

10. Natural Environment

10.1 Introduction

Dunedin covers a large geographic area and contains a diverse range of landscapes and ecosystems, from off shore islands, Otago Peninsula and other coastal areas through to forests, river plains, and uplands to the Rock and Pillar, Lammermoor and Maungatua ranges. There is a vast diversity of indigenous flora and fauna within these areas, some of which are endemic to Dunedin and are rare and subject to threats.

The preservation of the natural character of the coastal environment and riparian margins, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers are matters of national importance under section 6(a),(b),(c) and (d) of the RMA. The maintenance and enhancement of amenity values and the quality of the environment is provided for under section 7(c) and (f) of the RMA, which includes the maintenance and enhancement of Dunedin's significant natural landscapes. {NatEnv cl.16} There is a duty under section 31 Section 31 states that it is a function of Council {NatEnv 1088.29} to control land use and development for the purpose of maintaining indigenous biological diversity. Further, the New Zealand Coastal Policy Statement 2010 requires protection of indigenous biological diversity in the coastal environment. {NatEnv 958.57}

The natural environment in Dunedin is also important for the social, cultural and economic well-being of people and communities in Dunedin, and the life supporting capacity of air, water, soil and ecosystems. Dunedin's natural environment, and the life supporting capacity of Dunedin's air, water, soil and ecosystems are important for the social, cultural and economic well-being of communities. {RU 447.10} Vegetation, for example, {NatEnv cl.16} (including trees), performs a range of environmental functions such as releasing oxygen; absorbing carbon dioxide and retaining water; moderating micro-climates; giving shade and shelter from winds; providing land stability, particularly on gully and river banks; and providing habitat for wildlife, both native and exotic species. Ecosystem services and natural processes such as these underpin much of Dunedin's economic activity, especially in the rural environment. Maintaining the quality of the environment is particularly important to the tourism sector. The city's natural features and landscapes, natural character of the coast and other water bodies, and biodiversity values, all play an important role in contributing to the visitor experience. {RU 447.10 and 900.22, NatEnv 588.1}

Protection of the natural environment is also an essential part of the maintenance and enhancement of the relationship between Manawhenua and their ancestral lands, water, sites, wāhi tūpuna, and other taoka, as recognised in Section 14 of this plan. For instance, high quality natural resources are necessary for the availability of mahika kai. {NatEnv 1071.46} The natural environment of Dunedin also {NatEnv cl.16} makes an important contribution to the health and well-being of the residents of the city and to the quality of the city's landscape. For example, in {NatEnv cl.16} the urban environment, areas of bush contribute significantly to amenity values, as well as providing habitat and ecological corridors for indigenous fauna and serving other environmental functions. Dunedin residents look to the natural environment (both rural and urban) for recreational opportunities, and natural character, biodiversity and landscape values of the natural environment help shape residents' sense of identity. {RU 900.102 and 447.70, NatEnv 447.14}.

Threats to Dunedin's natural environment include the reduction or loss of habitats due to contamination, disturbance, destruction, fragmentation, {NatEnv 900.26} invasive pest species, and surrounding land uses. Maintaining the city's biodiversity is challenging because:

- areas and habitats of indigenous species often occur on both private and public land;
- although many landowners actively protect areas of value {NatEnv 919.20} there can at times {NatEnv 919.20} be tensions between the aspirations of landowners for land use and development and the need to

protect those areas and habitats;

- ecosystems are not always confined to definable sites;
- maintaining indigenous biodiversity requires more than both **{NatEnv 919.20}** the protection of sites of especially high biodiversity value. It also involves and **{NatEnv 919.20}** the growth, creation, and or **{NatEnv 919.20}** restoration of new or existing sites; and
- the costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional, and national.

Threats to the natural environment also include the adverse effects that inappropriate land use and development can have on natural landscapes, natural features, and the natural character of the coast and riparian margins. Sometimes these adverse effects only become apparent over a period of time, due to the cumulative effects that land use and development can have on landscape or natural character values.

In identifying the elements of the natural environment that need to be protected, the following key resource management issues have been identified:

- land use, development, and subdivision activities can lead to modification, fragmentation, **{NatEnv 900.26}** or loss of biodiversity values, areas of indigenous vegetation, and habitats of indigenous fauna;
- land use, development, and subdivision activities can adversely affect values of natural features and landscapes;
- land use, development, and subdivision activities can adversely affect the natural character of the coast and riparian margins;
- land use, development, and subdivision activities can restrict public access to and along the coastal marine area, lakes and rivers; and
- conservation, including pest control and restorative planting, is an important activity and needs to be provided for and encouraged.

In response to these issues, the Natural Environment section proposes to focus **{NatEnv cl.16}** on maintaining and enhancing:

- areas of indigenous vegetation and the habitats of indigenous fauna;
- the landscape values of outstanding natural features, outstanding natural landscapes, and significant natural features **landscapes {NatEnv 447.14}**;
- the biodiversity values and natural character values of the coast and riparian margins;
- the conservation values of identified areas of urban biodiversity (**urban conservation biodiversity mapped areas {NatEnv 958.60}**); and
- public access to coastlines, identified water bodies and other parts of the natural environment.

The Natural Environment section provisions apply across all zones, although the landscape overlay zones and their rules only apply across rural and rural residential zones; and the natural **{NatEnv cl.16}** coastal character overlay zones apply across rural, rural residential and recreation zones. Rules and assessment matters in the management and major facility zones that relate to the natural environment are linked to the relevant rules and assessment matters in this section.

10.2. Objectives and Policies

Objective 10.2.1	
Biodiversity values are maintained or enhanced {NatEnv 958.60 and 361.1} , including by protecting {NatEnv 900.141} Areas of significant {NatEnv 900.141} indigenous vegetation and the significant {NatEnv 900.141} habitats of indigenous fauna are maintained and enhanced {NatEnv 900.141, 958.60 and 361.1} .	
Policy 10.2.1.W {NatEnv 900.35}	Only allow land use, development and city-wide activities where biodiversity values are maintained or enhanced. {NatEnv 900.35}
Policy 10.2.1.X {NatEnv 900.142}	Avoid adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna or, if avoidance is not practicable, ensure that: {NatEnv 900.142} <ol style="list-style-type: none"> there is no net loss and preferably a net gain in the biodiversity values of the area; or {NatEnv 900.142} where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29} where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6. {NatEnv 1088.15}
Policy 10.2.1.Y {NatEnv 900.142}	Avoid rural activities (except for rural ancillary retail, rural tourism and rural research), residential activities (except for working from home), early childhood education, commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities and indigenous vegetation clearance – large scale in Areas of Significant Biodiversity Value (ASBVs) unless: {NatEnv 900.142} <ol style="list-style-type: none"> there is no net loss and preferably a net gain {NatEnv 1088.32} in the biodiversity values of the ASBV including, but not limited to, those biodiversity values listed in Appendix A1.2; or {NatEnv 690.8} where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29} where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6. {NatEnv 1088.15}
Policy 10.2.1.2	Only allow land use and development activities rural tourism – large scale, rural research – large scale, community and leisure – large scale, sport and recreation, restaurants and retail activities ancillary to sport and recreation, large buildings and structures, earthworks – large scale, shelterbelts and small woodlots, site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances), public amenities, network utility activities, transportation activities and natural hazard mitigation activities {NatEnv 900.142} in a Scheduled {NatEnv cl.16} Areas of Significant Conservation Biodiversity Value (ASCV ASBVs) {NatEnv 958.60} where these activities will have net positive effects on the protection and enhancement of there is no net loss and preferably a net gain in {NatEnv 1088.32} the biodiversity values of the Scheduled ASCV ASBV including, but not limited to, those biodiversity values listed in Appendix A1.2 {NatEnv 690.8} .
Policy 10.2.1.1	Encourage conservation activity in all zones.

Objective 10.2.1

Biodiversity values are maintained or enhanced **{NatEnv 958.60 and 361.1}**, including by protecting **{NatEnv 900.141}** Areas areas of significant **{NatEnv 900.141}** indigenous vegetation and the significant **{NatEnv 900.141}** habitats of indigenous fauna are maintained and enhanced **{NatEnv 900.141, 958.60 and 361.1}**.

Policy 10.2.1.3	Limit <u>Only allow</u> {NatEnv 900.28} indigenous vegetation clearance - large scale {NatEnv cl.16} in the rural and rural residential zones to a size that avoids any <u>where</u> {NatEnv 900.28} adverse effects on the biodiversity values of the area of indigenous vegetation {NatEnv 900.28} are avoided or, if avoidance is not possible practicable {PO 908.3} , ensures that adverse effects are no more than minor. {NatEnv 900.28}
Policy 10.2.1.4	Only allow indigenous vegetation clearance in a Scheduled Area of Significant Conservation Value (ASCV), or {NatEnv 949.5} a wetland, or where there are threatened plant species or fauna species {NatEnv 900.29} or mature trees on the important native tree species list present, where <u>there is no net loss and preferably a net gain in</u> {NatEnv 949.5} the biodiversity values. of the area of indigenous vegetation {NatEnv 1088.34} are maintained or enhanced {NatEnv 949.5}
Policy 10.2.1.5	Only allow vegetation clearance over the maximum permitted {NatEnv cl.16} area, and earthworks - large scale, and subdivision {NatEnv cl.16} in an urban Conservation biodiversity mapped areas (UCMA UBMA) {NatEnv 958.60} where the conservation biodiversity {NatEnv 958.60} values of the UCMA UBMA {NatEnv 958.60} are maintained or enhanced, including, but not limited to, those values listed in Appendix A10. {NatEnv 900.31}
Policy 10.2.1.6	Require forestry and tree planting shelterbelts and small woodlots {RU cl.16} to avoid the use of wilding tree species, unless the risk of wilding tree spread into establishment in {NatEnv 919.25} areas of indigenous vegetation can be avoided or, if avoidance is not possible, {NatEnv 919.25} is insignificant.
Policy 10.2.1.7	Require mineral exploration and mineral prospecting to restore indigenous vegetation <u>and the habitats of indigenous fauna</u> {NatEnv 900.143} where it existed before the activity commenced and has been cleared as part of the exploration or prospecting activity, or, where this is not practicable, to otherwise ensure that biodiversity values maintained or enhanced. {NatEnv 949.8 and 958.58} .
Policy 10.2.1.8 {NatEnv 949.9}	Only allow mining, and landfills where there is certainty that indigenous vegetation will be restored on land where it existed before the activity commenced and has been cleared as part of the mining or landfill activity. {NatEnv 949.9}
Policy 10.2.1.9	Only allow subdivision activities where the subdivision is designed to ensure any future land use or development activities {NatEnv cl.16} will: <ul style="list-style-type: none"> a. maintain or enhance the biodiversity and conservation values associated with any Scheduled Area of Significant Conservation Value (ASCV) or an Urban Conservation Mapped Area (UCMA); and <u>maintain or enhance, on an on-going basis, biodiversity values:</u> {NatEnv 958.60 and 958.27} b. avoid or, if avoidance is not possible, adequately mitigate adverse effects on other important areas of indigenous vegetation or the habitat of indigenous fauna. {NatEnv 958.60 and 958.27} protect areas of significant indigenous vegetation and the significant habitats of indigenous fauna; and {NatEnv 958.27} c. <u>be in accordance with policies 10.2.1.X, 10.2.1.2, 10.2.1.Y and 10.2.1.5.</u> {NatEnv 958.27}

Objective 10.2.1

Biodiversity values are maintained or enhanced **{NatEnv 958.60 and 361.1}**, including by protecting **{NatEnv 900.141}** Areas ~~areas~~ of significant **{NatEnv 900.141}** indigenous vegetation and the significant **{NatEnv 900.141}** habitats of indigenous fauna are maintained and enhanced **{NatEnv 900.141, 958.60 and 361.1}**.

Policy 10.2.1.10 {NatEnv 949.11}	Only allow network utilities poles and masts – small scale, on-site energy generation devices, network utility structures – large scale, community scale solar panels and wind generators, and energy resource investigation devices where adverse effects on identified biodiversity values can be avoided or, where avoidance is not possible, would be insignificant.
Policy 10.2.1.11 {NU 308.468 and 308.122}	Avoid wind generators – community scale, biomass generators – stand-alone and regional scale energy generation in a Scheduled Area of Significant Conservation Value (ASCV) unless there are no adverse effects on the identified biodiversity values of the Scheduled ASCV.

¹ **NatEnv cl.16:** Subdivision in UBMA's (notified as UCMA's) was provided for in notified Policy 10.2.1.9. It is now provided for in Policy 10.2.1.5. This does not change the effect of provisions.

Objective 10.2.2

The biodiversity values and natural character of the coast and riparian margins are maintained and enhanced.

Policy 10.2.2.1	Encourage conservation activity in coastal and riparian margins.
Policy 10.2.2.2	Require buildings, structures, storage and use of hazardous substances, network utilities <u>utility</u> {NU cl.16} activities, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to enable the biodiversity and natural character values of coastal and riparian margins to be maintained or enhanced.
Policy 10.2.2.3	Require vegetation clearance to be set back an adequate distance from the coast and water bodies, <u>including wetlands</u> , {NatEnv cl.16} to <ol style="list-style-type: none"> minimise, <u>as far as practicable</u>, {PO 906.34 and 308.497} the risk of erosion; and protect, or enable the enhancement of, biodiversity and natural character values.
Policy 10.2.2.X {NatEnv cl.16}	<u>Only allow indigenous vegetation clearance in the coastal environment mapped area where natural character values and biodiversity values of the coast are maintained or enhanced.</u>
Policy 10.2.2.4	Require earthworks to <u>be located and undertaken in a way that</u> {NatEnv 1088.40} minimises, <u>as far as practicable</u> , {PO 906.34 and 308.497} the risk of sediment entering the sea or water bodies. by: <ol style="list-style-type: none"> being set back an adequate distance from the coast and water bodies; and {NatEnv 1088.40} by using appropriate sediment control techniques to ensure sediment does not enter water bodies or the sea {NatEnv 1088.40}.
Policy 10.2.2.Y {NatEnv 900.38}	<u>Only allow activities adjacent to water bodies and the coast where the biodiversity values and natural character of the coast and riparian margins are maintained or enhanced.</u>
Policy 10.2.2.5	Only allow subdivision activities adjacent to water bodies and the coast where <u>the subdivision is designed to ensure that</u> {NatEnv cl.16} the following biodiversity values and natural character values are maintained or enhanced, including through provision of <u>an</u> esplanade reserves or esplanade strips {NatEnv 360.147} in identified locations: <ol style="list-style-type: none"> biodiversity values of riparian margins and the coast; the water quality and aquatic habitats of the water body or coast; and the natural functioning of the adjacent sea or water body.
Policy 10.2.2.6	Only allow <u>natural</u> {HazMit cl.16} hazard mitigation earthworks and <u>natural</u> {HazMit cl.16} hazard mitigation structures where there are no {NatEnv 951.8} significant adverse effects on the biodiversity and natural character values of coastal and riparian margins <u>are avoided or minimised as far as practicable</u> {NatEnv 951.8} .

¹ **NatEnv cl.16:** This policy provides for the assessment of indigenous vegetation clearance that contravenes the requirement to locate outside the **coastal environment mapped area** (Rule 10.3.2.3.b.i). The addition of this policy does not change the effect of provisions .

Objective 10.2.3

Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development and their values, as identified in Appendix A5, are maintained preserved **{NatEnv 958.37}** or enhanced.

Policy 10.2.3.1 {NatEnv 900.46}	Limit rural and community activities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones to those which do not require buildings or involve a change to the landform. {NatEnv 900.46}
Policy 10.2.3.W {NatEnv 447.75}	Avoid landfills and mining in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones. {NatEnv 447.75}
Policy 10.2.3.2	Avoid indigenous vegetation clearance - large scale, {NatEnv 958.106} buildings and structures, rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research – small scale), {NatEnv 900.46} residential activities (except for working from home), {NatEnv cl.16} commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), {NatEnv cl.16} industrial activities, and major facility activities, substations, and {NU 915.17} network utility structures - large scale (excluding amateur radio configurations) {NU cl.16} , on-site energy generation, community scale energy generation, regional scale energy generation, energy resource investigation devices, {NU 308.122} and biomass generators – stand-alone {NU 308.468} in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones unless there are no material effects any adverse effects on the natural character values, as identified in Appendix A5, are insignificant {NatEnv 908.17} .
Policy 10.2.3.5 {NatEnv 908.17}	Only allow natural hazard mitigation activities, transportation activities, and public amenities in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where any adverse effects on the values identified in Appendix A5 are minimised as far as practicable; and if effects are more than insignificant if in an ONCC or HNCC, or more than minor if in a NCC, there are no practicable alternative locations.
Policy 10.2.3.3	Only allow indigenous vegetation clearance, {NatEnv 958.106} tree-planting shelterbelts and small woodlots {RU cl.16} , new network utilities or additions to network utilities network utility structures – small scale, {NU 308.122} network utility structures – large scale (amateur radio configurations only), {NU cl.16} and earthworks - large scale, transportation activities, and public amenities {NatEnv 949.19} in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where any {NatEnv cl.16} adverse effects on the natural character values identified in Appendix A5 are insignificant.
Policy 10.2.3.X {NatEnv 908.17}	Only allow natural hazard mitigation activities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where any adverse effects on the natural character values identified in Appendix A5 are: {NatEnv 908.17} a. insignificant, or {NatEnv 908.17} b. where there are no practicable alternative locations, adequately mitigated. {NatEnv 908.17}

Objective 10.2.3

Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development and their values, as identified in Appendix A5, are maintained preserved **{NatEnv 958.37}** or enhanced.

