density to: <ol style="list-style-type: none"> <li>a. maintain or create attractive streetscapes; and</li> <li>b. protect the amenity of residential activities and public open space on surrounding sites {Res cl.16}.</li> </ol>
Policy 2.4.1.6	Across the whole city, avoid visual clutter from signage through rules that: <ol style="list-style-type: none"> <li>a. restrict the size, number and design of signs ancillary to activities;</li> <li>b. restrict the size, number, design and location of temporary signs; and {PO cl.16}</li> <li>c. do not allow new commercial advertising (hoarding) sites.</li> </ol>
Policy 2.4.1.7	Maintain a compact city with a high degree of legibility based on clear centres, edges and connections through rules that: <ol style="list-style-type: none"> <li>a. manage the expansion of urban areas; and</li> <li>b. require new large subdivisions to provide a concept or structure plan that demonstrates how the subdivision will provide for good connectivity to existing or potential future urban areas for pedestrians, cyclists and motor vehicles.</li> </ol>

### Objective 2.4.1: Form and structure of the urban {ULS cl.16<sup>1</sup>} environment

The elements of the urban {ULS cl.16<sup>1</sup>} environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

- a. important green and other open spaces, including green breaks between coastal settlements; {ULS 447.11}
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage, including nationally recognised built heritage; {Her 417.7}
- d. important visual landscapes and vistas;
- e. the amenity and aesthetic coherence of different urban {ULS cl.16<sup>1</sup>} environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.8	<p>Require subdivision to be designed to ensure any future land use or development is able to meet the performance standards in the zone, or where in <del>structure plans</del> <b>a structure plan mapped area {ULS cl.16}</b>, reflects the requirements of the <b>structure plan mapped area performance standards {ULS cl.16}</b>, unless:</p> <ol style="list-style-type: none"> <li>a. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or</li> <li>b. the resultant site is required for: <ol style="list-style-type: none"> <li>i. a Scheduled <del>ASGV</del> <b>ASBV</b>; or {NatEnv 958.60}</li> <li>ii. a QEII covenant; or</li> <li>iii. a reserve; or</li> <li>iv. an access; or</li> <li>v. a utility; or</li> <li>vi. a road.</li> </ol> </li> </ol>
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<sup>1</sup> **ULS cl.16:** Urban is deleted as the methods listed in the objective also apply to non-urban environments.



## Objective 2.4.2: Heritage

Dunedin's heritage is central to its identity and is protected and celebrated as a core value of the city, through the heritage conservation and {Her 743.9} retention of important heritage items, and the maintenance and active use of built heritage.

Policy 2.4.2.1	<p>a. Identify in a schedule (Appendix A.1.1) buildings and structures that have significant heritage values and use rules to:</p> <ul style="list-style-type: none"> <li>i. manage additions and alterations to, <del>and demolition</del> <b>{Her 308.67}</b> or removal for relocation of these buildings, in a way that maintains important heritage values;</li> <li>ii. <u>restrict demolition of these buildings except in limited circumstances; and {Her 308.67}</u></li> <li>iii. <del>supporting</del> adaptive re-use, <u>heritage conservation {Her 743.10}</u> and restoration; and</li> <li>iv. prioritise protection of heritage values over compliance with other performance standards where there is a conflict.</li> </ul> <p>b. Identify heritage buildings and structures based on the following criteria:</p> <ul style="list-style-type: none"> <li>i. historic and social significance;</li> <li>ii. spiritual/cultural significance, including significance to Māori;</li> <li>iii. design significance; and</li> <li>iv. technological/scientific significance.</li> </ul>
Policy 2.4.2.2	<p>Identify in a schedule (Appendix A.1.1) important heritage sites that have significant heritage values and use rules to manage development on these sites in <u>a {Her cl.16}</u> way that maintains important heritage values. Identify these sites based on the following factors:</p> <ul style="list-style-type: none"> <li>a. importance as part of the relationship between two or more heritage buildings and adding value to the overall heritage value of the group; or</li> <li>b. importance in providing a foreground to, and views of, key heritage buildings or groups of buildings; or</li> <li>c. significant heritage values in their own right in terms of <u>the {Her cl.16}</u> criteria outlined in Policy 2.4.2.1.</li> </ul>
Policy 2.4.2.3	<p>Encourage adaptive re-use of heritage buildings through rules that:</p> <ul style="list-style-type: none"> <li>a. enable a wider range of activities to be undertaken in scheduled heritage buildings in <del>certain zones with a large number of heritage buildings</del> <b>{Her cl.16}</b> the Warehouse Precinct and the Smith Street and York Place zones);</li> <li>b. exempt scheduled heritage buildings from minimum parking standards; and <b>{Her 308.35}</b></li> <li>c. enable earthquake strengthening; and <b>{Her 308.35}</b></li> <li>d. <u>enable work required to comply with sections 112 and 115 of the Building Act 2004. {Her 308.35}</u></li> </ul>