Policy 10.2.3.11 {NU 308.122 and 308.468}	Avoid wind generators – community scale, biomass generators – stand alone and regional scale energy generation in the Natural Coastal Character Overlay Zone (NCC) unless there are no material effects on the natural character values, as identified in Appendix A5. {NU 308.122 and 308.468}
Policy 10.2.3.4	Only allow mining, landfills, <u>crematoriums</u> , {NatEnv 447.77} large buildings and structures, forestry, earthworks - large scale and indigenous vegetation clearance - large scale {NatEnv cl.16} in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 can <u>will</u> {PO cl.16} be avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3} , be {PO cl.16} no more than minor.
Policy 10.2.3.10 {NatEnv 576.62}	Only allow network utilities poles and masts-small scale, on-site energy generation devices, network utility structures – large scale, community scale solar panels and wind generators and energy resource investigation devices in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 can be avoided or, if avoidance is not possible, be no more than minor.
Policy 10.2.3.Y {NatEnv 908.17 and others}	<u>Only allow public amenities, {NatEnv 908.17} substations, {NU 915.17} network utility poles and masts – small scale, hydro generators – small scale, solar panels – small scale, wind generators – small scale, network utility structures – large scale, {NatEnv 576.62} natural hazard mitigation activities and transportation activities {NatEnv 908.17} in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable: {NatEnv 908.17 and 576.62}</u> a. <u>no more than minor, or {NatEnv 908.17 and 576.62}</u> b. <u>where there are no practicable alternative locations, adequately mitigated. {NatEnv 908.17 and 576.62}</u>
Policy 10.2.3.7	Only allow subdivision activities in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where the subdivision is designed to ensure that any future land use or development activities {NatEnv cl.16} will <u>maintain preserve</u> {NatEnv 958.43} or enhance, on an on-going basis, the natural character values identified in Appendix A5 and will be in accordance with policies 10.2.3.1-10.2.3.5 10.2.3.W, 10.2.3.2, 10.2.3.3, 10.2.3.X, 10.2.3.4 and 10.2.3.Y {NatEnv 900.46 and others} .
Policy 10.2.3.U {NatEnv cl.16}	<u>Require large buildings on landscape building platforms in the Natural Coastal Character Overlay Zone (NCC) to be of a size, design and appearance that ensures that adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, no more than minor.</u>
Policy 10.2.3.6	Require buildings, structures, additions and alterations buildings and structures {NatEnv cl.16} , and wind generators – on-site energy generation {NU 743.17} in a Natural Coastal Character Overlay Zone (NCC) to have exterior colours and materials that avoid or, if avoidance is not possible, minimise, as far as practicable, {PO 906.34 and 308.497} adverse visual effects caused by reflectivity.

Objective 10.2.3

Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development and their values, as identified in Appendix A5, are maintained preserved **{NatEnv 958.37}** or enhanced.

Policy 10.2.3.8	Provide for small buildings (no larger than 60m ²) in the Natural Coastal Character Overlay Zone (NCC) but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not possible <u>practicable</u> {PO 908.3} , ensures cumulative visual effects are no more than minor.
Policy 10.2.3.9	Require ancillary signs in <u>natural</u> {NatEnv cl.16} coastal character overlay zones to be located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant.
Policy 10.2.3.V {NatEnv 900.144}	<u>Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant.</u>
Policy 10.2.3.Z {NU 576.9}	<u>Require network utility structures – small scale in a Natural Coastal Character Overlay Zone (NCC) to be located to ensure that adverse effects on the natural coastal character values identified in Appendix A5 are avoided or, if avoidance is not practicable:</u> a. <u>no more than minor; or</u> b. <u>where there are no practicable alternative locations, adequately mitigated.</u> {NU 576.9}

¹ **NatEnv cl.16:** This policy provides for the assessment of buildings and structures >60m² within landscape building platforms in NCCs, which are controlled activities. Under notified provisions, Policy 10.2.3.4 was referenced in assessment rules for these activities. However, the “only allow...” wording of this policy is inappropriate for controlled activities. The addition of this policy does not change the effect of provisions, because the effects test remains the same as in notified provisions.

Objective 10.2.4

Subdivision and development activities maintain and enhance access to coastlines, identified **{NatEnv 1088.41}** water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai.

Policy 10.2.4.1	Require buildings, structures, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins.
Policy 10.2.4.2	Require, within the Harbourside Edge Zone, buildings to be set back an adequate distance from the coast or edge of the wharf to achieve uninterrupted pedestrian access.
Policy 10.2.4.3	Require subdivision of land to enhance public access to the natural environment through: a. requiring <u>an</u> esplanade reserves or esplanade strips {NatEnv 360.148} of an appropriate width and location adjacent to identified water bodies and the coast; and b. where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads.
Policy 10.2.4.34 {HazMit cl.16}	Only allow <u>natural</u> hazard mitigation earthworks or <u>natural hazard mitigation</u> structures {HazMit cl.16} where public access to the coast and riparian margins is maintained or enhanced.

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.1 {NatEnv 874.14, 908.17 and 908.3}	Limit rural and community activities in the Outstanding Natural Feature Overlay Zone (ONF) to those which do not require buildings or involve a change to the landform.
Policy 10.2.5.X {NatEnv 447.75 and 447.76}	Avoid landfills {NatEnv 447.75} and mining {NatEnv 447.76} in the Outstanding Natural Feature Overlay Zone (ONF). {NatEnv 447.75 and 447.76}
Policy 10.2.5.2 {NatEnv 874.14, 908.17 and 908.3}	Avoid residential, commercial, industrial and major facility activities in the Outstanding Natural Feature Overlay Zone (ONF).
Policy 10.2.5.4	Avoid buildings and structures, <u>rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research – small scale), residential activities (except for working from home), commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities, {NatEnv 874.14, 908.17 and 908.3} substations, and {NU 915.17} network utilities utility structures {NU cl.16} - large scale (excluding amateur radio configurations) {NU cl.16}, on-site energy generation, {NU 308.122} biomass generators – stand-alone {NU 308.468}, energy resource investigation devices, {NU 308.122} and community and regional scale energy generation {NU 308.122} in the Outstanding Natural Feature Overlay Zone (ONF), unless there are no material <u>any adverse</u> effects on the landscape values of the ONF as identified in Appendix A3 <u>are insignificant</u> {NatEnv 908.17 and 908.3}.</u>
Policy 10.2.5.5 {NatEnv 908.17 and 908.3}	Only allow natural hazard mitigation activities, transportation activities, and public amenities in landscape overlay zones where any adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant if in an Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF) overlay zone, or more than minor if in a Significant Natural Landscape Overlay Zone (SNL), there are no practicable alternative locations.
Policy 10.2.5.3	Only allow tree planting <u>shelterbelts and small woodlots {RU cl.16} and earthworks - large scale, indigenous vegetation clearance - large scale {NatEnv 958.106}, network utility structures - small scale, network utility structures - large scale (amateur radio configurations only), {NatEnv cl.16}</u> in the Outstanding Natural Feature Overlay Zone (ONF) where the <u>any adverse</u> effects on the landscape values of the ONF, as identified in Appendix A3, <u>would be are</u> {NatEnv cl.16} insignificant.
Policy 10.2.5.Y {NatEnv 908.17 and 908.3}	Only allow crematoriums, <u>natural hazard mitigation activities, transportation activities and public amenities in the Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are:</u> a. <u>insignificant, or</u> b. <u>where there are no practicable alternative locations, adequately mitigated.</u>

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.16 {NatEnv cl.16}	Only allow amateur radio configurations, network utilities structures – small scale, network utilities poles and masts – small scale in an Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, would be insignificant.
Policy 10.2.5.14	Avoid <u>Require</u> network utility structures - small scale in an Outstanding Natural Feature Overlay Zone (ONF) unless they are co-located with an existing building or network utilities structure to be designed and located to ensure that any adverse effects on the landscape values identified in Appendix A3 are insignificant. {NU 576.9}
Policy 10.2.5.15	Avoid wind generators – community scale, {NU 308.122} biomass generators – stand-alone and {NU 308.468} regional-scale energy generation {NU 308.122} mining {NatEnv 447.76} and landfills {NatEnv 447.75} in Significant Natural Landscape (SNL) and {NU 308.122} the Outstanding Natural Landscape <u>Overlay Zone</u> (ONL) overlay-zones {NatEnv cl.16} unless there are no material any adverse {PO 908.17 and 908.3} effects on the landscape values of the ONL, {NatEnv cl.16} as identified in Appendix A3 are insignificant {PO 908.17 and 908.3}.
Policy 10.2.5.6	Only allow mining, {NatEnv 447.76} forestry, landfills, {NatEnv 447.75} large buildings and structures, earthworks – large scale, {NatEnv 464.10} network utilities poles and masts – small scale, network utilities structures – small scale, on-site energy generation devices, energy resource investigation devices, and community scale hydro generators and solar panels {NatEnv 576.62} in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3, would be are {NatEnv cl.16} insignificant.
Policy 10.2.5.Z {NatEnv 464.10 and others}	Only allow large buildings and structures, earthworks – large scale, {NatEnv 464.10} public amenities, {NatEnv 908.17 and 908.3} substations, {NU 915.17} network utility poles and masts – small scale, hydro generators – small scale, solar panels – small scale, wind generators – small scale, network utility structures – large scale, {NatEnv 576.62} transportation activities and natural hazard mitigation activities {NatEnv 908.17 and 908.3} in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3 are: {NatEnv 464.10 and others} a. insignificant, or {NatEnv 464.10 and others} b. where there are no practicable alternative locations, adequately mitigated. {NatEnv 464.10 and others}

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.7	Only allow forestry, mining, landfills, crematoriums , {NatEnv 447.77} large buildings and structures, and {NatEnv cl.16} earthworks - large scale, public amenities , {NatEnv 908.17 and 908.3} substations , {NU915.17} network utilities utility {NU cl.16} poles and masts - small scale, hydro generators – small scale , solar panels – small scale , wind generators – small scale , {NU 308.122} network utilities utility {NU cl.16} structures - small large {NatEnv cl.16} scale, on-site energy-generation devices, energy resource investigation devices, and community scale hydro-generators and solar panels; {NU 308.122} , natural hazard mitigation activities and transportation activities {NatEnv 908.17 and 908.3} in the Significant Natural Landscape Overlay Zone (SNL) where any {NatEnv cl.16} adverse effects on the landscape values of the SNL, as identified in Appendix A3, will be are {NatEnv cl.16} avoided or, if avoidance is not possible practicable {PO 908.3} : a. be {NatEnv cl.16} no more than minor or ; b. where there are no practicable alternative locations, adequately mitigated . {NatEnv 458.12}
Policy 10.2.5.11	Only allow subdivision activities in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), and Significant Natural Landscape (SNL) overlay zones where the subdivision is designed to ensure that any future land use or development will maintain or enhance {NatEnv 908.17 and 908.3} the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1 – 10.2.5.9 10.2.5.X, 10.2.5.4, 10.2.5.3, 10.2.5.Y, 10.2.5.15, 10.2.5.6, 10.2.5.Z and 10.2.5.7 {NatEnv 900.46 and others} .
Policy 10.2.5.V {NatEnv 464.10 and 458.12}	Require large buildings on landscape building platforms in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to be of a size, design and appearance that ensures that adverse effects on the landscape values identified in Appendix A3 are avoided or, if avoidance is not practicable, adequately mitigated.
Policy 10.2.5.8	Require new {NatEnv 900.59} buildings and structures, additions and alterations, {NatEnv 900.59} and wind generators – on-site energy generation {NU 743.17} in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that avoid or, if avoidance is not possible , minimise, as far as practicable, {PO 906.34 and 308.497} adverse visual effects caused by reflectivity.
Policy 10.2.5.10 {RU 874.41 and others}	Only allow mining where adverse effects on identified ridgelines can be avoided or, if avoidance is not possible, would be insignificant. {RU 874.41 and others}
Policy 10.2.5.12	Provide for small buildings (no larger than 60m ²) in landscape overlay zones but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not possible practicable {PO 908.3} , ensures cumulative visual effects are no more than minor.
Policy 10.2.5.13	Require ancillary signs in landscape overlay zones to be located and designed so that any adverse effects on landscape values, as identified in Appendix A3, are insignificant.

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.W {NatEnv 900.144}	<u>Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones is insignificant.</u>
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¹ **NU cl.16:** This amendment is required due to reformatting of provisions for amateur radio configurations, which does not change their effect. See discussion in Network Utilities Decision Report.

² **NatEnv cl.16:** The network utility activities managed in notified Policy 10.2.5.16 are now managed in Policy 10.2.5.3. This does not change the effect of provisions.

Rules

Rule 10.3 Performance Standards

10.3.1 Esplanade Reserves and Strips

1. Subdivision activities must provide an esplanade reserves **{NatEnv 360.149}** with a minimum width of 20m as follows:
 - a. along the mark of mean high water springs of the sea; and
 - b. along the bank ~~or the margin~~ **{NatEnv 900.6}** of the following rivers, creeks and lakes streams **{NatEnv cl.16}**:
 - i. Frasers Creek;
 - ii. Kaikorai Stream;
 - iii. Lindsays Creek;
 - iv. Orokonui Creek;
 - v. Owhiro Stream;
 - vi. Silverstream;
 - vii. Lower Taieri River, being the Taieri River downstream from the Outram bridge;
 - viii. Waikouaiti River downstream from the bridge on State Highway 1; and
 - ix. Water of Leith, except within the Stadium Zone where no esplanade reserve will be required.
2. Subdivision activities along the bank ~~or the margin~~ **{NatEnv 900.6}** of the following rivers, creeks and lakes streams **{NatEnv cl.16}** must provide an esplanade strips **{NatEnv 360.149}** with a minimum width of ~~5m~~ 20m **{NatEnv 908.12}**:
 - a. Abernathys Creek;
 - b. Battery Creek **{NatEnv 588.4}**
 - c. Andersons Bay Stream;
 - d. Bull Creek;
 - e. Carey's Creek;
 - f. Christies Creek;
 - g. Craigs Creek;
 - h. Deborah Bay Stream;
 - i. Deep Creek;
 - j. Deep Stream;
 - k. Dons Creek;
 - l. Fern Stream;
 - m. Flagstaff Creek;
 - n. Flat Stream;
 - o. Foote Stream;
 - p. Lagoon Creek;
 - q. Latham Bay Stream;
 - r. Lee Creek;



- s. Lee Stream;
 - t. Lug Creek;
 - u. Macandrew Bay Stream;
 - v. Mihiwaka Stream;
 - w. Nenthorn Stream;
 - x. Opoho Creek;
 - y. Orbell's Creek;
 - z. Ōtākou Stream;
 - aa. Otokia Creek;
 - ab. Portobello Stream;
 - ac. Post Office Creek (Waikouaiti);
 - ad. Post Office Creek (Waipori);
 - ae. Pūrākaunui Creek;
 - af. Sawyers Bay Stream;
 - ag. Smiths Creek;
 - ah. Smugglers Creek;
 - ai. Stewarts Creek {**NatEnv 588.4**}
 - aj. Stony Creek;
 - ak. Styles Creek;
 - al. Sutton Stream;
 - am. Upper Taieri River, being the Taieri River upstream from the Outram bridge;
 - an. Three O'clock Stream;
 - ao. Toll Bar Creek;
 - ap. Traquair Burn;
 - aq. Verter Burn;
 - ar. Waikouaiti River upstream from the bridge on State Highway 1;
 - as. Waipori River;
 - at. Waitati River; and
 - au. Whare Creek.
3. For the purpose of this standard, an esplanade reserves and or esplanade strips {**NatEnv 360.149**} will be measured in a landward direction at 90 degrees to MHWS of the sea, tidal rivers or estuaries, or the bank of any stream, creek {**NatEnv cl.16**} or river.
4. Activities that contravene this performance standard are restricted discretionary activities.{**PO cl.16**}

10.3.2 Vegetation Clearance

NatEnv cl.16: As a clause 16 amendment Section 10.3.2.1 has been moved further down this section to follow 10.3.2.4. It (and all references to it throughout the plan) will be renumbered accordingly.

10.3.2.2 Maximum area of indigenous vegetation clearance **{confirmed to be replaced by 10.3.2.A - NatEnv cl.16¹}**

- a. Indigenous vegetation clearance must not exceed the following maximum areas on any site over any three calendar year period, measured from stems at ground level: **{NatEnv cl.16}**

Zone {NatEnv cl.16}		Maximum area {NatEnv cl.16}
i. {NatEnv cl.16}	Coastal Rural Zone	500m ²
ii. {NatEnv cl.16}	High Country Rural Zone	500m ² non-tussock species 10,000m ² (1ha) tussock species
iii. {NatEnv cl.16}	Hill Country Rural Zone	500m ²
iv. {NatEnv cl.16}	Hill Slopes Rural Zone	500m ²
v. {NatEnv cl.16}	Middlemarch Basin Rural Zone	100m ²
vi. {NatEnv cl.16}	Peninsula Coast Rural Zone	250m ²
vii. {NatEnv cl.16}	Taieri Plains Rural Zone	100m ²
viii. {NatEnv cl.16}	Rural Residential 1 and Rural Residential 2 Zones	250m ²

- b. The following instances of indigenous vegetation clearance are exempt from this standard:
- vegetation clearance as part of existing forestry activity where the clearance involves an understorey of indigenous vegetation, or is for the maintenance of forestry access or firebreaks;
 - vegetation clearance of an area of Manuka that is adversely affected by Manuka Blight caused by *Eriococcus orariensis*; or
 - vegetation clearance 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.
- c. For the purposes of this standard, if an area of indigenous vegetation straddles two zones, the lesser

maximum area will apply: **{NatEnv cl.16}**

¹ **NatEnv cl.16:** The content of Rule 10.3.2.2 has been moved to Rule 10.3.2.A. This does not change the effect of provisions.