### Objective 2.4.3 Vibrant CBD and centres

Dunedin's Central Business District ~~and hierarchy of urban and rural centres are~~ is a strong, **{CMU 452.1}** vibrant, attractive and enjoyable ~~spaces that are~~ space that is **{CMU 452.1}** renowned nationally and internationally for providing the highest level of pedestrian experience that attracts visitors, residents and businesses to Dunedin. ~~It is supported by a hierarchy of attractive urban and rural centres.~~ **{CMU 452.1}**

Policy 2.4.3.1	Identify key pedestrian routes, and include these in a mapped <b>primary pedestrian street frontage mapped area</b> or <b>secondary pedestrian street frontage mapped area</b> . In these areas use rules to control development and land use at street level to ensure a public-private interface that supports a high level of pedestrian amenity and accessibility in centres.
Policy 2.4.3.2	Protect the heritage streetscape character and high amenity of the CBD by identifying important heritage precincts and zoning these as heritage <u>precincts</u> <del>overlay zones</del> <b>{Her cl.16}</b> and using rules to: <ul style="list-style-type: none"> <li>a. manage the design and materials used in additions and alterations to character-contributing and scheduled heritage buildings, and major additions and alterations to non character-contributing buildings within heritage precincts; and</li> <li>b. manage the design of new buildings to ensure they are sympathetic to the heritage streetscape character and contribute to the amenity of the CBD.</li> </ul>
Policy 2.4.3.3	Manage the number and design of signs to avoid visual clutter, protect pedestrian safety, and maintain the attractiveness and architectural features of buildings.
Policy 2.4.3.4	Maintain or enhance the vibrancy and density of activity in the CBD and centres through rules that restrict the distribution of retail and office activity.

#### Objective 2.4.4: Natural landscapes and natural features

Dunedin's outstanding and significant natural landscapes and natural features are protected.

Policy 2.4.4.1	Identify and assess natural features and natural landscapes based on the following values: <ul style="list-style-type: none"> <li>a. natural science factors;</li> <li>b. aesthetic values and memorability;</li> <li>c. expressiveness and legibility;</li> <li>d. transient values;</li> <li>e. whether values are shared and recognised;</li> <li>f. value to takata whenua; and</li> <li>g. historical associations.</li> </ul>
Policy 2.4.4.2	Classify and map natural features and natural landscapes as: <ul style="list-style-type: none"> <li>a. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs) <u>overlay zones {NatEnv cl.16}</u> where features and landscapes have exceptional values; and</li> <li>b. Significant Natural Landscapes (SNLs) <u>Overlay Zone {NatEnv cl.16}</u> where landscapes have values of high significance.</li> </ul>
Policy 2.4.4.3	Protect the values in identified <del>natural features and natural landscapes (ONFs, ONLs, SNLs)</del> <u>Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones {NatEnv cl.16}</u> by listing these values in Appendix A3 and using rules that: <ul style="list-style-type: none"> <li>a. <del>limit land use activities that may be carried out on</del> <u>prohibit certain activities in {NatEnv 447.75 and 447.76}</u> ONFs;</li> <li>b. <del>manage land use activities that may be carried out in</del> <u>require resource consent for activities in {NatEnv cl.16} ONFs, {NatEnv cl.16} ONLs and SNLs, where they may be incompatible with the values of the area {NatEnv 919.12}; and</u></li> <li>c. <u>restrict the scale of development {NatEnv cl.16} in ONFs, ONLs and SNLs {NatEnv cl.16} and ensure the {NatEnv 919.12} design of development in ONFs, ONLs and SNLs {NatEnv cl.16} is appropriate. {NatEnv 919.12}; and</u></li> <li>d. <del>restrict forestry activity in ONLs and SNLs. {NatEnv cl.16}</del></li> </ul>

<sup>1</sup> **NatEnv cl.16:** Removed as a clause 16 amendment as it replicates content in (b).

#### Objective 2.4.5: Natural character of the coastal environment

The natural character of the coastal environment is ~~maintained~~ preserved **{NatEnv 900.21}** or enhanced.