10.3.2.A Indigenous vegetation clearance – small scale thresholds {Confirmed to replace 10.3.2.2 and parts of the definition of indigenous vegetation clearance - Nat Env cl.16¹}

- a. The following types of indigenous vegetation clearance are always considered indigenous vegetation clearance – small scale:
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species: **{NatEnv 291.5}**
 - ii. clearance for the erection, maintenance or alteration of fences (including gates): **{NatEnv 291.5}**
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads or fire breaks: **{NatEnv 291.5}**
 - iv. clearance for the construction or maintenance **{NatEnv cl.16}** of tracks (associated with permitted land use or city-wide activities only) **{NatEnv 900.136 and 900.2}** up to:
 1. 2m in width in ASBVs, ONFs, **{NatEnv 958.106}** ONCCs, HNCCs and NCCs;
 2. 3m in width outside these areas **{NatEnv 291.5}**;
 - vi. clearance that is consistent with or **{NatEnv 949.15}** 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;
 - vii. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993: **{NatEnv 1090.27}**
 - viii. clearance of a pest plant listed in Appendix 10B: **{NatEnv 291.5}**
 - ix. vegetation clearance as part of incidental to **{NatEnv cl.16}** existing forestry activity where the clearance involves an understorey of indigenous vegetation, or is for the maintenance of forestry access or firebreaks;
 - x. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities: **{NatEnv 291.5}**
 - xi. clearance that is incidental to the harvesting or maintenance of trees as part of forestry, provided that all vegetation that is felled within 10m of a water body must be felled away from the water body, and that the forestry is conducted in accordance with recognised industry environmental codes of practice: **{NatEnv 291.5}**
 - xii. vegetation clearance of an area of Manuka that is adversely affected by Manuka Blight caused by *Eriococcus orariensis* (outside ASBVs, ONFs, **{NatEnv 958.106}** ONCCs, HNCCs and NCCs only);
 - xiii. vegetation clearance of stands of matagouri-dominant shrubland that contain no matagouri individuals greater than 1.5m tall and that contain no more than one other non-matagouri indigenous shrub species; and **{NatEnv 138.1 and 291.5}**
 - xiv. clearance of indigenous vegetation from areas that, within the last 10 years, have been cultivated or clear of such vegetation (outside ASBVs, ONFs **{NatEnv 958.106}**, ONCCs, HNCCs and NCCs only), provided that the clearance is associated with a permitted land use or city-wide activity. **{NatEnv 361.7}**

- b. All indigenous vegetation clearance that occurs in an ASBV, ONF, **{NatEnv 958.106}** ONCC, HNCC, or NCC and is not included in Rule 10.3.2.A.a is considered indigenous vegetation clearance – large scale.
- c. All other indigenous vegetation clearance must not exceed the following maximum areas on any site, over the time period indicated, to be considered indigenous vegetation clearance – small scale:

Zone/Area		Maximum Area	Per Time Period (calendar years)
i.	Coastal Rural Zone	500m ²	3 years
ii.	High Country Rural Zone <u>within the Taieri Ridge and Mare Burn mapped area {NatEnv 900.147}</u>	500m ² 1000m ² {NatEnv 860.5} non-tussock species 10000m ² (1ha) 1000m ² {NatEnv 900.147} tussock species	3 years
iii.	High Country Rural Zone <u>not within the Taieri Ridge and Mare Burn mapped area {NatEnv 900.147}</u>	1000m ² non-tussock species {NatEnv 860.5} 10000m ² (1ha) tussock species {NatEnv 900.147}	3 years
iv.	Hill Country Rural Zone	500m ² 1000m ² {NatEnv 1082.1}	3 years
v.	Hill Slopes Rural Zone	500m ² 1000m ² {NatEnv 355.11}	3 years
vi.	Middlemarch Basin Rural Zone	100m ²	3 5 years {NatEnv 900.147}
vii.	Peninsula Coast Rural Zone	250m ²	3 5 years {NatEnv 900.147}
viii.	Taieri Plain Rural Zone	100m ²	3 5 years {NatEnv 900.147}
ix.	Rural Residential 1 and Rural Residential 2 Zones	250m ²	3 years

- d. For the purposes of Rule 10.3.2.A.c:
- if the area of indigenous vegetation to be cleared straddles two zones, the lesser maximum area will apply;
 - the area to be cleared will be measured from stems at ground level; and
 - the time period will be measured as the total clearance over the indicated number of calendar years.
- e. All indigenous vegetation clearance that does not meet this standard is considered indigenous vegetation clearance – large scale, which is:
- a restricted discretionary non-complying **{NatEnv 949.13 and 958.106}** activity in ASBVs, ONCCs and HNCCs;
 - a restricted discretionary activity in NCCs, ONFs, rural zones and rural residential zones.

¹ **NatEnv cl.16:** The content of Rule 10.3.2.A was included in the notified definition of Indigenous Vegetation

Clearance, and the notified Maximum Area of Indigenous Vegetation Clearance performance standard (Rule 10.3.2.2). In new Rule 10.3.2.A, this content has been reformatted so that types of vegetation clearance that were permitted under the notified provisions are provided for as “Indigenous Vegetation Clearance – Small Scale”. Other changes to formatting and wording have also been made to clarify provisions. This does not change the effect of provisions. Where elements of the rule have been amended in response to submissions, strikethrough and underlining is used and submitter references are provided.

² **NatEnv 291.5:** Under notified provisions, this exemption applied only within ASCVs, ONCCs, HNCCs and NCCs. Under Rule 10.3.2.A.a.i, and in response to submission OS291.5, this exemption has been extended so that it applies throughout the city.

³ **NatEnv 291.5:** Under notified provisions, this exemption applied only within ASCVs, ONCCs, HNCCs and NCCs. Under Rule 10.3.2.A.a.ii, and in response to submission OS291.5, this exemption has been extended so that it applies throughout the city.

⁴ **NatEnv 291.5:** Under notified provisions, this exemption applied only within ASCVs, ONCCs, HNCCs and NCCs. Under Rule 10.3.2.A.a.iii, and in response to submission OS291.5, this exemption has been extended so that it applies throughout the city.

10.3.2.3 Protected areas (vegetation clearance) **{NatEnv cl.16¹}**

a. Vegetation clearance must not occur within:

- i. 20m of any wetland identified in Appendix A1.2 as an Area of Significant Conservation Biodiversity **{NatEnv 958.60}** Value; or
- ii. the following minimum setbacks from the coast and water bodies:

Activity	Minimum setback from mean high water springs	Minimum setback from any water body
1. Indigenous vegetation clearance in the rural, rural residential and recreation zones	20m	20m from any water body with a clearly defined bed of at least 3m in width; 5m from any other water body
2. All vegetation clearance in the rural, rural residential, recreation and Ashburn Clinic zones	5m	5m

b. Indigenous vegetation clearance must not occur within:

- i. any **coastal environment mapped area**; or
- ii. any wetland in the rural, rural residential and recreation zones.

c. For the purposes of Rule 10.3.2.3.a, setbacks will be measured from the ~~landward side~~ **{NatEnv cl.16}** bank ~~or margin~~ **{NatEnv 900.6}** of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank ~~or margin~~ **{NatEnv 900.6}** (see Figure 10.3A and Figure 10.3B under Rule 10.3.3 Setback from Coast and Water Bodies).

d. Except that Rule 10.3.2.3.a and Rule 10.3.2.3.b do not apply to vegetation clearance that is:

- i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
- ii. for the erection, maintenance or alteration of fences (including gates);
- iii. for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, **{NatEnv 291.5}** roads, or fire breaks;
- iv. clearance for the construction ~~or maintenance~~ **{NatEnv cl.16}** of tracks up to 2m in width;
- v. consistent with or **{NatEnv 949.15}** 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;

- vi. clearance required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993; {NatEnv 1090.27}
- vii. clearance of a pest plant listed in Appendix 10B;
- viii. necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
- ix. in the case of Rule 10.3.2.3.a, separated from mean high water springs or the water body by a formed legal road;
- x. ~~part of an existing forestry activity and involves or is~~ {NatEnv cl.16} incidental to the harvesting or maintenance of trees as part of forestry {NatEnv cl.16}, provided that all vegetation that is felled within ~~5m~~ 10m {NatEnv 908.30} of a water body must be felled away from the water body, and that ~~all the forestry activity must be~~ is {NatEnv cl.16} conducted in accordance with recognised industry environmental codes of practice;
- xi. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B, that will attain at least the same height and coverage as the plants that have been cleared. {NatEnv 291.5}

e. Activities that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **NatEnv cl.16:** Rule 10.3.2.3 has been reformatted and reworded for clarity. Note that Rule 10.3.2.3.c restates the method of measuring setbacks from water bodies, rather than referring Plan users to Rule 10.3.3.7 as the notified rule did. Also, in Rule 10.3.2.3d the exemptions have been reordered to match the order in Rule 10.3.2.A.a. This does not change the effect of provisions. Where elements of the rule have been amended in response to submissions, strikethrough and underlining is used and submitter references are provided.

10.3.2.4 Protected species (indigenous vegetation clearance)

- a. In the rural, rural residential and recreation zones, indigenous vegetation clearance must not occur where the following are present in the area to be cleared {NatEnv 291.5}:
 - i. ~~one or more~~ any of the threatened plant species listed in Appendix 10A.1 {NatEnv cl.16}; or
 - ii. ~~one or more~~ any mature examples (greater than 15 years old) of the important ~~native~~ indigenous tree species listed in Appendix 10A.3 {NatEnv cl.16}; or
 - iii. any threatened indigenous fauna species listed in Appendix 10A.2. {NatEnv 900.155}
- b. This standard does not apply to indigenous vegetation clearance that is:
 - i. for the erection, maintenance or alteration of fences (including gates), provided:
 - 1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and {NatEnv 958.72};
 - 2. the erection of new fences does not damage: {NatEnv 958.72};
 - 1. specimens of threatened plant species listed in Appendix 10A.1; {NatEnv 958.72};
 - 2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or {NatEnv 958.72};
 - 3. mature indigenous trees listed in Appendix 10A.3 {NatEnv 958.72};
 - ii. for the maintenance (but not extension) of existing network utility activities, ~~(including irrigation infrastructure),~~ {NU cl.16} tracks, drains, structures, {NatEnv 291.5} roads, or fire breaks;



- iii. for the construction or maintenance {NatEnv cl.16} of tracks up to 2m 3m {NatEnv 291.5} in width, provided track construction does not damage: {NatEnv 958.72}
 - 1. specimens of threatened plant species listed in Appendix 10A.1; {NatEnv 958.72}
 - 2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or {NatEnv 958.72}
 - 3. mature indigenous trees listed in Appendix 10A.3; or {NatEnv 958.72}
 - iv. consistent with or {NatEnv 949.15} provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
 - v. required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993; or {NatEnv 1090.27}
 - vi. for the clearance of a pest plant listed in Appendix 10B. {NatEnv 291.5}
- c. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}
- 10.3.2.1 Maximum area of vegetation clearance (UCMA UBMA {NatEnv 958.60}) {NatEnv cl.16}¹
- a. Vegetation clearance in an **urban conservation biodiversity {NatEnv 958.60} mapped area (UBMA) {NatEnv cl.16}** must not exceed 20m² on any site over any three year period.
 - b. This standard does not apply to vegetation clearance that is:
 - i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. for the erection, maintenance or alteration of fences (including gates);
 - iii. for the maintenance (but not extension) of existing network utilities activities {NatEnv cl.16}, irrigation infrastructure, {NatEnv 291.5} tracks, drains, structures, {NatEnv 291.5} or roads or firebreaks {NatEnv 291.5};
 - iv. for the construction or maintenance of tracks up to 2m in width;
 - v. consistent with or {NatEnv 949.15} 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;
 - vi. required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993; {NatEnv 1090.27}
 - vii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B, that will attain at least the same height and coverage as the plants that have been cleared; or {NatEnv 291.5}
 - viii. clearance of a pest plant listed in Appendix 10B.
 - c. For the purposes of this standard:
 - i. the area to be cleared will be measured from stems at ground level; and
 - ii. the time period will be measured as the total clearance over any three calendar years.
 - d. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

¹ **NatEnv cl.16:** Rule 10.3.2.1 has been reformatted and reworded for clarity and for consistency with the formatting of rules 10.3.2.A, 10.3.2.3 and 10.3.2.4. This does not change the effect of provisions. Where elements of the rule

have been amended in response to submissions, strikethrough and underlining is used and submitter references are provided. Note that the exemptions in Rule 10.3.2.1 have been reordered to match the order in Rule 10.3.2.A.

Note 10.3A – Other relevant District Plan provisions {NatEnv cl.16}

1. See the following rules for the activity status of indigenous vegetation clearance in natural coastal character overlay zones and ASCVs: {NatEnv cl.16}

Zone {NatEnv cl.16}	Outstanding Natural Coastal Character Overlay Zone (ONCC) + High Natural Coastal Character Overlay Zone (HNCC) {NatEnv cl.16}	Natural Coastal Character Overlay Zone (NCC) {NatEnv cl.16}	Scheduled Areas of Significant Conservation Value (Scheduled ASCV) {NatEnv cl.16}
Rural zones {NatEnv cl.16}	Rule 16.3.4.20.e {NatEnv cl.16}	Rule 16.3.4.20.b {NatEnv cl.16}	Rule 16.3.4.20.d {NatEnv cl.16}
Rural residential zones {NatEnv cl.16}	Rule 17.3.4.18.b {NatEnv cl.16}	Rule 17.3.4.18.e {NatEnv cl.16}	— {NatEnv cl.16}
Recreation Zone {NatEnv cl.16}	— {NatEnv cl.16}	Rule 20.3.4.19.b {NatEnv cl.16}	Rule 20.3.4.19.e {NatEnv cl.16}

10.3.3 Setback from Coast and Water Bodies

In all zones, other than the Harbourside Edge Zone, **{NatEnv 737.8}** St Clair Neighbourhood Destination Centre **{NatEnv 826.17}**, Dunedin Hospital Zone, Dunedin International Airport Zone, Mercy Hospital Zone, Moana Pool Zone, Otago Museum Zone, Port Zone and Wakari Hospital Zone, **{NatEnv cl.16}** New buildings and structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utility activities must be set back a minimum of **{NatEnv cl.16}**:

1. 20m from mean high water springs (MHWS); and
2. 20m from any wetland identified in Schedule Appendix **{NatEnv cl.16}** A1.2, Scheduled of Areas of Significant Conservation Biodiversity Value (Scheduled ASGV ASBV) **{NatEnv 958.60}**; and
3. 20m from any water body with a clearly defined bed of at least 3m in width in the rural zones; and
4. 5m from any water body with a clearly defined bed less than 3m in width in the rural zones; and
5. 5m from any water body with a clearly defined bed **{NatEnv 360.218}** in all other zones;
6. Except, the following are exempt from this standard:
 - a. natural hazard mitigation activities;
 - b. hydro generators - ~~on-site energy generation~~ small scale **{NU 308.122}** in the rural and industrial zones;
 - c. ~~hydro-generators - community scale in the rural zones;~~ **{NU 308.122}**
 - d. ~~network utilities~~ utility **{NU cl.16}** poles and masts for the purposes of supporting lines across a water body;
 - e. network utility structures - small scale in existing roads that comply with Rule 5.5.6; **{NU 576.64 and others}**
 - f. the operation, repair, minor upgrading and maintenance of existing network utilities; **{NU 457.21}**
 - g. river flow recording facilities;
 - h. navigational aids;
 - i. maimai and whitebait stands on the surface of water;
 - j. post and wire fences;
 - k. bridges, culverts and fords;
 - l. jetties, boat ramps, and wharves;
 - m. signs;
 - n. structures with a maximum footprint of 10m² associated with port activities in the Industrial Port Zone; **{NatEnv 737.8}**
 - o. bird hides, viewing structures and viewing platforms with a maximum footprint of 10m² and maximum height of 2m, and boardwalks; **{NatEnv 588.7}**
 - p. earthworks associated with the operation, repair and maintenance of the existing roading network; **{NatEnv 322.91}**
 - q. irrigation pipes of any size, and other irrigation or stock water structures such as intake structures with a maximum footprint of 2m²; **{NatEnv 735.3}**
 - r. earthworks required for any of the ~~structures~~ activities in (a) - (kq) **{NatEnv cl.16}** above; and
 - s. new buildings and structures, and additions and alterations, associated with the University of Otago Portobello Marine Laboratory and New Zealand Marine Studies Centre, when situated on the land

comprising Part section 23 (SO 7232), section 24 (SO 11431) and section 28 (SO 11431), Block VI Portobello Survey District and that Part of section 29 Block VI Survey District marked "A" on SO 22930 New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area {MF 308.283}**

7. For the purposes of this standard, setbacks will be measured from the landward-side **{NatEnv cl.16}** bank or margin of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank or margin **{NatEnv 900.6}** (see Figure 10.3A and Figure 10.3B).
8. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

¹ **NatEnv cl.16:** As a clause 16 amendment a number of major facility zones have been listed at the start of Rule 10.3.3 to clarify that activities in these zones are not subject to this rule.

Note 10.3B.3A - Other requirements outside of the District Plan

1. Activities below mean high water springs (MHWS) or on the beds of water bodies may require resource consent from the Otago Regional Council, including:
 - a. hazard protection works; and
 - b. jetties, boat ramps and wharves.