Policy 2.4.5.1	<p>Identify and assess areas that contribute to the natural character of the coastal environment based on the following criteria:</p> <ol style="list-style-type: none"> <li>natural elements, processes and patterns;</li> <li>biophysical, ecological, geological and geomorphological aspects;</li> <li>natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks;</li> <li>the natural movement of water and sediment;</li> <li>the natural darkness of the night sky;</li> <li>places or areas that are wild or scenic;</li> <li>a range of natural character from pristine to modified; and</li> <li>experiential attributes, including the sounds and smell of the sea; and their context or setting.</li> </ol>
Policy 2.4.5.2	<p>Classify and map coastal areas as:</p> <ol style="list-style-type: none"> <li>Outstanding Natural Coastal Character areas (ONCC) <u>Overlay Zone</u> <b>{NatEnv cl.16}</b> where the natural character of these areas is exceptional;</li> <li>High Natural Coastal Character areas (HNCC) <u>Overlay Zone</u> <b>{NatEnv cl.16}</b> where the natural character of these areas is of high significance; and</li> <li>Natural Coastal Character areas (NCC) <u>Overlay Zone</u> <b>{NatEnv cl.16}</b> where natural character is of less than high significance but restoration or enhancement of natural character will be promoted.</li> </ol>
Policy 2.4.5.3	<p>Protect and enhance the natural character values in <u>Outstanding Natural Coastal Character (ONCCs)</u>, <u>High Natural Coastal Character (HNCCs)</u> and <u>Natural Coastal Character (NCCs) overlay zones</u> <b>{NatEnv cl.16}</b> through listing natural character values in Appendix A5 and using rules that:</p> <ol style="list-style-type: none"> <li><del>prohibit certain activities in ONCCs and HNCCs;</del> <b>{NatEnv 447.75 and 447.76}</b></li> <li><del>manage land use activities that may be carried out</del> <u>require resource consent for activities in ONCCs, HNCCs and NCCs</u> <b>{Nat Env cl.16}</b>, <u>where they may be incompatible with the values of the area;</u> <b>{NatEnv 919.13}</b></li> <li><del>restrict the scale of development in ONCCs, HNCCs and NCCs</del> <b>{Nat Env cl.16}</b> and <u>ensure the</u> <b>{NatEnv 919.13}</b> <u>design of development is appropriate; and</u> <b>{NatEnv 919.13}</b></li> <li><del>restrict forestry activity; and</del> <b>{Nat Env cl.16}</b></li> <li>promote restoration of natural character.</li> </ol>

<sup>1</sup> **NatEnv cl.16:** Removed as a clause 16 amendment as it replicates content in (b).

#### Objective 2.4.6: Character of rural environment

The character and visual amenity of Dunedin's rural environment is maintained or enhanced.

Policy 2.4.6.1	<p>Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following:</p> <ul style="list-style-type: none"> <li>a. landform and naturalness;</li> <li>b. open space characteristics;</li> <li>c. nature, scale and design of buildings;</li> <li>d. density of development;</li> <li>e. nature, scale and types of productive uses; and</li> <li>f. presence of indigenous vegetation and habitats for indigenous fauna.</li> </ul>
Policy 2.4.6.2	<p>Maintain the identified values within different rural environments through mapping rural zones and using rules that:</p> <ul style="list-style-type: none"> <li>a. limit the density of residential activities;</li> <li>b. manage the bulk and location of buildings;</li> <li>c. manage the form and design of development associated with large scale activities such as <del>factory farming</del> <u>intensive farming</u> <b>{RU 1090.3}</b> and <u>mining</u>; and <b>{CP 1088.22}</b></li> <li>d. manage the pattern, scale and design of subdivision.</li> </ul>

## 2.5 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

<b>Objective 2.5.1: Kaitiakitaka</b>	
Kāi Tahu can exercise kaitiakitaka over resources within their takiwā.	
Policy 2.5.1.1	Give sufficient weight in decision making to Kāi Tahu values and associations through identifying these values, and issues of significance to Manawhenua in the Plan.
Policy 2.5.1.2	Provide for effective and meaningful engagement with Manawhenua at appropriate stages of the resource management process through: <ul style="list-style-type: none"> <li>a. encouraging early consultation by applicants;</li> <li>b. requiring that the effects on values of significance to Manawhenua are considered for culturally sensitive activities and activities that may adversely affect wāhi tūpuna and mahika kai;</li> <li>c. recognising and providing for matauraka Māori and tikaka during the consent and hearing process; and</li> <li>d. advising rūnaka of applications for activities affecting sites and values of significance to them.</li> </ul>
<b>Objective 2.5.2: Occupation of <u>original</u> {MW 248.10} native reserve land</b>	
Kāi Tahu can occupy, develop and use land in areas originally set aside for that purpose, in accordance with their culture and traditions and economic, social and cultural aspirations.	
Policy 2.5.2.1	Enable occupation of <u>original</u> {MW 248.10} native reserve land, through rules that provide for papakāika in these locations.
Policy 2.5.2.2	Enable marae-related activities at existing marae, and any new marae established with the agreement of Manawhenua.
<b>Objective 2.5.3: Wāhi tūpuna</b>	
Wāhi tūpuna (including wāhi tapu and wāhi taoka) and their relationship with Kāi Tahu is acknowledged and protected.	
Policy 2.5.3.1	Identify wāhi tūpuna and protect them from identified threats through rules that manage: <ul style="list-style-type: none"> <li>a. buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of hills and mauka;</li> <li>b. earthworks in areas where there is high likelihood of archaeological remains; <u>and</u></li> <li>c. <u>natural hazard mitigation activities and subdivision.</u> {MW 1071.30}</li> </ul>
<b>Objective 2.5.4: Mahika kai</b>	
Mahika kai is protected from the adverse effects of land use and development so that it is maintained or enhanced in order to support customary use.	
Policy 2.5.4.1	Identify wāhi tūpuna that have mahika kai areas and manage activities that have the potential to adversely affect those values, or adversely affect access to them, including: <ul style="list-style-type: none"> <li>a. buildings, structures, <u>earthworks, natural hazard mitigation activities,</u> {MW 1071.31} and development activities adjacent to waterways and the coastal environment; and</li> <li>b. vegetation clearance.</li> </ul>

## 2.6 Dunedin has Quality Housing Choices and Adequate Urban Land Supply

<b>Objective 2.6.1: Housing choices</b>	
There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.	
Policy 2.6.1.1	Provide for housing development necessary to meet the future housing needs of Dunedin, through zones and rules that provide for an appropriate mix of development opportunities, including: infill development, redevelopment, and greenfield development; and that support Objective 2.2.4. Identify housing needs based on population projections and analysis of housing types required.
Policy 2.6.1.2	Encourage more residential housing suitable for our ageing population and growing number of one and two person households, through: <ul style="list-style-type: none"> <li>a. zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place');</li> <li>b. rules that enable family flats, other than in General Residential 2 and Inner City Residential zones and areas subject to natural hazards.</li> </ul>
Policy 2.6.1.Y <b>{RR 447.4, ULS 394 and 194.9}</b>	<p><u>Apply rural residential zoning to clusters of sites in separate land tenure already developed or mostly developed for rural residential activity before 7 November 2018, and that meet the criteria in Policy 2.6.1.4, as follows: <b>{RR 447.4, 394 and 194.9}</b></u></p> <ul style="list-style-type: none"> <li>a. <u>where the cluster comprises sites already subdivided, or which have consent to subdivide, to an average density of greater than 2ha and less than 4ha, and are either already being used for rural residential activity or there is a high degree of likelihood they will be developed for rural residential activity in the short term, Rural Residential 1 zoning is appropriate; and <b>{RR 447.4, 394 and 194.9}</b></u></li> <li>b. <u>where the cluster comprises sites each under 15ha with an average site size of generally between 4ha and 10ha, Rural Residential 2 zoning is appropriate. <b>{RR 447.4, 394 and 194.9}</b></u></li> </ul>



### Objective 2.6.1: Housing choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

Policy 2.6.1.3	<p>Use large lot residential zoning only where all of the following factors are present: <b>{ULS 194.9 and 394}</b></p> <ul style="list-style-type: none"> <li>a. for new zoning, it is in line with Policy 2.2.4.3: <b>{ULS 194.9 and 394}</b></li> <li>b. land is already subdivided in a way that means it is not capable of supporting productive use as part of rural zoning; <b>{ULS 194.9 and 394}</b></li> <li>c. land is constrained by hazards, slope or other factors that make a standard density of residential development unachievable or development at a larger lot size is necessary to protect important conservation, waterways, landscape or natural values; <b>{ULS 194.9 and 394}</b></li> <li>d. development at a large lot density will have no more than minor effects on rural productivity, landscape values, and rural character; <b>{ULS 194.9 and 394}</b></li> <li>e. due to factors a-c it is not more appropriate to apply a rural residential zoning; <b>{ULS 194.9 and 394}</b></li> <li>f. the location enables reasonable levels of accessibility to critical services and facilities (centres); and <b>{ULS 194.9 and 394}</b></li> <li>g. the zoned area (number of lots) is of an adequate size to support community building, and will not create isolated housing: <b>{ULS 194.9 and 394}</b></li> </ul> <p>Apply new rural residential zoning only where: <b>{RR 447.4, 394 and 194.9}</b></p> <ul style="list-style-type: none"> <li>a. <u>there is a demonstrated shortage of rural residential land for lifestyle farming or hobby farming: <b>{RR 447.4, 394 and 194.9}</b></u></li> <li>b. <u>the amount of land zoned rural residential appropriately balances providing some land resource for lifestyle farming or hobby farming with the overall Plan objectives that:</u> <ul style="list-style-type: none"> <li>i. <u>Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4); <b>{RR 248.6, 194.9 and 394}</b></u></li> <li>ii. <u>public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden to <b>{RR 248.6, 194.9 and 394}</b> the public <b>{PO 881.41}</b> (Objective 2.7.1); and <b>{RR 248.6, 194.9 and 394}</b></u></li> <li>iii. <u>the multi-modal land transport network, including connections between land, air and sea transport networks, operates safely and efficiently for all road users (Objective 2.7.2); <b>{RR 248.6, 194.9 and 394}</b></u></li> </ul> </li> <li>c. <u>the proposed zoning meets the criteria contained in Policy 2.6.1.4; and <b>{RR 447.4, 394 and 194.9}</b></u></li> <li>d. <u>the plan change proposal: <b>{RR 447.4, 394 and 194.9}</b></u> <ul style="list-style-type: none"> <li>i. <u>considers first rezoning of Rural Residential 2 to Rural Residential 1 land to increase capacity: <b>{RR 447.4, 394 and 194.9}</b></u></li> <li>ii. <u>considers next rezoning of any remaining clusters of sites below the minimum site sizes in the rural zones; and <b>{RR 447.4, 394 and 194.9}</b></u></li> <li>iii. <u>only after the options in clause i and ii are assessed as inappropriate and/or unfeasible, considers the conversion of other rural sites to rural residential land. <b>{RR 447.4, 394 and 194.9}</b></u></li> </ul> </li> </ul>
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### Objective 2.6.1: Housing choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