Note 10.3.3B - Other relevant District Plan provisions {NatEnv 737.8}

1. Activities within the Harbourside Edge Zone are subject to Rule 18.6.18.4, which requires buildings, structures, additions and alterations to be set back an adequate distance from the harbour edge to enable the construction of a public walkway. **{NatEnv 737.8}**

Figure 10.3A Setback from a water body

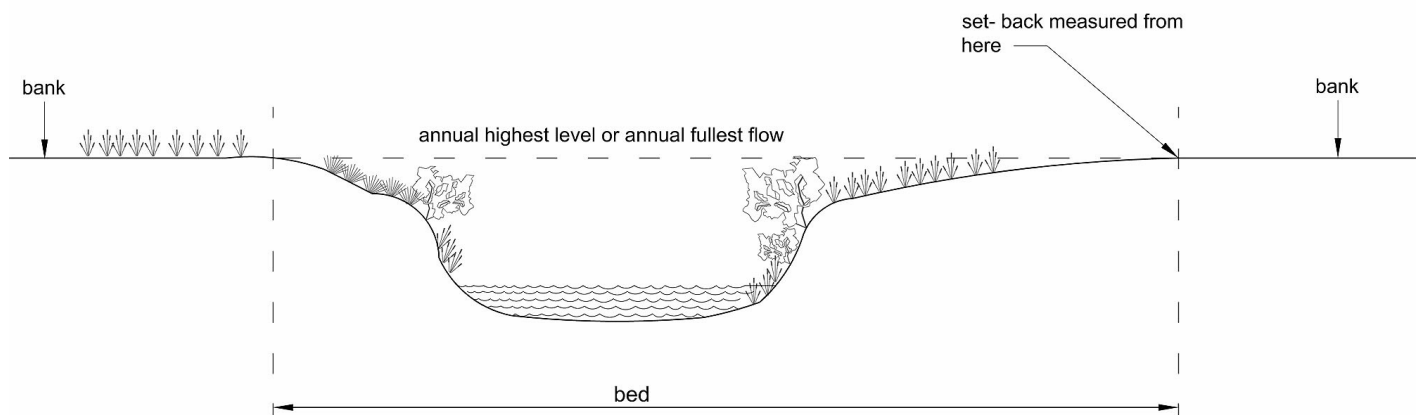
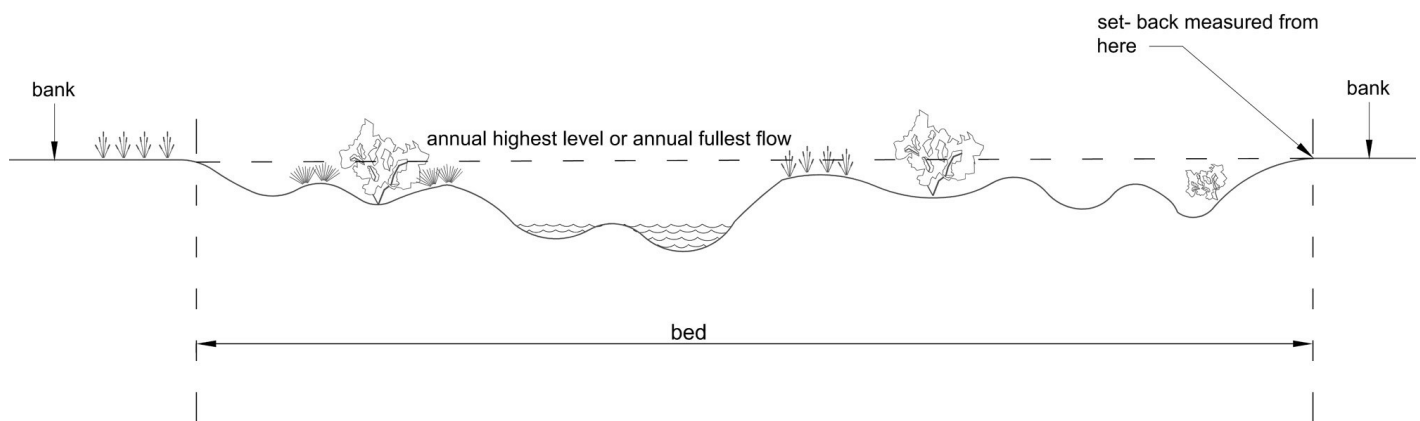


Figure 10.3B Setback from a water body



10.3.4 Tree Species

1. Forestry and tree planting shelterbelts and small woodlots **{RU cl.16}** must not include any of the following species:
 - a. Lodgepole/contorta pine (Pinus contorta) **{NatEnv 355.2}**
 - b. Scots pine (Pinus sylvestris)
 - c. Douglas fir (Pseudotsuga menziesii)
 - d. Corsican pine (Pinus nigra)
 - e. Mountain pine (Pinus mugo) **{NatEnv 355.2}**
 - f. Dwarf Mountain pine (Pinus uncinata); or **{NatEnv 355.2}**
 - g. Larch (Larix decidua)
 - h. Ponderosa pine (Pinus ponderosa) **{NatEnv 900.132}**
 - i. Maritime pine (Pinus pinaster) **{NatEnv 900.132}**
 - j. Sycamore (Acer pseudoplatanus) **{NatEnv 900.132}**
 - k. Hawthorn (Crataegus mongyna) **{NatEnv 900.132}**
 - l. Boxthorn (Lycium ferocissimum) **{NatEnv 900.132}**
 - m. Rowan (Sorbus aucuparia) **{NatEnv 900.132}**
2. Forestry that contravenes the performance standard for tree species is a restricted discretionary activity, except in an ONL or NCC overlay zone where it is a non-complying activity. **{NatEnv 900.77}**
3. Shelterbelts and small woodlots that contravene the performance standard for tree species are a restricted discretionary activity, except in an Area of Significant Biodiversity Value (ASBV) or an ONF, ONL, HNCC, ONCC or NCC overlay zone where they are a non-complying activity. **{NatEnv 900.77}**

Note 10.3.4A - Other requirements outside of the District Plan

1. A range of species including, for example, Lodgepole/contorta pine (Pinus contorta), Grey willow (Salix cinerea), Crack willow (Salix fragilis) and Cotoneaster simonsii, are classified as "unwanted organisms" under the Biosecurity Act 1993. As a result, these species are subject to strict controls under sections 52 and 53 of that Act. Under section 52, no person may communicate, release or otherwise spread any unwanted organism (except: as part of a pest management plan; in an emergency, as provided for in section 150 of the Act; for a scientific purpose authorised by the Minister for Primary Industries; or if an exception is made by a chief technical officer appointed under the Act). Under section 53, owners of unwanted organisms must not cause or permit the sale, propagation, breeding, or multiplication of that organism, except where an exception is made by a chief technical officer appointed under the Act. **{NatEnv cl.16}**

10.3.5 Number and Location of Permitted Buildings {was "Minimum Building Separation" - NatEnv cl.16}

1. In any landscape overlay zone or in a Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL) and Natural Coastal Character Overlay Zone (NCC) overlay zones **{NatEnv cl.16}**, a maximum of two **{NatEnv 464.1}** permitted new **{NatEnv cl.16}** buildings (e.g. buildings **{NatEnv cl.16}** less than or equal to 60m² footprint **{PO cl.16'}**) **{NatEnv cl.16}** may be erected per site, provided that they are located within 30m of one or more any buildings **{NatEnv 951.63}** greater than 60m² footprint **{PO cl.16'}** on the same site over any five year period **{NatEnv 447.35}**;
2. all other permitted buildings must be Except that buildings less than or equal to 60m² footprint that are

{NatEnv cl.16} located at least 200m from any other buildings **{NatEnv cl.16}** on the same site are exempt from this rule. **{NatEnv cl.16}**

3. For the purposes of this rule:
 - a. distance will be measured as the distance between the closest walls points **{NatEnv 464.1}** of the two buildings; and
 - b. only buildings erected after 7 November 2018 are counted towards the maximum number of buildings. **{NatEnv 447.35}**
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

¹ **PO cl.16:** Footprint is included in the rule to improve plan clarity as a minor and inconsequential amendment.

Note 10.3.5A - General advice {NatEnv cl.16}

1. Plan users should be aware that, due to the definition of “buildings” in this plan, this rule does not apply to any building with an area of 10m² footprint or less. In addition, it does not apply to “structures”, as defined in this plan. Finally, the minimum 200m distance does not apply from any building with an area of 10m² footprint or less. **{Nat Env cl.16}**

10.3.6 Reflectivity

In any landscape or natural coastal character overlay zone, new buildings and structures (except fences), additions and alterations, **{NatEnv 447.36}** and wind generators – on-site energy generation **{NU 743.17}** must use exterior paint or other surface finish with a light reflectance value of 30% or less. **{NatEnv 447.36}**

1. In any landscape or coastal character overlay zone, new buildings and structures (except fences), and additions and alterations, must have exterior surfaces, including roofs, that have a light reflectance value (LRV) of 30% or less **{NatEnv447.36}**, except that this rule does not apply to: **{NatEnv 464.6}**
 - a. natural wood finishes; **{NatEnv 464.6}**
 - b. glass; **{NatEnv 464.6}**
 - c. clear plastic; **{NatEnv 464.6}**
 - d. soffits; or **{NatEnv 447.36}**
 - e. flues. **{NatEnv 464.6}**
2. For exterior surface materials whose LRV changes due to weathering (e.g. stone), the LRV will be measured based on an ‘as weathered’ condition. **{NatEnv 951.64}**
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Rule 10.3A Assessment of Controlled Activities

Rule 10.3A.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 10.3A.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.

10.3A.2 Assessment of controlled development activities

Activity	Matters of control	Guidance on the assessment of resource consents
1. In the NCC Overlay Zone: <ul style="list-style-type: none"> New buildings greater than 60m² footprint {PO cl.16'} on a landscape building platform 	a. Size, design and appearance of buildings	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values, as identified in Appendix A5, are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.3.4). <u>Large buildings on landscape building platforms in the Natural Coastal Character Overlay Zone (NCC) are of a size, design and appearance that ensures that adverse effects on the natural character values, as identified in Appendix A5, are avoided or, if avoidance is not practicable, no more than minor (Policy 10.2.3.U).</u> {NatEnv cl.16'} <p><u>General assessment guidance {NatEnv 191.1}</u></p> <ol style="list-style-type: none"> iii. <u>In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.</u> {NatEnv 191.1} <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> iv. Restrictions on the size and design of buildings, including height, floor area footprint, {PO cl.16'} colour and materials. v. Requirements for landscaping and other forms of screening of buildings.

10.3A.2 Assessment of controlled development activities

Activity	Matters of control	Guidance on the assessment of resource consents
<p>2. In the ONL or SNL overlay zones:</p> <ul style="list-style-type: none"> New buildings greater than 60m² footprint {PO cl.16¹} on a landscape building platform 	<p>a. Size, design and appearance of buildings</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5 <u>Large buildings on landscape building platforms in the outstanding natural landscape (ONL) and significant natural landscape (SNL) overlay zones are of a size, design and appearance that ensures that {NatEnv cl.16²} adverse effects on the landscape values of the ONL or SNL, as identified in Appendix A3, are insignificant avoided or, if avoidance is not practicable, adequately mitigated (Policy 10.2.5.6 10.2.5.V). {NatEnv 464.10 and 458.12}</u> <u>Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.5.7): {NatEnv 464.10 and 458.12}</u> <p><u>General assessment guidance {NatEnv 191.1}</u></p> <ol style="list-style-type: none"> <u>In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. {NatEnv 191.1}</u> <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> Restrictions on the size and design of buildings, including height, floor area footprint, {PO cl.16¹} colour and materials. Requirements for landscaping and other forms of screening of buildings.

¹ **PO cl.16**: Footprint is included in the rule to improve plan clarity as a minor and inconsequential amendment.

² **NatEnv cl.16**: Reworded to better summarise the relevant policy and match the Plan style guide. This does not change the effect of the provisions

Rule 10.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 10.4.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 10.4.2 - 10.4.34: **{NatEnv cl.16}**
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rule 10.4.2 applies to all performance standard contraventions. **{NatEnv cl.16}** Rule 10.4.3 applies to performance standards located in the natural environment section; Rule 10.4.4 applies to performance standards located in the management and major facility zones.

10.4.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<p><i>General assessment guidance:</i></p> <p>a. Where more than one standard is contravened, the combined effects of the contraventions will be considered.</p> <p><i>Potential circumstances or mitigation measures {NatEnv cl.16} that may support a consent application include:</i></p> <p>b. The degree of non-compliance with the performance standard is minor.</p> <p>c. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values. {NatEnv 690.10 and 690.12}</p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
A.	All performance standard contraventions {NatEnv 690.10 and 690.12}	a. <u>Positive effects on biodiversity values or the natural character of the coast</u>	<p><i><u>Relevant objectives and policies:</u></i></p> <ul style="list-style-type: none"> i. <u>Objectives 10.2.1, 10.2.2, 10.2.3</u> ii. <u>Conservation activity is encouraged in all zones (Policy 10.2.1.1).</u> <p><i><u>Potential circumstances that may support a consent application include:</u></i></p> <ul style="list-style-type: none"> iii. <u>The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.</u>
1.	Esplanade reserves and strips	a. Effects on biodiversity values {NatEnv 958.60} and natural character values of riparian margins and the coast	<p><i><u>Relevant objectives and policies:</u></i></p> <ul style="list-style-type: none"> i. Objective 10.2.2 ii. Subdivision activities adjacent to water bodies and the coast maintain or enhance the following biodiversity values and natural character values, including through provision of an esplanade reserves or esplanade strips {NatEnv 360.147} in identified locations: <ul style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.5). iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p><i><u>General assessment guidance:</u></i></p> <ul style="list-style-type: none"> iv. In assessing a change or reduction to the required

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>esplanade reserve or <u>esplanade strip</u> {NatEnv 360.152}, Council will consider:</p> <ol style="list-style-type: none"> 1. the effects on the values of the water body as identified in Appendix 10C; 2. <u>the effects on the natural functioning of the water body</u>: {NatEnv 908.33} 3. <u>the effects on other biodiversity values and natural character values</u>; and {NatEnv 908.33} 4. any other measures proposed to enhance the biodiversity of the riparian or coastal margin and associated water body. <p>v. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1.</u> {NatEnv 900.9 and 958.8}</p> <p><i>Conditions that may be imposed include:</i></p> <p>vi. Where there is an esplanade reserve requirement, the {NatEnv cl.16} Council may instead require an esplanade strip where it is considered that the management of the land in the coastal or riparian margin will achieve positive results for biodiversity and natural character values.</p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4 ii. Public access to the natural environment is enhanced (Policy 10.2.4.3). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. In assessing a change or reduction to the required esplanade reserve or <u>esplanade strip</u> {NatEnv 360.153}, Council will consider; <ul style="list-style-type: none"> 1. the effects on public recreation and access values as identified in Appendix 10C; 2. <u>any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access; and</u> {NatEnv 690.24} 3. <u>the potential effects of sea level rise on the future level of the mean high water springs, and thus the width of the reserve.</u> {NatEnv 900.67} <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. Other opportunities to enhance public access are created by the subdivision. v. The design of the subdivision takes advantage of adjacent unformed legal roads to provide public access. vi. Restricting access is necessary to protect public health and safety.
2.	<p>Vegetation clearance (Maximum area of vegetation clearance) in a {NatEnv cl.16} UGMA (UBMA) {NatEnv 958.60}</p>	a. Effects on biodiversity <u>values</u> {NatEnv 958.60}	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Vegetation clearance maintains or enhances the <u>conservation biodiversity values of an UGMA the UBMA</u> {NatEnv 958.60} including, but not limited to, <u>those values listed in Appendix A10</u> {NatEnv 900.31} (Policy 10.2.1.5). iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable:</u> {NatEnv 900.142 and 1088.15} <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or</u> {NatEnv 900.142}

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u></p> <p>3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u></p> <p><i>Potential circumstances or mitigation measures {NatEnv cl.16} that may support a consent application include:</i></p> <p>iv. <u>The clearance is of a non-local indigenous species that has extended beyond its range.</u></p> <p>v. <u>For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.8.2: Special Information Requirements). {NatEnv 958.95}</u></p> <p><i>General assessment guidance: {NatEnv 900.9 and others}</i></p> <p>vi. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u></p> <p>vii. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity. {NatEnv 900.142 and 1088.15}</u></p> <p>viii. <u>In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014) {NatEnv 949.29 and 1088.33}</u></p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
3. {NatEnv cl.16}	Vegetation clearance (Maximum area of indigenous vegetation clearance) {NatEnv cl.16}	a. Effects on biodiversity {NatEnv cl.16}	<p><i>Relevant objectives and policies: {NatEnv cl.16}</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. {NatEnv cl.16} ii. Indigenous vegetation clearance avoids adverse effects on the biodiversity values of areas of indigenous vegetation, or ensures adverse effects are no more than minor (Policy 10.2.1.3). {NatEnv cl.16} <p><i>Potential circumstances or mitigation measures that may support a consent application: {NatEnv cl.16}</i></p> <ul style="list-style-type: none"> iii. The clearance is of a non-local indigenous species that has extended beyond its range. {NatEnv cl.16} iv. The clearance is part of conservation activity involving the clearance of indigenous species and replacement by other indigenous species. {NatEnv cl.16} v. The clearance is of indigenous vegetation that is diseased and unlikely to regain health and viability. {NatEnv cl.16}
4.	Vegetation clearance (Protected areas (vegetation clearance) {NatEnv cl.16}	a. Effects on biodiversity <u>values</u> {NatEnv 958.60} and the natural character values of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1, Objective 10.2.2. ii. Indigenous vegetation clearance maintains or enhances the biodiversity values of the area of indigenous vegetation. <u>There is no net loss and preferably a net gain in biodiversity values</u> {NatEnv 1088.34} (Policy 10.2.1.4). iii. Vegetation clearance is set back an adequate distance from the coast and water bodies to minimise, <u>as far as practicable,</u> {PO 906.34 and 308.497} risk of erosion and protect, or enable the enhancement of, biodiversity and natural character values (Policy 10.2.2.3). iv. In any <u>the</u> {NatEnv cl.16} coastal environment mapped area, the assessment will consider the natural science values outlined in Appendix A3 <u>the natural character values and biodiversity values of the coast are maintained or enhanced</u> (Policy 10.2.2.X) {NatEnv cl.16}. v. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not</u>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p><u>practicable: {NatEnv 900.142 and 1088.15}</u></p> <ol style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p><u>Potential circumstances that may support a consent application include: {NatEnv 958.95}</u></p> <ol style="list-style-type: none"> vi. <u>For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.8.2 Special Information Requirements). {NatEnv 958.95}</u> <p><u>General assessment guidance: {NatEnv cl.16}</u></p> <ol style="list-style-type: none"> vii. <u>In assessing a contravention of the performance standards for vegetation clearance or indigenous vegetation clearance, Council will consider: {NatEnv 908.33}</u> <ol style="list-style-type: none"> 1. <u>the effects on the values of the water body and the natural functioning of the water body; and {NatEnv 908.33}</u> 2. <u>the effects on other biodiversity values and natural character values. {NatEnv 908.33}</u> viii. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u> ix. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity. {NatEnv 900.142 and 1088.15}</u> x. <u>In assessing the appropriateness of any proposed</u>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p><u>biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6. Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014) {NatEnv 949.29 and 1088.33}</u></p> <p>xi. <u>In assessing effects on natural character values and biodiversity values of the coast in the coastal environment mapped area, Council will consider the natural science values outlined in Appendix A3. {NatEnv cl.16}</u></p> <p>xii. <u>In assessing effects on biodiversity values and natural character values of riparian margins and the coast, Council will consider the effects on the spawning areas of indigenous fish species. {NatEnv 900.39}</u></p>
5.	Vegetation clearance (protected Protected species) {NatEnv cl.16} (indigenous vegetation clearance)	a. Effects on biodiversity values {NatEnv 958.60}	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.1.</p> <p>ii. <u>Indigenous vegetation clearance maintains or enhances the biodiversity values of the area of indigenous vegetation. There is no net loss and preferably a net gain in biodiversity values {NatEnv 1088.34} (Policy 10.2.1.4).</u></p> <p>iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u></p> <p>1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142 and 1088.15}</u></p> <p>2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 900.142 and 1088.15}</u></p> <p>3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 900.142 and 1088.15}</u></p> <p><i>Potential circumstances or mitigation measures {NatEnv cl.16} that may support a consent application include:</i></p> <p>iv. The clearance is part of conservation activity and is being undertaken to enhance the health of the</p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>protected species and improve its chances of reproduction.</p> <p>v. The clearance is of a non-local indigenous species that has extended beyond its natural range, and is being undertaken to enhance the health of the protected species and improve its chances of reproduction.</p> <p>vi. <u>For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.8.2 Special Information Requirements). {NatEnv 958.95}</u></p> <p><u>General assessment guidance: {NatEnv 958.79}</u></p> <p>vii. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u></p> <p>viii. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity. {NatEnv 900.142 and 1088.15}</u></p> <p>ix. <u>In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014) {NatEnv 949.29 and 1088.33}</u></p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Minimum building separation <u>Number and location of permitted buildings</u> {NatEnv cl.16} in the NCC Overlay Zone	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Small buildings are provided for where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is is {NatEnv cl.16} not possible practicable {PO 908.3}, ensures cumulative visual effects are no more than minor (Policy 10.2.3.8). <p><u>General assessment guidance: {NatEnv cl.16}</u></p> <ul style="list-style-type: none"> iii. <u>In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. {NatEnv cl.16}</u>
7.	Minimum building separation <u>Number and location of permitted buildings</u> {NatEnv cl.16} in the ONL or SNL overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Small buildings are provided for in landscape overlay zones where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is is {NatEnv cl.16} not possible practicable {PO 908.3}, ensures cumulative visual effects are no more than minor (Policy 10.2.5.12). <p><u>General assessment guidance: {NatEnv cl.16}</u></p> <ul style="list-style-type: none"> iii. <u>In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. {NatEnv cl.16}</u>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	Reflectivity in the NCC Overlay Zone	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Exterior colours and materials avoid or, if avoidance is not possible, minimise <u>as far as practicable</u> {PO 906.34 and 308.497} adverse visual effects caused by reflectivity (Policy 10.2.3.6). <p><i>General assessment guidance: {NatEnv 447.41 and others}</i></p> <ul style="list-style-type: none"> iii. <u>In assessing effects on natural character values, Council will consider: {NatEnv 447.41 and others}</u> <ul style="list-style-type: none"> 1. <u>the level of visibility of the building or structure from public places.</u> {NatEnv 447.41 and others} 2. <u>the extent to which the development follows the design guidelines in Appendix A11.</u> {NatEnv cl.16²} <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The development incorporates key design elements as set out in Appendix A5.

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	Reflectivity in the ONL or SNL overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Exterior colours and materials avoid or, if avoidance is not possible, minimise <u>as far as practicable</u> {PO 906.34 and 308.497} adverse visual effects caused by reflectivity (Policy 10.2.5.8). <p><i>General assessment guidance: {NatEnv 447.41 and others}</i></p> <ul style="list-style-type: none"> iii. <u>In assessing effects on landscape values, Council will consider: {NatEnv 447.41 and others}</u> <ul style="list-style-type: none"> 1. <u>the level of visibility of the building or structure from public places.</u> {NatEnv 447.41 and others} 2. <u>the extent to which the development follows the design guidelines in Appendix A11.</u> {NatEnv cl.16} <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The development incorporates key design elements as set out in Appendix A3.
10.	Setback from coast and water bodies	a. Effects on biodiversity values {NatEnv 958.60} and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2 ii. Buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale are set back from the coast and water bodies an adequate distance to maintain or enhance biodiversity values and natural character values of coastal and riparian margins (Policy 10.2.2.2). iii. Earthworks are set back an adequate distance, and use appropriate sediment control techniques, to minimise located and undertaken in a way that {NatEnv 1088.40} minimises, as far as practicable, {PO 906.34 and 308.497} the risk of sediment entering the sea or water bodies (Policy 10.2.2.4). iv. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or</u> {NatEnv

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>900.142}</p> <ol style="list-style-type: none"> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p><i>General assessment guidance: {NatEnv 908.33}</i></p> <ol style="list-style-type: none"> v. <u>In assessing a contravention of the setback from coast and water bodies performance standard, Council will consider: {NatEnv 908.33}</u> <ol style="list-style-type: none"> 1. <u>the effects on the values of the water body and the natural functioning of the water body; and {NatEnv 908.33}</u> 2. <u>the effects on other biodiversity values and natural character values; and {NatEnv 908.33}</u> 3. <u>the extent to which the development follows any relevant design guidelines in Appendix A11. {NatEnv cl.16}</u> vi. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u> <p><i>Potential circumstances or mitigation measures {NatEnv cl.16} that may support a consent application include:</i></p> <ol style="list-style-type: none"> vii. In the case of earthworks - large scale contravening the standard, proposed sediment and erosion control techniques will ensure that sediment remains on-site and away from surface water bodies, coastal water and stormwater networks.

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4 ii. Buildings, structures and earthworks - large scale are set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins (Policy 10.2.4.1). <p><u><i>General assessment guidance: {NatEnv 690.24}</i></u></p> <ul style="list-style-type: none"> iii. <u>In assessing a contravention of the setback from coast and water bodies standard, Council will consider any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access. {NatEnv 690.24}</u> <p><u><i>Potential circumstance that may support a consent application include: {NatEnv cl.16}</i></u></p> <ul style="list-style-type: none"> iv. Reasonable public access to the coast or water body will still be available through alternative access arrangements. v. Topography, site size or other site constraints make providing access impractical.
		<p><i>Note: Rule 11.4 discusses assessment of non-compliance with the setback from coast and water bodies performance standard in relation to risk from natural hazards {NatEnv cl.16}</i></p>	
		c. Risk from natural hazards {NatEnv cl.16}	See Rule 11.4 {NatEnv cl.16}
11.	Tree Species <u>outside ASBVs and outside the ONF, ONL, ONCC, HNCC and NCC overlay zones {NatEnv 900.77}</u>	a. Effects on biodiversity <u>values {NatEnv 958.60}</u>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. The risk of wilding tree spread into <u>establishment in {NatEnv 919.25}</u> areas of indigenous vegetation is avoided or, if avoidance is not possible, is <u>{NatEnv 919.25}</u> insignificant (Policy 10.2.1.6). iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u></p> <p>3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u></p> <p><i>General assessment guidance:</i></p> <p>iv. The {NatEnv cl.16} Council will consider the risk of the tree species spreading beyond the original location of planting due to:</p> <ol style="list-style-type: none"> 1. the downwind land use, including the intensity of the stocking rate and the palatability of the tree species to the animals grazing; and 2. the location of the tree-planting shelterbelts and small woodlots {RU cl.16} in relation to prevailing wind directions, slope, altitude and exposure; and/or 3. the use of a wilding management plan that will ensure wilding tree spread will be monitored and eradicated. <p><u>Potential circumstances that may support a consent application include: {NatEnv cl.16}</u></p> <p>v. There are no ecologically sensitive or important areas downwind that could be vulnerable to wilding tree spread, including identified Scheduled Areas of Significant Conservation <u>Biodiversity Value (Scheduled ASCV ASBV)</u> {NatEnv 958.60}.</p> <p>vi. There are no landscape or natural coastal character overlay zones downwind that could be vulnerable to wilding tree spread. {NatEnv 900.144}</p>

10.4.3 Assessment of contraventions of performance standards in the Natural Environment section {Was "Assessment of performance standard contraventions located in Natural Environment" - NatEnv cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
	<p><u>b. Effects on natural character of the coast</u> {NatEnv 900.144}</p>	<p><u>Relevant objectives and policies:</u></p> <ul style="list-style-type: none"> i. <u>Objective 10.2.3</u> ii. <u>The risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant (Policy 10.2.3.V).</u> <p><u>General assessment guidance:</u></p> <ul style="list-style-type: none"> iii. <u>See Rule 10.4.3.11.a.iii.</u> <p><u>Potential circumstances that may support a consent application include:</u></p> <ul style="list-style-type: none"> iv. <u>There are no coastal character overlay zones downwind that could be vulnerable to wilding tree spread. {NatEnv 900.144}</u>
	<p><u>c. Effects on landscape values</u> {NatEnv 900.144}</p>	<p><u>Relevant objectives and policies:</u></p> <ul style="list-style-type: none"> i. <u>Objective 10.2.5</u> ii. <u>The risk of wilding tree establishment in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones is insignificant (Policy 10.2.5.W).</u> <p><u>General assessment guidance:</u></p> <ul style="list-style-type: none"> iii. <u>See Rule 10.4.3.11.a.iii.</u> <p><u>Potential circumstances that may support a consent application include:</u></p> <ul style="list-style-type: none"> iv. <u>There are no landscape overlay zones downwind that could be vulnerable to wilding tree spread. {NatEnv 900.144}</u>

¹ **NatEnv cl.16:** Provisions for indigenous vegetation clearance provisions have been reformatted. The notified performance standard relating to the maximum area of indigenous vegetation clearance (Rule 10.3.2.2) has been incorporated into new Rule 10.3.2.A Indigenous vegetation clearance – small scale thresholds. This has resulted in consequential amendments to assessment rules, including the deletion of Rule 10.4.3.3 and the transfer of its contents to new Rule 10.5.2.C. This does not result in a substantive change provisions.

² **NatEnv cl.16:** This additional general assessment guidance clarifies that the Plan's design guidelines (notified as Appendix A3.4) are relevant to the assessment of effects on landscape values or on the natural character of the coast. This does not result in a substantive change to provisions.

10.4.4 Assessment of contraventions of performance standards in other sections {Was "Assessment of performance standard contraventions located in the management and major facility zones" - NatEnv cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>A. <u>All performance standard contraventions {NatEnv 690.10 and 690.12}</u></p>	<p>a. <u>Positive effects on biodiversity values or the natural character of the coast</u></p>	<p><u>Relevant objectives and policies:</u></p> <ul style="list-style-type: none"> i. <u>Objective 10.2.1, 10.2.2, 10.2.3</u> ii. Conservation activity is encouraged in all zones (Policy 10.2.1.1). <p><u>Potential circumstances that may support a consent application include:</u></p> <ul style="list-style-type: none"> iii. <u>The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.</u>
<p>1. Maximum height in the NCC overlay zone</p>	<p>a. Effects on natural character of the coast</p>	<p><u>Relevant objectives and policies:</u></p> <ul style="list-style-type: none"> i. Objective 10.2.3. ii. Large buildings and large structures are only allowed where adverse <u>Adverse {NatEnv cl.16}</u> effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not possible <u>practicable {PO 908.3}</u>, are no more than minor (Policy 10.2.3.4). <p><u>General assessment guidance: {NatEnv cl.16}</u></p> <ul style="list-style-type: none"> iii. <u>In assessing effects on natural character values, Council will consider the extent to which the development follows the relevant design guidelines in Appendix A11. {NatEnv cl.16}</u> <p><u>Potential circumstances that may support a consent application include:</u></p> <ul style="list-style-type: none"> iv. The development incorporates key design elements as set out in Appendix A5.

10.4.4 Assessment of contraventions of performance standards in other sections {Was "Assessment of performance standard contraventions located in the management and major facility zones" - NatEnv cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>2. Maximum height in the ONL or SNL overlay zones</p>	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Adverse effects on the landscape values of the ONL, as identified in Appendix A3, are: <ul style="list-style-type: none"> 1. insignificant; <u>or</u> 2. <u>where there are no practicable alternative locations, adequately mitigated {NatEnv 464.10}</u> (Policy 10.2.5.6 <u>10.2.5.7</u> {NatEnv 464.10}). iii. Adverse effects on the landscape values of the SNL as identified in Appendix A3 are avoided or, if avoidance is not possible <u>practicable {PO 908.3}</u>: <ul style="list-style-type: none"> 1. no more than minor; <u>or</u> 2. <u>where there are no practicable alternative locations, adequately mitigated {NatEnv 458.12}</u> (Policy 10.2.5.7). <p><i>General assessment guidance: {NatEnv 464.10 and others}</i></p> <ul style="list-style-type: none"> iv. <u>In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A.11. {NatEnv cl.16}</u> v. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. {NatEnv 464.10 and 458.12}</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> vi. The development incorporates key design elements as set out in Appendix A3.
<p>3. Number, location and design of ancillary signs in the ONCC, HNCC or NCC overlay zones</p>	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Ancillary signs are located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant (Policy 10.2.3.9).
<p>4. Number, location and design of ancillary signs in the ONL, SNL or ONF overlay zones</p>	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Adverse effects on landscape values, as identified in Appendix A3, are insignificant. (Policy 10.2.5.13).

10.4.4 Assessment of contraventions of performance standards in other sections {Was "Assessment of performance standard contraventions located in the management and major facility zones" - NatEnv cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>5. Sediment control (Rule 8A.5.7) (Earthworks standards) {NatEnv cl.16}</p>	<p>a. Effects on biodiversity values {NatEnv 958.60} and natural character of riparian margins and the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2 ii. Earthworks are located and undertaken in a way that {NatEnv 1088.40} minimises, as far as practicable, {PO 906.34 and 308.497} the risk of sediment entering the sea or water bodies by: {NatEnv 1088.40} <ul style="list-style-type: none"> 1. being set back an adequate distance from the coast and waterbodies; and {NatEnv 1088.40} 2. by using appropriate sediment control techniques to ensure sediment does not enter water bodies or the sea (Policy 10.2.2.4). {NatEnv 1088.40}
<p>6. Site restoration</p>	<p>a. Effects on biodiversity values {NatEnv 958.60}</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Mineral exploration and prospecting replant indigenous Indigenous vegetation and the habitats of indigenous fauna {NatEnv 900.143} are restored {NatEnv cl.16} where it existed prior to the activity commencing and {NatEnv 949.8 and 958.58} where it has been {NatEnv cl.16} cleared as part of the mineral {NatEnv cl.16} exploration or prospecting activity, or, where this is not practicable, biodiversity values are otherwise maintained or enhanced {NatEnv 949.8 and 958.58} (Policy 10.2.1.7). iii. Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15} <ul style="list-style-type: none"> 1. there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142} 2. where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29} 3. where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}

10.4.4 Assessment of contraventions of performance standards in other sections {Was "Assessment of performance standard contraventions located in the management and major facility zones" - NatEnv cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>7. <u>Location (network utility structures - small scale) {NU 576.9}</u></p>	<p>a. <u>Effects on natural character of the coast {NU 576.9}</u></p>	<p><u>Relevant objectives and policies: {NU 576.9}</u></p> <p>i. <u>Objective 10.2.3 {NU 576.9}</u></p> <p>ii. <u>In Natural Coastal Character (NCC) overlay zones adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable:</u></p> <ol style="list-style-type: none"> <u>no more than minor; or</u> <u>where there are no practicable alternative locations, adequately mitigated. (Policy 10.2.3.Z) {NU 576.9}</u> <p><u>General assessment guidance: {NU 576.9}</u></p> <p>iii. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. {{NU 576.9}}</u></p>

¹ **NatEnv cl.16:** This additional general assessment guidance clarifies that the Plan's design guidelines (notified as Appendix A3.4) are relevant to the assessment of effects on landscape values or on the natural character of the coast. This does not result in a substantive change to provisions.

Rule 10.5 Assessment of Restricted Discretionary Activities

Rule 10.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 10.5.A and {NatEnv 900.9 and others} Rule 10.5.2:
 - a. lists the matters Council will restrict its discretion to; and
 - b. provides guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.

10.5.A Assessment of all restricted discretionary activities {NatEnv 900.9 and others}

Activity {NatEnv 900.9 and others}	Guidance on the assessment of resource consents {NatEnv 900.9 and others}
<p>1. All restricted discretionary activities that are linked to Section 10.5 {NatEnv 900.9 and others}</p>	<p><u>General assessment guidance: {NatEnv 900.9 and others}</u></p> <ul style="list-style-type: none"> i. <u>For those activities that require assessment against Policy 10.2.1.X, in assessing whether the activity meets that policy, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u> ii. <u>In assessing effects on landscape values or on the natural character of the coast, Council will consider the extent to which the activity follows any relevant design guidelines in Appendix A11. {NatEnv cl.16}</u> iii. <u>For those activities for which effects on the natural character of the coast is a matter of discretion, Council will consider the natural character values that have been identified in Appendix A5, which include biodiversity values among others. These values may not be comprehensive, as they are not based on site-specific assessments. Therefore, a more detailed assessment may be required, under Policy 10.2.1.X, to determine the effects of activities on areas of significant indigenous vegetation and significant habitats of indigenous fauna. {NatEnv 900.142}</u> iv. <u>In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014) {NatEnv 949.29 and 1088.33}</u> v. <u>With respect to Policy 10.2.1.X, Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity. {NatEnv 900.142 and others}</u>

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
A.	All restricted discretionary activities that are linked to Section 10.5 { <i>Nat Env 690.10 and 690.12</i> }	a. <u>Positive effects on biodiversity values or the natural character of the coast</u>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. <u>Objectives 10.2.1, 10.2.2, 10.2.3</u> ii. <u>Conservation activity is encouraged in all zones (Policy 10.2.1.1).</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. <u>The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.</u>

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>1.</p> <ul style="list-style-type: none"> Earthworks - large scale that exceed scale thresholds within 20m of a water body or MHWS (rural zones and or {NatEnv cl.16} Invermay and Hercus Zone) Earthworks - large scale that exceed scale thresholds within 5m of a water body or MHWS (all other zones) 	<p>a. Effects on biodiversity <u>values</u> {NatEnv 958.60} and natural character of riparian margins and the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.2 Earthworks - large scale are set back an adequate distance from the coast and water bodies to maintain or enhance <u>enable</u> {NatEnv cl.16} the biodiversity and natural character values of riparian and coastal margins <u>to be maintained or enhanced</u> {NatEnv cl.16} (Policy 10.2.2.2). <u>Earthworks - large scale are located and undertaken in a way that minimises, as far as practicable, the risk of sediment entering the sea or water bodies</u> (Policy 10.2.2.4). {NatEnv 908.27} <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable:</u> {NatEnv 900.142 and 1088.15} <ol style="list-style-type: none"> <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or</u> {NatEnv 900.142 and 1088.15} <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or</u> {NatEnv 900.142 and 1088.15} <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X).</u> {NatEnv 900.142 and 1088.15} <p><i>Potential circumstances that may support a consent application:</i></p> <ol style="list-style-type: none"> The earthworks are associated with conservation activity.