Policy 2.6.1.4	<p><del>Use rural residential zoning only where all of the following factors are present: {ULS 194.9 and 394}</del></p> <ol style="list-style-type: none"> <li><del>for new zoning, it is in line with Policy 2.2.4.3; {ULS 194.9 and 394}</del></li> <li><del>land is already subdivided, and partly or fully developed, at a rural residential density; {ULS 194.9 and 394}</del></li> <li><del>development at a rural residential density will have no more than minor effects on rural productivity, landscape values, and rural character; {ULS 194.9 and 394}</del></li> <li><del>the location enables reasonable levels of accessibility to critical services and facilities (centres); {ULS 194.9 and 394}</del></li> <li><del>development will not lead to pressure for infrastructure upgrades, including road sealing; and {ULS 194.9 and 394}</del></li> <li><del>the zoned area (number of lots) is of an adequate size to support community building, and economies of scale necessary to encourage smaller scale productive activities, and will not create isolated housing; {ULS 194.9 and 394}</del></li> </ol> <p><u>Identify areas for new rural residential zoning in accordance with Policy 2.6.1.3 based on the following criteria: {RR 447.4, 394 and 194.9}</u></p> <ol style="list-style-type: none"> <li><u>the land is unlikely to be suitable for future residential zoning in line with Policy 2.6.3.1: {RR 447.104}</u></li> <li><u>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 {RR 447.4, 394 and 194.9}</u></li> <li><u>considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular: {RR 447.4, 394 and 194.9}</u> <ol style="list-style-type: none"> <li><u>the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6); {RR 447.4, 394 and 194.9}</u></li> <li><u>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: {RR 447.4, 394 and 194.9}</u> <ol style="list-style-type: none"> <li><u>protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and {RR 447.4, 394 and 194.9}</u></li> <li><u>in the case of facilities, able to operate efficiently and effectively (Objective 2.3.1). Achieving this includes generally avoiding areas that are highly {RR 394.14} productive land or may create conflict with rural water resource requirements; {RR 447.4, 394 and 194.9}</u></li> </ol> </li> <li><u>Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new rural residential zoning in ONF, ONL and SNL overlay zones; {RR 447.4, 394 and 194.9}</u></li> <li><u>the natural character of the coastal environment is preserved or enhanced (Objective</u></li> </ol> </li> </ol>
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### Objective 2.6.1: Housing choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

	<p><u>2.4.5). Achieving this includes generally avoiding the application of new rural residential zoning in ONCC, HNCC and NCC overlay zones: {RR 447.4, 394 and 194.9}</u></p> <p>v. <u>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: {RR 447.4, 394 and 194.9}</u></p> <p>vi. <u>the biodiversity values and natural character of the coast and riparian margins are maintained and enhanced (Objective 10.2.2): {RR 447.4, 394 and 194.9}</u></p> <p>vii. <u>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): {RR 447.4, 394 and 194.9}</u></p> <p>viii. <u>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: {RR 447.4, 394 and 194.9}</u></p> <ol style="list-style-type: none"> <li>1. <u>important green and other open spaces including green breaks between coastal settlements: {RR 447.4, 394 and 194.9}</u></li> <li>2. <u>trees that make a significant contribution to the visual landscape and history of neighbourhoods: {RR 447.4, 394 and 194.9}</u></li> <li>3. <u>built heritage, including nationally recognised built heritage: {RR 447.4, 394 and 194.9}</u></li> <li>4. <u>important visual landscapes and vistas: {RR 447.4, 394 and 194.9}</u></li> <li>5. <u>the amenity and aesthetic coherence of different environments; and {RR 447.4, 394 and 194.9}</u></li> <li>6. <u>the compact and accessible form of Dunedin (Objective 2.4.1); and {RR 447.4, 394 and 194.9}</u></li> </ol> <p>ix. <u>the potential risk from natural hazards, including climate change, is no more than low, in the short to long term (Objective 11.2.1). {RR 447.4, 394 and 194.9}</u></p>
Policy 2.6.1.5	<p>Require new urban residential areas to be designed to support social connectedness and well-being through rules that require subdivisions to be designed in accordance with best practice urban design principles, including:</p> <ol style="list-style-type: none"> <li>a. designing suburbs to encourage walking; and</li> <li>b. providing adequate and appropriately located land for neighbourhood centres, public open spaces, and community facilities, where not already adequately serviced by nearby areas/facilities.</li> </ol>
Policy 2.6.1.6	<p>Require structure plans for large subdivisions to ensure Policy 2.6.1.5, Policy 2.6.2.1 and Policy 2.6.2.2 <u>2.2.2.5 {Res 425.2}</u> are achieved.</p>

### Objective 2.6.2: Cost efficient housing {Res 425.2<sup>1</sup>}

New housing in Dunedin is durably constructed and energy efficient to operate, and located to minimise transportation costs and car-dependency.