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Activity		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4 ii. Earthworks - large scale are set back an adequate distance from the coast and water bodies to maintain or enhance the biodiversity and natural character values of riparian and coastal margins public access along riparian or coastal margins {NatEnv cl.16} {NatEnv 1088.41} (Policy 10.2.4.1). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The earthworks are associated with conservation activity.
B.	Earthworks – large scale in rural zones {NatEnv 958.100}	a. Effects on biodiversity values {NatEnv 958.100}	<p><i>Relevant objectives and policies: {NatEnv 958.100}</i></p> <ul style="list-style-type: none"> i. <u>Objective 10.2.1. {NatEnv 958.100}</u> ii. <u>Biodiversity values are maintained or enhanced (Policy 10.2.1.W). {NatEnv 958.100}</u> iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u>

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Activity		Matters of discretion	Guidance on the assessment of resource consents
C. {NatEnv cl.16}	Indigenous vegetation clearance – large scale in {NatEnv cl.16} (rural and rural residential zones)	a. Effects on biodiversity <u>values</u> {NatEnv 958.60}	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Indigenous vegetation clearance avoids adverse effects on the biodiversity values of areas of indigenous vegetation, or ensures adverse effects are <u>Adverse effects on biodiversity values are avoided or, if avoidance is not practicable, {NatEnv 900.28} no more than minor (Policy 10.2.1.3).</u> iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ul style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5: or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The clearance is of a non-local indigenous species that has extended beyond its range. v. The clearance is part of conservation activity involving the clearance of indigenous species and replacement by other indigenous species. vi. The clearance is of indigenous vegetation that is diseased and unlikely to regain health and viability. vii. <u>An ecological assessment supporting the clearance is supplied with the application (see Rule 10.8.2 Special Information Requirements). {NatEnv 958.95}</u>
2.	All subdivision activities	a. Effects on areas of indigenous vegetation	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 10.2.1, <u>10.2.2 {NatEnv cl.16}</u>

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Activity	Matters of discretion	Guidance on the assessment of resource consents
	<p>and the habitat of indigenous fauna biodiversity values {NatEnv 958.60} and the natural character of riparian margins and the coast {NatEnv cl.16}</p>	<p>ii. The design of the subdivision and any future land use or development activities {NatEnv cl.16} will avoid or, if avoidance is not possible, adequately mitigate adverse effects on other important areas of indigenous vegetation or the habitat of indigenous fauna (Policy 10.2.1.9.b). {NatEnv 958.60}</p> <ol style="list-style-type: none"> 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.9.a); {NatEnv 958.60} 2. protect areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.9.b) {NatEnv 958.60} 3. be in accordance with policies 10.2.1.X, 10.2.1.2, 10.2.1.Y and 10.2.1.5 (Policy 10.2.1.9.c). {NatEnv 958.60} <p>iii. General subdivision adjacent to water bodies and the coast maintains or enhances the following values, including through provision of an esplanade reserve or esplanade strip in identified locations: {NatEnv cl.16}</p> <ol style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; {NatEnv cl.16} 2. the water quality and aquatic habitats of the water body or coast; and {NatEnv cl.16} 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.5). {NatEnv cl.16} <p><i>Potential circumstances that may support a consent application include:</i></p> <p>iv. The subdivision is designed to maximise the opportunities for protection or enhancement of important natural environment values on the site, including but not limited to, indigenous vegetation or other habitat, for example through:</p> <ol style="list-style-type: none"> 1. retaining indigenous vegetation on a single site, under single ownership; and 2. fencing of indigenous vegetation. <p>v. A legal mechanism (such as a covenant) is offered by the applicant to protect indigenous</p>

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Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>vegetation.</p> <p>vi. <u>The subdivision is designed to minimise any adverse effects from drainage on water bodies, including by minimising impermeable surfaces near open water bodies. {NatEnv cl.16²}</u></p> <p>vii. <u>In the rural zones, subdivisions are designed to maintain natural overland flow paths and natural hydrology. {NatEnv cl.16²}</u></p> <p><i>General assessment guidance:</i></p> <p>viii. Threatened indigenous vegetation includes those species listed in Appendix 10A.</p> <p><i>Conditions that may be imposed include:</i></p> <p>ix. A building platform may be required to be registered against the title by way of consent notice.</p>

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Activity	Matters of discretion	Guidance on the assessment of resource consents
	<p>b. Effects on biodiversity and natural character of riparian margins and the coast {NatEnv cl.16²}</p>	<p><i>Relevant objectives and policies: {NatEnv cl.16²}</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2: {NatEnv cl.16²} ii. General subdivision adjacent to water bodies and the coast maintains or enhances the following conservation values, including through provision of esplanade reserves or esplanade strips in identified locations: {NatEnv cl.16²} <ul style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; {NatEnv cl.16²} 2. the water quality and aquatic habitats of the water body or coast; and {NatEnv cl.16²} 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.5): {NatEnv cl.16²} <p><i>Potential circumstance that may support a consent application include: {NatEnv cl.16²}</i></p> <ul style="list-style-type: none"> iii. The subdivision is designed to minimise any adverse effects from drainage on water bodies, including by minimising impermeable surfaces near open water bodies: {NatEnv cl.16²} iv. In the rural zones, subdivisions are designed to maintain natural overland flow paths and natural hydrology: {NatEnv cl.16²}

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Activity		Matters of discretion	Guidance on the assessment of resource consents
		c. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4. ii. <u>Subdivision of land enhances public access to the natural environment is enhanced through:</u> <ul style="list-style-type: none"> 1. <u>requiring an esplanade reserve or esplanade strip of an appropriate width and location adjacent to identified water bodies and the coast; and</u> 2. <u>where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads</u> (Policy 10.2.4.3). {NatEnv cl16⁶} <p><i>Potential circumstances or mitigation measures {NatEnv cl.16} that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Unformed legal roads will be fenced to maintain or enhance public access, or other mechanisms are proposed to enhance public access. iv. A management plan is provided for on-going pest and weed control on areas set aside for public access. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> v. Council will consider the positive effects for public access provided by the subdivision, including those that are additional to any esplanade reserve or esplanade strip {NatEnv 360.155} requirements that apply.
3.	<p>In the ONCC or HNCC overlay zones:</p> <ul style="list-style-type: none"> • RD buildings and structures activities {NatEnv 360.137} • <u>Tree planting Shelterbelts and small woodlots</u> {RU cl.16} • Earthworks - large scale (that exceed scale thresholds for an ONCC, HNCC) 	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are insignificant (Policy 10.2.3.3). iii. Subdivisions are designed to ensure any future land use or development activities {NatEnv cl.16} will <u>maintain preserve</u> {NatEnv 958.43} or enhance, on an on-going basis, the natural character values identified in Appendix A5 and will be in accordance with <u>policies 10.2.3.W, 10.2.3.2, 10.2.3.3 and</u>

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Activity	Matters of discretion	Guidance on the assessment of resource consents
<ul style="list-style-type: none"> Indigenous vegetation clearance {NatEnv 958.106} Amateur radio configurations <u>Network utility structures – large scale (amateur radio configurations only)</u> {NU cl.16} Network utilities utility {NU cl.16} structures - small scale Network utilities poles and masts – small scale {NU cl.16} Public artworks - large scale General subdivision 		<p><u>10.2.3.X {NatEnv 900.46 and others}</u> (Policy 10.2.3.7).</p> <p>iv. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u></p> <ol style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5: or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p><i>General assessment guidance:</i></p> <p>v. The assessment will consider the natural character values outlined in Appendix A5.</p> <p>vi. All development in an ONCC or HNCC overlay zone will consider the effects on biodiversity.</p> <p>vii. The assessment of resource consent applications for subdivisions will consider any landscape assessment provided with the application (see Special Information Requirements - Rule 10.8.1).</p> <p>viii. <u>The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. {NatEnv 447.135}</u></p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>ix. Development activities are <u>is {NU cl.16}</u> associated with conservation.</p> <p>x. For utilities activities:</p> <ol style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utility structures. 2. It is essential for the activity to locate on

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Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>the feature to ensure the ongoing operation of a network utility service.</p> <p>3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.</p> <p>4. <u>Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.</u> {NatEnv 447.49}</p> <p><i>Conditions that may be imposed include:</i></p> <p>xi. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.</p>
4.	<p>In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • <u>Crematoriums</u> {NatEnv 447.77} • Forestry • Indigenous vegetation clearance - <u>large scale</u> {NatEnv cl.16} • <u>New buildings or structures greater than 60m², or additions and alterations that result in a building or structure that is greater than 60m² GFA and/or has any wall longer than 20m</u> <u>All restricted discretionary buildings and structures activities that are linked to Section 10.5</u> {NatEnv 360.164} • <u>All other building and structures activities</u> {NatEnv 360.164} • Earthworks - large scale (that exceed the scale thresholds for an NCC) • <u>Public artworks – large scale</u> {NatEnv 908.17} 	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.3</p> <p>ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3}, are no more than minor (Policy 10.2.3.4).</p> <p>iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable:</u> {NatEnv 900.142 and 1088.15}</p> <ol style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area,</u> <u>or</u> {NatEnv 900.142} 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5:</u> <u>or</u> {NatEnv 949.29} 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X).</u> {NatEnv 1088.15} <p><i>General assessment guidance:</i></p> <p>iv. The assessment will consider the natural character values outlined in Appendix A5.</p>

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Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>v. <u>For forestry, in assessing effects on natural character values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. {NatEnv 447.74}</u></p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>vi. The activity incorporates key design elements as set out in Appendix A5.</p> <p>vii. Development activities are <u>is {NU cl.16}</u> associated with conservation.</p> <p>viii. <u>For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.8.2 Special Information Requirements) {NatEnv 958.95}</u></p> <p>ix. <u>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones), Rule 17.3.4.4 (rural residential zones) or Rule 20.3.4.3 (recreation zone). {NatEnv 464.4}</u></p> <p><i>Conditions that may be imposed include:</i></p> <p>x. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks.</p> <p>xi. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.</p>
5.	<p>In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> Public Artworks - <u>large scale {NatEnv 908.17}</u> Network utilities <u>utility {NU cl.16}</u> poles and masts - small scale Wind generators - <u>on-site energy generation small scale {NU 308.122}</u> 	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.3</p> <p>ii. Adverse effects on the natural character values identified in Appendix A5 <u>are avoided or, if avoidance is not practicable {NatEnv cl.16}</u>:</p> <p>1. <u>are avoided or, if avoidance is not possible, are {NatEnv cl.16}</u> no more than minor, <u>or</u></p>

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Activity	Matters of discretion	Guidance on the assessment of resource consents
<ul style="list-style-type: none"> • Hydro generators –on-site energy generation <u>small scale</u> {NU 308.122} • Solar panels –on-site energy generation <u>small scale</u> {NU 308.122} • Energy resource investigation devices {NU 308.122} • Biomass generators –on-site energy generation {NU 308.137} 		<p>2. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.Y) {NatEnv 908.17 and 576.62}</u> (Policy 10.2.3.10)</p> <p>iii. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u></p> <p>1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u></p> <p>2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5: or {NatEnv 949.29}</u></p> <p>3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u></p> <p><i>General assessment guidance:</i></p> <p>iv. The assessment will consider the natural character values outlined in Appendix A5.</p> <p>v. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. {NatEnv 908.17 and 576.62}</u></p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>vi. For utilities activities:</p> <p>1. The network utility is co-located with existing buildings or network utility structures.</p> <p>2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service.</p>

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Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>{NatEnv 576.62}</p> <p>3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.</p> <p>4. <u>Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.</u></p> <p>{NatEnv 447.49}</p>
6.	<p>In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> General subdivision 	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.3</p> <p>ii. Subdivisions are designed to ensure any future land use or development activities {NatEnv cl.16} will maintain preserve {NatEnv 958.43} or enhance, on an on-going basis, the natural character values identified in Appendix A5 and will be in accordance with policies 10.2.3.4 and 10.2.3.Y {NatEnv 900.46 and others} (Policy 10.2.3.7).</p> <p><i>General assessment guidance:</i></p> <p>iii. The assessment will consider the natural character values outlined in Appendix A5.</p> <p>iv. <u>The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1.</u> {NatEnv 447.135}</p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>v. For subdivision activities, a landscape building platform or platforms are identified (see Rule 10.8.1 Special Information Requirements).</p> <p>vi. Development activities are <u>is</u> {NU cl.16} associated with conservation.</p> <p>vii. For utilities activities: {NatEnv cl.16}</p> <p>1. The network utility is co-located with existing buildings or network utilities structures: {NatEnv cl.16}</p> <p>2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service: {NatEnv cl.16}</p> <p>3. Landscaping or other forms of screening</p>

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Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. {NatEnv cl.16}</p> <p><i>Conditions that may be imposed include:</i></p> <p>viii. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. {NatEnv cl.16}</p> <p>ix. For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.8.1 Special Information Requirements).</p> <p>x. For earthworks – large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place. {NatEnv cl.16}</p>
7.	<p>In an Scheduled ASCV ASBV: {NatEnv 958.60}</p> <ul style="list-style-type: none"> Indigenous vegetation clearance {NatEnv 949.13} New buildings or structures, or additions and alterations, that result in a building or structure that is greater than 60m² GFA and/or has any wall longer than 20m <u>All restricted discretionary buildings and structures activities that are linked to Section 10.5</u> {NatEnv 360.164} All other structures {NatEnv 360.164} Earthworks - large scale (that exceed the scale thresholds for a Scheduled ASCV ASBV) {NatEnv 958.60} <u>Shelterbelts and small woodlots</u> {NatEnv 	<p>a. Effects on biodiversity <u>values</u> {NatEnv 958.60}</p>	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.1</p> <p>ii. Land use and development activities have net positive effects on the protection and enhancement of <u>There is no net loss and preferably a net gain in</u> {NatEnv 1088.32} the biodiversity values of the area of significant conservation value <u>ASBV</u> {NatEnv 958.60} including, but not limited to, those biodiversity values listed in Appendix A1.2 {NatEnv 690.8} (Policy 10.2.1.2).</p> <p>iii. Indigenous vegetation clearance maintains or enhances the biodiversity values of areas of significant conservation value (Policy 10.2.1.4). {NatEnv 949.5}</p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>iv. Development activities are <u>is</u> {NU cl.16} associated with conservation.</p> <p>v. Measures are proposed to protect or enhance the biodiversity values of the area of significant conservation <u>ASBV</u>. {Nat Env 958.60}</p>

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Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>958.107}</p> <ul style="list-style-type: none"> • <u>Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)</u> {NatEnv 958.107} • <u>Network utility poles and masts – small scale</u> {NatEnv 900.33} • <u>Wind generators – small scale</u> {NatEnv 900.33 and NU 308.122} • <u>Hydro generators – small scale</u> {NatEnv 900.33 and NU 308.122} • <u>Solar panels – small scale</u> {NatEnv 900.33 and NU 308.122} • <u>Network utility structures – large scale (amateur radio configurations only)</u> {NU cl.16} 		

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Activity		Matters of discretion	Guidance on the assessment of resource consents
8. {NatEnv 900.33}	<p>In a Scheduled ASCV: {NatEnv 900.33}</p> <ul style="list-style-type: none"> • Network utilities poles and masts – small scale • Wind generators – on-site energy generation • Hydro generators – on-site energy generation • Solar panels – on-site energy generation • Energy resource investigation devices {NatEnv 900.33} • Biomass generators – onsite energy generation {NU 308.137 and others} 	<p>a. Effects on biodiversity {NatEnv 900.33}</p>	<p>Relevant objectives and policies:</p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Adverse effects on identified biodiversity values can be avoided or, where avoidance is not possible, would be insignificant (Policy 10.2.1.10). <p>Potential circumstances that may support a consent application include:</p> <ul style="list-style-type: none"> iii. Measures are proposed to protect or enhance the biodiversity values of the Area of Significant Conservation Value. {NatEnv 900.33}

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	<p>In an Scheduled ASCV ASBV {NatEnv 958.60}:</p> <ul style="list-style-type: none"> All subdivision activities 	<p>a. Effects on biodiversity <u>values</u> {NatEnv 958.60}</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.1 The design of the subdivision and any future land use or development <u>activities</u> {NatEnv cl.16} will maintain or enhance the biodiversity and conservation values associated with the Area of Significant Conservation Value and urban Conservation mapped areas (Policy 10.2.1.9.a): {NatEnv 958.60} <ol style="list-style-type: none"> <u>maintain or enhance, on an on-going basis, biodiversity values</u> (Policy 10.2.1.9.a): {NatEnv 958.60} <u>protect areas of significant indigenous vegetation and the significant habitats of indigenous fauna</u> (Policy 10.2.1.9.b); and {NatEnv 958.60} <u>be in accordance with policies 10.2.1.X, 10.2.1.2 and 10.2.1.Y</u> (Policy 10.2.1.9.c). {NatEnv 958.60} <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> Development activities <u>are</u> {NU cl.16} associated with conservation. Measures are proposed to protect or enhance the biodiversity values of the area of significant conservation ASBV {NatEnv 958.60}.
10.	<p>In a UCMA UBMA {NatEnv 958.60}</p> <ul style="list-style-type: none"> Earthworks - large scale (that exceed scale thresholds for an UCMA UBMA) {NatEnv 958.60} All subdivision activities 	<p>a. Effects on biodiversity <u>values</u> {NatEnv 958.60}</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.1 Earthworks - large scale <u>and subdivision</u> {NatEnv cl.16} in an urban conservation mapped area (UCMA) {NatEnv cl.16} maintain or enhance the conservation biodiversity {NatEnv 958.60} values of the UCMA UBMA {NatEnv 958.60} including, but not limited to, those values listed in Appendix A10 {NatEnv 900.31} (Policy 10.2.1.5). <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable:</u> {NatEnv 900.142 and 1088.15}

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<ol style="list-style-type: none"> 1. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> 2. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> 3. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> <p>iv. The design of the subdivision and any future land use or development activities {NatEnv cl.16} will maintain or enhance the biodiversity and conservation values associated with areas of significant conservation value and urban conservation mapped areas (Policy 10.2.1.9.a); {NatEnv958.60}</p> <ol style="list-style-type: none"> 1. <u>maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.9.a); {NatEnv958.60}</u> 2. <u>protect areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.9.b); and {NatEnv958.60}</u> 3. <u>be in accordance with policies 10.2.1.X and 10.2.1.5 (Policy 10.2.1.9.c). {NatEnv958.60}</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>v. The earthworks Earthworks {NatEnv cl.16} are associated with conservation.</p>

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>11. In the ONF Overlay Zone:</p> <ul style="list-style-type: none"> • All RD buildings and structures activities {NatEnv 360.137} • Earthworks - large scale (that exceed scale thresholds for an ONF) • Tree planting Shelterbelts and small woodlots {RU cl.16} • Indigenous vegetation clearance – large scale {NatEnv 958.106} • Network utility structures - small scale {NatEnv cl.16} • Network utility structures – large scale (amateur radio configurations only) {NatEnv cl.16} 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5. The effects on landscape values are insignificant (Policy 10.2.5.3). <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> The assessment will consider the landscape values outlined in Appendix A3. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Special Information Requirements – Rule 16.13). {NatEnv cl.16} <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> For utilities activities: <ol style="list-style-type: none"> The network utility is co-located with existing buildings or network utility structures. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place. <u>Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.</u> {NatEnv 447.49}

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
12- {NatEnv cl.16⁵}	<p>In the ONF Overlay Zone:</p> <ul style="list-style-type: none"> • Amateur radio configurations • Network utilities structures – small scale • Network utilities poles and masts – small scale 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on the landscape values, as identified in Appendix A3, would be insignificant (Policy 10.2.5.16). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The network utility is co-located with existing buildings or network utilities structures. v. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. vi. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.
D.	<p>In the ONF overlay zone: {Nat Env 908.17 and 908.3}</p> <ul style="list-style-type: none"> • <u>Public artworks - large scale</u> 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. <u>Objective 10.2.5.</u> ii. <u>Any adverse effects on landscape values are:</u> <ol style="list-style-type: none"> 1. <u>insignificant (Policy 10.2.5.Y.a); or</u> 2. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.Y.b).</u> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. <u>The assessment will consider the landscape values outlined in Appendix A3.</u> iv. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u>

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
13.	<p>In the ONF, ONL or SNL overlay zones:</p> <ul style="list-style-type: none"> General subdivision 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5. Subdivision is designed to ensure that any future land use or development will maintain or enhance {NatEnv 908.17 and 908.3} the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1-10.2.5.9 <u>10.2.5.X, 10.2.5.4, 10.2.5.3, 10.2.5.Y, 10.2.5.15, 10.2.5.6, 10.2.5.Z and 10.2.5.7</u> {NatEnv 900.46 and others} (Policy 10.2.5.11). <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Rule 10.8.1 Special Information Requirements). <u>The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1.</u> {NatEnv 447.135} <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.8.1 Special Information Requirements).
14.	<p>In the ONF, ONL or SNL overlay zones: {NatEnv 908.17 and 908.3}</p> <ul style="list-style-type: none"> Public artworks – large scale 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5. Adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant if in an ONL or ONF, or more than minor if in a SNL, there are no practicable alternative locations (Policy 10.2.5.5). <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> The assessment will consider the landscape values outlined in Appendix A3.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>15. In the ONL Overlay Zone:</p> <ul style="list-style-type: none"> • Forestry • New building or structure greater than 60m² or, {NatEnv 464.10} • additions and alterations that result in a building or structure that is greater than 60m² {NatEnv 464.10} • All other buildings and structures activities {NatEnv 360.137} • Earthworks – large scale (that exceed the scale thresholds for an ONL) {NatEnv 464.10} • Network utilities poles and masts – small scale {NatEnv 576.62} • Wind generators – on-site energy generation {NatEnv 576.62} • Hydro generators – on-site energy generation {NatEnv 576.62} • Solar panels – on-site energy generation {NatEnv 576.62} • Energy resource investigation devices {NatEnv 576.62} • Biomass generators – on-site energy generation {NU 308.137} 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5. Adverse <u>Any adverse</u> {NatEnv cl.16} effects on identified landscape values, as identified in Appendix A3, are insignificant (Policy 10.2.5.6). <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> The assessment will consider the landscape values outlined in Appendix A3. For forestry, in assessing effects on <u>landscape values</u>, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. {NatEnv 447.74} <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> The activity incorporates key design elements as set out in Appendix A3. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. {NatEnv 464.10} For utilities activities: {NatEnv 576.62} <ol style="list-style-type: none"> It is essential for the activity to locate in the landscape overlay to ensure the effective functioning of a network utility. {NatEnv 576.62} The network utility is co-located with existing buildings or network utilities structures. {NatEnv 576.62} The activity is associated with the operation of the national {NatEnv 576.62} Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. {NatEnv 576.62} <p><i>Conditions that may be imposed include, but are not limited to: {NatEnv 464.10}</i></p> <ol style="list-style-type: none"> For earthworks – large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents place: {NatEnv 464.10}
<p>E.</p> <p>In the ONL Overlay Zone: {NatEnv 464.10 and others}</p> <ul style="list-style-type: none"> • <u>Crematoriums</u> {NatEnv 447.77} • <u>New building or structure greater than 60m² footprint or, additions and alterations that result in a building or structure that is greater than 60m² footprint</u> {NatEnv 464.10} • <u>Earthworks - large scale (that exceed the scale thresholds for an ONL)</u> {NatEnv 464.10} • <u>Public artworks - large scale</u> {NatEnv 907.17 and 908.3} • <u>Network utility poles and masts – small scale</u> {NatEnv 576.62} • <u>Wind generators – small scale</u> {NatEnv 576.62} • <u>Hydro generators – small scale</u> {NatEnv 576.62} • <u>Solar panels – small scale</u> {NatEnv 576.62} 	<p>a. Effects on landscape values {NatEnv 464.10 and others}</p>	<p>Relevant objectives and policies: {NatEnv 464.10 and others}</p> <ol style="list-style-type: none"> <u>Objective 10.2.5. {NatEnv 464.10 and others}</u> <u>Any adverse effects on landscape values are: {NatEnv 464.10}</u> <ol style="list-style-type: none"> <u>insignificant (Policy 10.2.5.Z.a); or {NatEnv 464.10 and others}</u> <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.Z.b) {NatEnv 464.10 and others}</u> <p>General assessment guidance: {NatEnv 464.10 and others}</p> <ol style="list-style-type: none"> <u>The assessment will consider the landscape values outlined in Appendix A3. {NatEnv 464.10 and others}</u> <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. {NatEnv 464.10 and others}</u> <p>Potential circumstances that may support a consent application include: {NatEnv 464.4}</p> <ol style="list-style-type: none"> <u>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones). {NatEnv 464.4}</u>
<p>16.</p> <p>In the SNL Overlay Zone:</p> <ul style="list-style-type: none"> • <u>Crematoriums</u> {NatEnv 447.77} • <u>Forestry</u> • <u>New building or structure greater than 60m² footprint</u> {PO cl.16} or, 	<p>a. Effects on landscape values</p>	<p>Relevant objectives and policies:</p> <ol style="list-style-type: none"> <u>Objective 10.2.5.</u> <u>Any adverse effects on the {NatEnv cl.16} landscape values, as identified in Appendix A3, are avoided or, if avoidance is not possible practicable {PO 908.3}, are</u> <ol style="list-style-type: none"> <u>no more than minor (Policy 10.2.5.7.a), or</u>

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>additions and alterations that result in a building or structure that is greater than 60m² footprint {PO cl.16}</p> <ul style="list-style-type: none"> • All other buildings and structures activities {NatEnv 360.137} • Earthworks - large scale (that exceed the scale thresholds for an SNL) • Public artworks - large scale {NatEnv 908.17 and 908.3} • Network utilities utility {NU cl.16} poles and masts - small scale • Wind generators - on-site energy-generation small scale {NU 308.122} • Hydro generators - on-site energy-generation small scale {NU 308.122} • Solar panels - on-site energy-generation small scale {NU 308.122} • Energy resource investigation devices {NU 308.122} • Biomass generators - on-site energy-generation {NU 308.137} 		<p>2. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.7.b).</u> {NatEnv 458.12}</p> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u> {NatEnv 458.12} v. <u>For forestry, in assessing effects on landscape values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3.</u> {NatEnv 447.74} <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> vi. The activity incorporates key design elements as set out in Appendix A3. vii. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. viii. <u>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones) or Rule 17.3.4.4 (rural residential zones).</u> {NatEnv 464.4} ix. For utilities activities: <ul style="list-style-type: none"> 1. <u>It is essential for the activity to locate in the landscape overlay to ensure the effective functioning of a network utility.</u> {NatEnv 458.12} 2. The network utility is co-located with existing buildings or network utility structures.

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
			<p>3. The activity is associated with the operation of the national <u>National Grid</u> {NatEnv cl.16}</p> <p>4. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.</p> <p>x. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.</p>

¹ **NatEnv cl.16:** Provisions for indigenous vegetation clearance have been reformatted. Rule 10.5.2.B was notified as Rule 10.4.3.3. This does not result in a substantive change to provisions.

² **NatEnv cl.16:** The content of Rule 10.5.2.2.b has been merged with Rule 10.5.2.2.a. This does not result in a substantive change to provisions.

³ **NatEnv cl.16:** Rules 10.5.2.6.a.vii, viii and x have been removed under Clause 16 as they are not relevant to subdivision activities.

⁴ **NatEnv cl.16:** Rule 10.5.2.11.a.iv has been removed under Clause 16 as subdivision activities are not subject to Rule 10.5.2.11.

⁵ **NatEnv cl.16:** The network utility activities managed in notified Policy 10.2.5.16 are now managed in Policy 10.2.5.3 and, therefore, are assessed under Rule 10.5.2.11. This does not change the effect of provisions.

⁶ **NatEnv cl.16:** Subdivision in UBMA's (notified as UCMA's) was provided for in notified Policy 10.2.1.9. It is now provided for in Policy 10.2.1.5. This does not change the effect of provisions.

⁶ **NatEnv cl.16:** Reworded to better summarise the relevant policy and match the Plan style guide. This does not change the effect of provisions

Rule 10.6 Assessment of Discretionary Activities

Rule 10.6.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.6.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities <u>that are linked to Section 10.6, including but not limited to the activities listed below {NatEnv 900.35 and 900.38}</u>	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objectives 10.2.1 - 10.2.5 b. Objective 2.2.3 c. <u>Activities maintain or enhance biodiversity values (Policy 10.2.1.W). {NatEnv 900.35}</u> d. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable: {NatEnv 900.142 and 1088.15}</u> <ol style="list-style-type: none"> i. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or {NatEnv 900.142}</u> ii. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or {NatEnv 949.29}</u> iii. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u> e. <u>Activities adjacent to water bodies and the coast maintain or enhance the biodiversity values and natural character of the coast and riparian margins (Policy 10.2.2.Y). {NatEnv 900.38}</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> f. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (See Rule 10.4 for performance standard contraventions). All relevant land use performance standards are met, including noise and light spill standards. g. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values. h. A management plan is provided for weed and pest control in areas of indigenous vegetation or the habitat of indigenous fauna.

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
	<p><i>General assessment guidance</i></p> <ul style="list-style-type: none"> i. <u>With respect to Policy 10.2.1.X, Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity.</u> {NatEnv 900.142 and others} j. In assessing the significance of effects, consideration will be given to: <ul style="list-style-type: none"> i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. k. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1.</u> {NatEnv 900.9 and 958.8} l. <u>In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014).</u> {NatEnv 949.29 and 1088.33} m. <u>In the case of solar panels – large scale, Council will consider whether structures are designed to decrease the attractiveness of panels to polarotactic insects (i.e. insects that use polarised light as a cue to navigation).</u> {NatEnv 900.35 and 908.38} n. <u>In assessing effects on landscape values or on the natural character of the coast, Council will consider the extent to which the activity follows any relevant design guidelines in Appendix A11.</u> {NatEnv cl.16}

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>2.</p> <ul style="list-style-type: none"> • Natural Hazard mitigation earthworks {HazMit cl.16} • Natural Hazard mitigation structures {HazMit cl.16} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objectives 10.2.2, 10.2.4 Natural Hazard mitigation earthworks or natural hazard mitigation structures {HazMit cl.16} maintain or enhance public access to the coast and riparian margins (Policy 10.2.4.34) {HazMit cl.16}. Hazard mitigation earthworks and hazard mitigation structures do not have significant <u>Significant</u> {NatEnv 951.8} adverse effects on the biodiversity and natural character values of coastal and riparian margins <u>are avoided or minimised as far as practicable</u> {NatEnv 951.8} (Policy 10.2.2.6). <p><i>General assessment guidance: {NatEnv 322.35}</i></p> <ol style="list-style-type: none"> <u>In assessing effects on public access to the coast and riparian margins, Council will consider any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access.</u> {NatEnv 322.35}
<p>3.</p> <ul style="list-style-type: none"> • Mining {NatEnv 949.9} • Landfills {NatEnv 949.9} 	<p><i>Relevant objectives and policies (priority considerations): {NatEnv 949.9}</i></p> <ol style="list-style-type: none"> Objective 10.2.1 There is certainty that indigenous vegetation will be restored on land where it existed before the mining or landfill activity commenced and was cleared as part of the activity (Policy 10.2.1.8).
<p>A.</p> <p>In the ONF overlay zone: {NatEnv 908.17}</p> <ul style="list-style-type: none"> • <u>Natural hazard mitigation activities</u> • <u>Transportation activities</u> 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.5 <u>Any adverse effects on the values identified in Appendix A3 are:</u> <ol style="list-style-type: none"> <u>insignificant, or</u> <u>where there are no practicable alternative locations, adequately mitigated</u> (Policy 10.2.5.Y) <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> <u>Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard.</u> <u>Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u>

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>4. In the ONF, ONL, or SNL overlay zones: {NatEnv 908.17 and 908.3}</p> <ul style="list-style-type: none"> Hazard mitigation structures {NatEnv 908.17 and 908.3} Hazard mitigation earthworks {NatEnv 908.17 and 908.3} Discretionary transportation activities {NatEnv 908.17 and 908.3} Discretionary public amenities {NatEnv cl.16} 	<p><i>Relevant objectives and policies (priority considerations): {NatEnv 908.17 and 908.3}</i></p> <p>a. Objective 10.2.5</p> <p>b. Any adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant if in an ONL or ONF, or more than minor if in a SNL, there are no practicable alternative locations (Policy 10.2.5.5).</p>
<p>5. In the SNL or ONL overlay zones:</p> <ul style="list-style-type: none"> Network utilities <u>utility</u> {NU cl.16} structures - large scale <u>Substations</u> {NU 915.17} Solar panels – community scale {NU 308.122} Hydro-generators – community scale {NU 308.122} <u>Natural hazard mitigation activities</u> {NatEnv 908.17 and 908.3} <u>Transportation activities</u> {NatEnv 908.17 and 908.3} Mining (SNLs only) {NatEnv 447.76} Landfills (SNLs only) {NatEnv 447.75} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <p>a. Objective 10.2.5</p> <p>b. Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not possible <u>practicable</u> {PO 908.3}, are:</p> <ol style="list-style-type: none"> no more than minor, <u>or</u> <u>where there are no practicable alternative locations, adequately mitigated.</u> {NatEnv 458.12} (Policy 10.2.5.7). <p>c. Adverse <u>Any adverse</u> {NatEnv cl.16} effects on the landscape values of the ONL, as identified in Appendix A3, are:</p> <ol style="list-style-type: none"> insignificant, <u>or</u> <u>where there are no practicable alternative locations, adequately mitigated</u> {NatEnv 464.10 and others} (Policy 10.2.5.6 <u>10.2.5.Z</u> {NatEnv 464.10 and others}). <p><i>General assessment guidance: {NatEnv 458.12, and others}</i></p> <p>d. <u>Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard.</u> {NatEnv 458.12, and others}</p> <p>e. <u>Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u> {NatEnv 458.12, and others}</p>

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>6. In a Scheduled ASCV: {NatEnv 900.33}</p> <ul style="list-style-type: none"> • Network utilities structures – large scale • Solar panels – community scale • Hydro generators – community scale 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.1 Any adverse effects on identified biodiversity values are avoided or, where avoidance is not possible, are insignificant (Policy 10.2.1.10).
<p>7. In an Scheduled ASGV ASBV: {NatEnv 958.60}</p> <ul style="list-style-type: none"> • Rural tourism - large scale (rural zones) • Rural research - large scale outside the Invermay Farm mapped area (rural zones) • Community and leisure - large scale (rural zones) • Sport and recreation (including commercial activities ancillary to sport and recreation) (rural and recreation zones) • Network utility structures – large scale (excluding amateur radio configurations) {NU 308.122 and NatEnv 900.142} • Substations {NU 915.17} • Transportation activities {NatEnv 900.142} • Natural hazard mitigation activities {NatEnv 900.142} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.1 The proposed activity will have net positive effects on the protection and enhancement of <u>There is no net loss and preferably a net gain in {NatEnv 1088.32} the biodiversity values of the ASGV ASBV {NatEnv 958.60} including, but not limited to, those biodiversity values listed in Appendix A1.2 {NatEnv 690.8} (Policy 10.2.1.2).</u> <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> Where in a scheduled ASCV the sport Sport {NatEnv cl.16} and recreation that involves motor vehicles takes place on existing formed roads.
<p>B. In the ONCC and HNCC overlay zones: {NatEnv 949.19}</p> <ul style="list-style-type: none"> • Transportation activities 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.3 Any adverse effects on the values identified in Appendix A5 are insignificant (Policy 10.2.3.3).

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>C. In the ONCC and HNCC overlay zones: {NatEnv 908.17}</p> <ul style="list-style-type: none"> Natural hazard mitigation activities 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are: <ol style="list-style-type: none"> insignificant, or where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.X) <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard.
<p>8. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> Network utilities structures – large-scale {NatEnv 576.62} Solar panels – community scale {NatEnv 576.62} Hydro generators – community scale {NatEnv 576.62} Mining Landfills 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.3 Any adverse effects on the natural character values, as identified in Appendix A5, are avoided or, where avoidance is not possible practicable {PO 908.3}, are {NatEnv cl.16} no more than minor (Policy 10.2.3.4).