Policy 2.6.2.1	Manage the design of subdivision to promote connectivity and legibility and maximise accessibility by transportation modes other than private motor cars.
Policy 2.6.2.2	Manage subdivision, and building and site design to maximise solar access and the environmental performance of buildings.

<sup>1</sup> **Res 425.2:** This Objective and its policies have been deleted as a consequential amendment to changes made to Policy 2.2.2.5

### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years), **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.3.1	<p>Identify areas for <u>new</u> future residential development <u>zoning</u> <b>{ULS cl.16}</b> based on the following criteria:</p> <p>a. prioritising areas that: <b>{ULS 194.9 and 394}</b></p> <p>i. are close to the main urban area or townships that have a shortage of capacity <b>{ULS 194.9 and 394}</b></p> <p>ii. are able to be serviced by high frequency public transportation; <b>{ULS 194.9 and 394}</b></p> <p>iii. are close to existing community facilities such as schools, recreational facilities, health services, and libraries or other community centres; <b>{ULS 194.9 and 394}</b></p> <p>iv. are close to existing centres; and <b>{ULS 194.9 and 394}</b></p> <p>v. can be serviced by existing infrastructure capacity and/or will require the least long-term overall infrastructure cost; and <b>{ULS 194.9 and 394}</b></p> <p>b. avoiding areas that: <b>{ULS 194.9 and 394}</b></p> <p>i. are productive rural land; <b>{ULS 194.9 and 394}</b></p> <p>ii. may create conflict with rural water resource requirements; <b>{ULS 194.9 and 394}</b></p> <p>iii. have a potential short or longer term risk from natural hazards, including flooding, land instability, inundation from the sea or other coastal hazards, or liquefaction; <b>{ULS 194.9 and 394}</b></p> <p>iv. are identified protected landscape or natural coastal character areas; and <b>{ULS 194.9 and 394}</b></p> <p>v. may create reverse sensitivity effects for existing industrial or other incompatible activities. <b>{ULS 194.9 and 394}</b></p> <p>a. <u>rezoning is necessary to meet a shortage of residential capacity (including capacity available through releasing a Residential Transition overlay zone), either:</u> <b>{ULS 248.7}</b></p> <p>i. <u>in the short term (up to 5 years), or</u> <b>{ULS 248.7}</b></p> <p>ii. <u>in the medium term (up to 10 years), in which case a Residential Transition overlay zone is applied to the rezoned area; and</u> <b>{ULS 248.7}</b></p> <p>b. <u>rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public</u> <b>{PO cl.16}</b> <u>infrastructure provision is in place, or a</u></p>
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### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years), **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Residential Transition overlay zone is applied and a future agreement is considered feasible; and **{ULS 194.9 and 394}**

- c. the area is suitable for residential development by having all or a majority of the following characteristics: **{ULS 194.9 and 394}**
  - i. a topography that is not too steep: **{ULS 425.1 and 394.94}**
  - ii. being close to the main urban area or townships that have a shortage of capacity: **{ULS 194.9 and 394}**
  - iii. currently serviced, or likely to be easily serviced, by frequent public transport services: **{PO 908.3}, {ULS 194.9 and 394}**
  - iv. close to centres; and **{ULS 194.9 and 394}**
  - v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres: **{ULS 194.9 and 394}**
- d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular: **{ULS 248.6, 194.9 and 394}**
  - i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6): **{ULS 248.6, 194.9 and 394}**
  - 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: **{ULS 248.6, 394 and 194.9}**
    - 1. protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and **{ULS 248.6, 394 and 194.9}**
    - 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 **{ULS 394.14}** productive land or may create conflict with rural water resource requirements: **{ULS 248.6, 194.9 and 394}**
  - iii. 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 residential zoning in ASBV and UBMA: **{ULS 248.6, 194.9 and 394}**
  - iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). **{ULS 248.6, 194.9 and 394}** Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL and SNL overlay zones: **{ULS 447.68 and 447.69}**
  - v. the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones: **{ULS 248.6, 194.9 and 394}**



### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years), **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

- vi. 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); **{ULS 447.11 and 900.23}**
- vii. 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: **{ULS 248.6, 194.9 and 394}**
  - 1. important green and other open spaces, including green breaks between coastal settlements; **{ULS 248.6, 447.11 and 900.23}**
  - 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods; **{ULS 248.6, 194.9 and 394}**
  - 3. built heritage, including nationally recognised built heritage; **{ULS 194.9 and 394}**
  - 4. important visual landscapes and vistas; **{ULS 248.6, 194.9 and 394}**
  - 5. the amenity and aesthetic coherence of different environments; and **{ULS 248.6, 194.9 and 394}**
  - 6. the compact and accessible form of Dunedin (Objective 2.4.1); **{ULS 248.6, 194.9 and 394}**
- viii. the potential risk from natural hazards, including climate change, is no more than low, in the short to long term (Objective 11.2.1); **{ULS 248.6, 194.9 and 394}**
- ix. public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on **{ULS 248.6, 194.9 and 394}** the public **{PO 881.41}** (Objective 2.7.1); **{ULS 248.6, 194.9 and 394}**
- x. the multi-modal land transport network, including connections between land air and sea transport networks, operates safely and efficiently for all road users (Objective 2.7.2); and **{ULS 248.6, 194.9 and 394}**
- xi. Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4) **{ULS 248.6, 194.9 and 394}**

### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years). **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.3.2 <b>{ULS 394}</b>	<p>Manage the release of new urban land by requiring a Council resolution to allow transition from rural-zoned land to the new urban zone only when:</p> <ul style="list-style-type: none"> <li>a. for residential zoning, there is a demonstrated need for new land; and</li> <li>b. the Council is satisfied that the amount and location of land reflects both: <ul style="list-style-type: none"> <li>i. for residential zoning, an appropriate amount of land based on projected land needs for a 5 year period; and</li> <li>ii. an appropriate location based on a logical staging of development from the point of infrastructure provision; and</li> </ul> </li> <li>c. there is sufficient existing, or planned and approved transport, wastewater and stormwater infrastructure capacity to accommodate industrial development; and</li> <li>d. the Council is satisfied that the design of the proposed development, as outlined in a development plan appropriate for the scale of development, will meet the relevant objectives and policies of this Plan.</li> </ul>
Policy 2.6.3.3	<p>Manage subdivision, new buildings and site design in transitional <b>{ULS cl.16}</b> overlay zones to ensure that these activities do not restrict the future use of the land for urban development; <b>{ULS cl.16}</b></p>



### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years), **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

<p>Policy 2.6.3.4 <b>{ULS 194.9 and 394}</b></p>	<p>Identify areas for new medium density zoning based on the following criteria: <b>{ULS 194.9 and 394}</b></p> <ol style="list-style-type: none"> <li>a. alignment with Policy 2.6.3.1; and <b>{ULS 194.9 and 394}</b></li> <li>b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or an <b>infrastructure constraint mapped area</b> is applied; and <b>{ULS 194.9 and 394}</b></li> <li>c. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular: <b>{ULS 248.6, 194.9 and 394}</b> <ol style="list-style-type: none"> <li>i. there is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being (Objective 2.6.1); <b>{ULS 248.6, 194.9 and 394}</b></li> <li>ii. Dunedin reduces its reliance on non-renewable energy sources and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following: <b>{ULS 248.6, 194.9 and 394}</b> <ol style="list-style-type: none"> <li>1. being currently serviced, or likely to be easily serviced, by frequent public transport services; and <b>{PO 908.3, ULS 248.6, 194.9 and 394}</b></li> <li>2. being close (good walking access) to existing centres, community facilities such as schools, public green spaces recreational facilities, health services, and libraries or other community centres; and <b>{ULS 248.6, 194.9 and 394}</b></li> </ol> </li> <li>iii. 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: <b>{ULS 248.6, 194.9 and 394}</b> <ol style="list-style-type: none"> <li>1. important green and other open spaces, including green breaks between coastal settlements; <b>{ULS 248.6, 447.11 and 900.23}</b></li> <li>2. trees that make a significant contribution to the visual landscape and history of neighbourhoods; <b>{ULS 248.6, 194.9 and 394}</b></li> <li>3. built heritage, including nationally recognised built heritage; <b>{ULS 194.9 and 394}</b></li> <li>4. important visual landscapes and vistas; <b>{ULS 248.6, 194.9 and 394}</b></li> <li>5. the amenity and aesthetic coherence of different environments; and <b>{ULS 248.6, 194.9 and 394}</b></li> <li>6. the compact and accessible form of Dunedin (Objective 2.4.1); and <b>{ULS 248.6, 194.9 and 394}</b></li> </ol> </li> <li>iv. the potential risk from natural hazards, including climate change, is no more than low, in the short to long term (Objective 11.2.1); and <b>{ULS 248.6, 194.9 and 394}</b></li> </ol> </li> <li>d. the area is suitable for medium density housing by having all or a majority of the following characteristics: <b>{ULS 194.9 and 394}</b></li> </ol>
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### Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) **{ULS 394}** in the most appropriate locations to meet the demand over the medium term (up to 10 years). **{ULS 394}** and while sustainably manages managing **{ULS cl.16}** urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

- i. lower quality housing stock more likely to be able to be redeveloped; **{Res 743.54}**
- ii. locations with a topography that is not too steep; **{ULS 194.9 and 394}**
- iii. locations that will receive reasonable levels of sunlight; and **{ULS 194.9 and 394}**
- iv. market desirability, particularly for one and two person households. **{ULS 194.9 and 394}**

#### Policy 2.6.3.5 **{CMU 877.2}**

Identify areas for new commercial and mixed use zoning based on the following criteria:

- a. rezoning is necessary to meet a medium term (up to 10 year) shortage of capacity to meet demand in the intended customer catchment; and
- b. the new area will not detract from, and preferably support, Objective 2.4.3 (Vibrant CBD and centres)

#### Policy 2.6.3.6 **{CMU 877.2}**

Encourage any proposal for the creation or expansion of a centre to be considered through a plan change process unless it represents a minor extension to a centre in accordance with Policy 15.2.1.5.

## 2.7 Dunedin has Affordable and Efficient Public Infrastructure

Objective 2.7.1: Efficient public infrastructure	
Public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on ratepayers <u>the public</u> <b>{PO 881.41}</b> .	
Policy 2.7.1.1	<p>Manage the location of new housing to ensure efficient use <u>and provision</u> of public <b>{PO 881.167}</b> infrastructure through:</p> <ol style="list-style-type: none"> <li>rules that restrict development density in line with current or planned <u>public</u> <b>{PO 881.167}</b> infrastructure capacity;</li> <li>consideration of <u>public</u> <b>{PO 881.167}</b> infrastructure capacity as part of zoning and rules that enable intensification of housing;</li> <li>consideration of <u>public</u> <b>{PO 881.167}</b> infrastructure capacity as part of the identification of transitional <b>{ULS cl.16}</b> overlay zones, <u>assessment of changes to zoning, or assessment of any greenfield subdivision proposals</u> <b>{ULS 394.16}</b>;</li> <li>assessment rules that require consideration of whether any discretionary or non-complying activities would consume <del>transportation or water, wastewater, or stormwater</del> <u>public</u> <b>{PO 881.167}</b> infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and</li> <li>rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.</li> </ol>
Policy 2.7.1.2	<p>Ensure areas of new urban development provide for <u>public</u> <b>{PO 881.167}</b> infrastructure networks that represent the least possible long term cost to <del>ratepayers</del> <u>the public</u> <b>{PO 881.41}</b> through:</p> <ol style="list-style-type: none"> <li>rules that require <u>public</u> <b>{PO 881.167}</b> infrastructure networks to be included as part of a structure plan or comprehensive plan;</li> <li>inclusion of relevant costs of additional <u>public</u> <b>{PO 881.167}</b> infrastructure needed as a result of growth in: <ol style="list-style-type: none"> <li>the Dunedin City Council's (DCC) <b>{PO 881.167}</b> Development Contributions Policy; or</li> <li>conditions on consent that require developers to pay for or provide infrastructure prior to development;</li> </ol> </li> <li>assessment rules for new urban development that require consideration of the long term costs to <del>council</del> <u>the DCC</u> <b>{PO 881.167}</b> of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new <u>public</u> <b>{PO 881.167}</b> infrastructure; and</li> <li>assessment rules that require consideration of additional <u>public</u> <b>{PO 881.167}</b> infrastructure <del>at</del> <b>{PO cl.16}</b> capacity to provide for future urban development on adjoining or nearby sites.</li> </ol>
Policy 2.7.1.3	<p>Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.</p>

## Objective 2.7.2: Efficient transportation

The multi-modal land **{Trans 881.44}** transport network, including connections between land, air and sea transport networks **{Trans 881.44}** operates safely and efficiently for all road users, including freight and passenger vehicles, public transport, motorcycles, cycling, walking, horse riding. **{Trans 881.44}**

Policy 2.7.2.1	<p>Support the safe and efficient operation of the <u>multi-modal land</u> <b>{Trans 881.45}</b> transport network through rules that:</p> <ol style="list-style-type: none"> <li>provide for transportation activities;</li> <li>manage the location, scale and design of high trip generators;</li> <li>manage the location, number and design of vehicle accesses;</li> <li>require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network;</li> <li>require on-site car parking where required to enable adequate accessibility and/or to avoid or adequately mitigate adverse effects on the safety and efficiency of the transport network; and <b>{Trans 322.27}</b></li> <li>manage the design of parking, loading and access areas; and - <b>{Trans 322.27}</b></li> <li><u>require minimum separation distance of vehicle crossings from level crossings.</u> <b>{Trans 322.27}</b></li> </ol>
Policy 2.7.2.2 <b>{Trans 753.2}</b>	<p><u>Encourage cycling by:</u></p> <ol style="list-style-type: none"> <li><u>considering the need for and design of on-site cycle parking as part of consent applications where accessibility is a relevant consideration;</u></li> <li><u>considering the safety of cyclists entering and exiting sites where effects on the safe and efficient operation of the transport network is a relevant consideration;</u></li> <li><u>enabling parking spaces required through minimum parking standards to be used for bicycle parking; and</u></li> <li><u>considering reductions in parking requirements where a travel management plan which encourages cycling has been implemented and/or a lower requirement due to a shift to active modes and/or public transport has been demonstrated.</u></li> </ol>