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>D. In the NCC overlay zone: {NatEnv 908.17 and 576.62}</p> <ul style="list-style-type: none"> • <u>Network utility structures – large scale</u> • <u>Substations</u> • <u>Natural hazard mitigation activities</u> • <u>Transportation activities</u> 	<p><i>Relevant objectives and policies (priority considerations): {NatEnv 908.17 and 576.62}</i></p> <p>a. <u>Objective 10.2.3</u></p> <p>b. <u>Any adverse effects on the values identified in Appendix A5 are avoided or, if avoidance is not practicable:</u></p> <ol style="list-style-type: none"> <u>no more than minor, or</u> <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.Y).</u> <p><i>General assessment guidance:</i></p> <p>c. <u>Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard.</u></p> <p>d. <u>Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u></p>
<p>9. In the ONC, HNCC, NCC overlay zones: {NatEnv 908.17}</p> <ul style="list-style-type: none"> • <u>hazard mitigation structures {NatEnv 908.17}</u> • <u>hazard mitigation earthworks {NatEnv 908.17}</u> • <u>Discretionary transportation activities {NatEnv 908.17}</u> • <u>Discretionary public amenities {NatEnv cl.16}</u> 	<p><i>Relevant objectives and policies (priority considerations): {NatEnv 908.17}</i></p> <p>a. <u>Objective 10.2.3</u></p> <p>b. <u>Any adverse effects on the values identified in Appendix A5 are minimised as far as practicable; and if effects are more than insignificant if in an ONCC or HNCC, or more than minor if in a NCC, there are no practicable alternative locations (Policy 10.2.3.5).</u></p>

¹ **NatEnv cl.16:** New Rule 10.6.2.1.n clarifies that the Plan's design guidelines (notified as Appendix A3.4) are relevant to the assessment of effects on landscape values and on the natural character of the coast. This does not result in a substantive change to provisions.

Rule 10.7 Assessment of Non-complying Activities

Rule 10.7.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.7.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities <u>that are linked to Section 10.7, including but not limited to the activities listed below</u> {NatEnv 900.35 and 900.38}	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to: <ol style="list-style-type: none"> i. Dunedin's <u>significant</u> {NatEnv 958.7} indigenous biodiversity is <u>retained, protected or</u> {NatEnv 958.7} enhanced, and restored; <u>and other indigenous biodiversity is maintained or enhanced, and restored;</u> {NatEnv 1088.13} with <u>all indigenous biodiversity having</u> {NatEnv cl.16} improved connections and <u>improved</u> {NatEnv cl.16} resilience (Objective 2.2.3); and ii. The natural character of the coastal environment is <u>maintained preserved</u> {NatEnv 900.21} or enhanced (Objective 2.4.5). b. The relationship between Manawhenua and the natural environment is maintained, including the cultural values and traditions associated with: <ol style="list-style-type: none"> i. wāhi tūpuna; and ii. the customary use of mahika kai (Objective 14.2.1). c. <u>Activities maintain or enhance biodiversity values (Policy 10.2.1.W).</u> {NatEnv 900.35} d. <u>Adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided or, if avoidance is not practicable:</u> {NatEnv 900.142 and 1088.15} <ol style="list-style-type: none"> i. <u>there is no net loss and preferably a net gain in the biodiversity values of the area, or</u> {NatEnv 900.142} ii. <u>where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5; or</u> {NatEnv 949.29} iii. <u>where a biodiversity offset is not practicable, environmental compensation is proposed in accordance</u>

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
	<p><u>with Policy 2.2.3.6 (Policy 10.2.1.X). {NatEnv 1088.15}</u></p> <p>e. <u>Activities adjacent to water bodies and the coast maintain or enhance the biodiversity values and natural character of the coast and riparian margins (Policy 10.2.2.Y). {NatEnv 900.38}</u></p> <p><i>General assessment guidance:</i></p> <p>f. In assessing the significance of the effects, consideration will be given to:</p> <ul style="list-style-type: none"> i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. <p>g. <u>In assessing whether an activity meets Policy 10.2.1.X, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.1. {NatEnv 900.9 and 958.8}</u></p> <p>h. <u>In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.5 or Policy 2.2.3.6, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014). {NatEnv 949.29 and 1088.33}</u></p> <p>i. <u>In assessing effects on natural character or landscape values, Council will consider the extent to which the activity follows relevant design guidelines in Appendix A11. {NatEnv cl.16}</u></p> <p>j. <u>With respect to Policy 10.2.1.X and Policy 10.2.1.Y, Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.8.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on biodiversity values, while meeting the operational needs of the activity. {NatEnv 900.142 and others}</u></p>

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
<p>2. In an Scheduled ASCV ASBV: {NatEnv 958.60}</p> <ul style="list-style-type: none"> NC activities as indicated in the relevant management or major facility zone. 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.1 The proposed activity will have net positive effects on the protection and enhancement of the biodiversity values of the Scheduled ASCV (Policy 10.2.1.2) {NatEnv 900.142 and others} There is no net loss and preferably a net gain {NatEnv 1088.32} in the biodiversity values of the ASBV including, but not limited to, those biodiversity values listed in Appendix A1.2: {NatEnv 690.8} or where there are no practicable alternative locations, any proposal for a biodiversity offset is in accordance with Policy 2.2.3.5 {NatEnv 949.29} ; or where a biodiversity offset is not practicable, environmental compensation is proposed in accordance with Policy 2.2.3.6 (Policy 10.2.1.Y). {NatEnv 1088.15}
<p>3. In a Scheduled ASCV: {NU 308.468 and 308.122}</p> <ul style="list-style-type: none"> Regional scale – Wind generators, Hydro-generators, Solar panels {308.122} Wind generators – community scale {308.122} Biomass generators – stand-alone {308.468} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <p>{NU 308.468 and 308.122}</p> <ol style="list-style-type: none"> Objective 10.2.1 {NU 308.468 and 308.122} In a Scheduled ASCV, there are not adverse effects on the identified biodiversity values of the Scheduled ASCV (Policy 10.2.1.11): {NU 308.468 and 308.122}
<p>A. In an ASBV: {NatEnv 900.77}</p> <ul style="list-style-type: none"> Contravention of tree species performance standard (Rule 10.3.4) 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.1 The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.6).
<p>4. In the ONCC, HNCC or NCC overlay zones:</p> <ul style="list-style-type: none"> NC activities as indicated in the relevant management or major facility zone or city-wide activities section 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.3 There are no material Any adverse effects on the natural character values, as identified in Appendix A5, are insignificant {NatEnv 908.17} (Policy 10.2.3.2).
<p>B. In the ONCC, HNCC or NCC overlay zones: {NatEnv 900.77}</p> <ul style="list-style-type: none"> Contravention of tree species performance standard (Rule 10.3.4) 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 10.2.3 The risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant (Policy 10.2.3.V). The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.6).

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
<p>5. In the ONF, or ONL or SNL {NU 308.122} overlay zones:</p> <ul style="list-style-type: none"> • NC activities as indicated in the relevant management or major facility zone or city-wide activities section • Performance standard contravention Rule 5.5.6.5 (co-location on an ONF) {NU 576.9} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objective 10.2.5 b. There are no material Any adverse {NatEnv 908.17 and 908.3} effects on the landscape values of the ONF {NatEnv cl.16} as identified in Appendix A3, are insignificant {NatEnv 908.17 and 908.3} (Policy 10.2.5.4). c. Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant (Policy 10.2.5.15). {NatEnv 908.17 and 908.3}
<p>C. In the ONF Overlay Zone: {NU 576.9}</p> <ul style="list-style-type: none"> • Performance standard contravention Rule 5.5.6.5 (co-location on an ONF) 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objective 10.2.5 b. Any adverse effects on the landscape values identified in Appendix A3 are insignificant (Policy 10.2.5.14).
<p>D. In the ONF and ONL overlay zones: {NatEnv 900.77}</p> <ul style="list-style-type: none"> • Contravention of tree species performance standard (Rule 10.3.4) 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objective 10.2.5 b. The risk of wilding tree establishment in Outstanding Natural Feature (ONF) and Outstanding Natural Landscape (ONL) overlay zones is insignificant (Policy 10.2.5.W). c. The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.6).

¹ **NatEnv cl.16:** New Rule 10.7.2.1.j clarifies that the Plan's design guidelines (notified as Appendix A3.4) are relevant to the assessment of effects on landscape values and on the natural character of the coast. This does not result in a substantive change to provisions.

Rule 10.8 Special Information Requirements

10.8.1 Landscape Building Platforms

1. ~~For subdivision activities within a landscape or natural coastal character overlay zone in the rural or rural residential zones, landscape building platforms may be identified. Landscape building platforms must be identified for subdivision activities that create new residential development potential in a landscape or coastal character overlay zone, and may also be required by Council for other types of subdivision, if considered necessary to ensure any future land use or development will meet Policy 10.2.3.7 or Policy 10.2.5.11, as relevant.~~ **{NatEnv 447.135}**
2. Landscape building platforms are to be registered against the certificate of title by way of consent notice.
3. The identification of landscape building platforms must be supported by a landscape assessment of the effects of development on the natural character values identified in Appendix A5 **{NatEnv 900.70}**
4. ~~The landscape assessment must be conducted by a landscape architect or similarly qualified person.~~ **{NatEnv 900.70}**
5. ~~The landscape assessment must consider, but not be limited to, the following factors. The identification of landscape building platforms must be supported by an assessment of the effects on, as appropriate: the landscape values identified in Appendix A3; or the natural character of the coast values identified in Appendix A5. The assessment must consider, but not necessarily be limited to, the following factors~~ **{NatEnv 900.70}**:
 - a. ~~the extent to which the location of the building platforms follows relevant design guidelines in Appendix A11;~~ **{NatEnv 900.70}**
 - b. the visual prominence of the location of the building platforms;
 - c. ~~the visual and amenity~~ **{NatEnv 900.70}** ~~effects on landscape or natural character values~~ **{NatEnv 900.70}** of buildings constructed to the maximum building envelope provided for by the performance standards on each identified building platform;
 - d. the appropriateness of the location within the context of the wider ~~landscape or~~ **{NatEnv 900.70}** coastal setting;
 - e. ~~the visual effects~~ **{NatEnv 900.70}** of driveways or vehicle tracks that will be required to access the building platforms; and
 - f. whether the clustering of building platforms ~~will with~~ **{NatEnv cl.16}** other building platforms or existing buildings will minimise adverse effects on ~~landscape or~~ **{NatEnv 900.70}** natural character values.
6. ~~The assessment must be conducted by a landscape architect or similarly qualified person, supported by any other expert assessment necessary to assess effects on any specific values of the overlay zone (for example, cultural or ecological values, if assessment of those effects is beyond the expertise of the landscape architect).~~ **{NatEnv 900.70}**
7. If landscape building platforms are approved through the subdivision consent process, the construction of new buildings greater than 60m² footprint **{PO cl.16}**¹ within the landscape building platform will be subject to Rule 16.3.4.3.b (rural zones) or Rule ~~17.3.3.3-e~~ **17.3.4.3.c** **{NatEnv cl.16}** (rural residential zones).

¹ **PO cl.16:** Footprint is included in the rule to improve plan clarity as a minor and inconsequential amendment.

10.8.2 Vegetation Clearance {NatEnv 958.95}

1. Council may request a report by an ecologist or similarly qualified person for applications where resource consent is required for vegetation clearance. Where requested the report should include:
 - a. a description of the indigenous vegetation present, including a species list;
 - b. a description of the indigenous wildlife present and known to use the site;
 - c. an ecological assessment of the site using the criteria in Policy 2.2.3.1;
 - d. a description of the proposed activities and an assessment of their impact on the biodiversity values of the site; and
 - e. a description of any mitigation or offsetting techniques to be utilised to maintain and enhance the biodiversity values of the site or compensate for any adverse effects that cannot be avoided, including an outline of how these will be designed and implemented to achieve Policy 2.2.3.5 or Policy 2.2.3.6.

10.8.3 Biodiversity Offset {NatEnv 949.29}

1. A resource consent application that includes a proposal for a biodiversity offset must include a biodiversity offset management plan prepared by an ecologist or similarly qualified person that:
 - a. outlines how the biodiversity offset will be designed and implemented to achieve Policy 2.2.3.5;
 - b. considers the role of the donor and recipient sites within a landscape and ecological context;
 - c. sets out baseline information on biodiversity values that are potentially impacted by the proposal at both the donor and recipient sites;
 - d. contains an explicit loss and gain calculation that assesses:
 - i. how any calculated gains will be achieved on the ground;
 - ii. how biodiversity values gained will be the same or similar to those being lost; and
 - iii. how gains in biodiversity values are additional to those that may have occurred if the proposed activity had not gone ahead;
 - e. addresses sources of uncertainty and the risk of failure by incorporating adaptive management responses;
 - f. addresses timing and duration of adverse effects in relation to timing and duration of positive offset effects; and
 - g. identifies the monitoring approach that will be used to demonstrate how the matters above will be addressed over an appropriate timeframe.

10.8.4 Assessment of alternative locations {NatEnv 900.142 and others}

1. For activities that have the potential to adversely affect areas of significant indigenous vegetation and significant habitats of indigenous fauna or the identified values of a landscape or coastal character overlay zone, Council may request an assessment of alternative locations. Where requested, the level of detail and analysis provided in the assessment must reflect the scale of the project and will include:
 - a. a statement of the operational needs of the activity and any locational constraints;
 - b. a statement of the alternative locations considered and, if no sites were considered outside the area or overlay in question, an explanation of why this was not practicable: {NatEnv 900.142 and others}
 - c. an assessment of the proposed site and the alternative locations, in terms of the operational needs of the activity; and



- d. an assessment of the proposed site and the alternative locations, in terms of adverse effects on (as relevant) the biodiversity values of the area of significant indigenous vegetation and significant habitats of indigenous fauna, or the identified values of the overlay zone.

Appendices

Appendix 10A. Protected Indigenous Species

Legend

Threat Classification	Table Code
Locally Uncommon	LU
At Risk - Naturally uncommon	AR-N
At Risk - Declining	AR-D
Threatened - Nationally vulnerable	T - NV
Threatened - Nationally critical	T - NC
Threatened - Nationally endangered	T - NE

Appendix 10A.1 Threatened plant species list {was "10A.1 Threatened plant species list" - NatEnv cl.16}

Species	Common name	Threat classification	Type of plant	Habitat
<i>Abrontanella patearoa</i>		AR-N	Dicot herb	Alpine herbfield
<i>Acaena dumicola</i>		LU	Dicot herb	Montane shrubland
<i>Acaena microphylla</i> var. <i>pauciglochidiata</i>		AR-N	Dicot herb	Coastal herbfield
<i>Acaena tesca</i>		LU	Dicot herb	Upland turf
<i>Aciphylla glaucescens</i>		LU	Dicot herb	Montane grassland
<i>Aciphylla sub flabellata</i>		AR-D	Dicot herb	Coastal grassland
<i>Amphibromus fluitans</i>	Water brome	T - NV	Grass	Ephemeral wetland
<i>Anemanthele lessoniana</i>	Wind grass; rainbow grass	T - NV	Grass	Dryland forest
<i>Anemone tenuicaulis</i>		AR-N	Dicot herb	Upland grassland
<i>Anthosachne falcis</i>		AR-N	Grass	Dryland grassland
<i>Atriplex buchananii</i>	Buchanan's orache	T - NV	Dicot herb	Coastal turfs/gravelfield
<i>Brachyglottis sciadophila</i>		AR-D	Liane	Coastal forest
<i>Carex cirrhosa</i>	Curly sedge	T - NV	Sedge	Wetland margin
<i>Carex echinata</i>		LU	Sedge	Upland bogs
<i>Carex inopinata</i>		T - NV	Sedge	Upland rock overhangs

Species	Common name	Threat classification	Type of plant	Habitat
<i>Carex litorosa</i>		AR-D	Sedge	Saltmarsh
<i>Carmichaelia crassicaulis</i>	Coral broom	AR-D	Shrub	Tussock grassland
<i>Carmichaelia kirkii</i>	Climbing broom	T - NV	Climbing shrub	Shrubland
<i>Celmisia hookeri</i>		LU	Dicot herb	Upland rock outcrops
<i>Chaerophyllum</i>	<u>Chaerophyllum</u> "Minute flower" {NatEnv cl.16}	AR - N	Dicot herb	Coastal herbfield
<i>Chenopodium allanii</i>		AR - N	Dicot herb	Coastal cliff/dry shrubland
<i>Chionochloa rubra subsp. cuprea</i>	Copper tussock	LU	Grass	Poorly-drained grassland
<i>Coprosma acerosa</i>	Sand coprosma	AR-D	Shrub	Coastal dune
<i>Coprosma virescens</i>		LU	Shrub	Coastal/dry forest
<i>Crassula mataikona</i>		AR - N	Dicot herb	Coastal herbfield
<i>Crassula multicaulis</i>		T - NE	Dicot herb	Ephemeral wetland
<i>Crassula peduncularis</i>		T - NC	Dicot herb	Ephemeral wetland
<i>Crassula ruamahanga</i>		AR-D	Dicot herb	Ephemeral wetland
<i>Deschampsia cespitosa</i>	Tufted hair-grass	AR-D	Grass	Wetland
<i>Deyeuxia youngii</i>		AR - N {NatEnv cl.16}	Grass	Grassland
<i>Donatia novae-zelandiae</i>		LU	Dicot herb	Bog wetlands
<i>Dracophyllum uniflorum var. frondosum</i>		AR-N	Shrub	Tussock grassland
<i>Drymoanthus flavus</i>	Little spotted moa	AR-N	Orchid	Forest
<i>Epilobium chionanthum</i>		LU	Dicot herb	Lowland swamps
<i>Epilobium pubens</i>		LU	Dicot herb	Dry habitats
<i>Euchiton ensifer</i>	Creeping cud weed	T - NE	Dicot herb	Dune slack
<i>Ficinia spiralis</i>	Pikao	AR-D	Rush	Sand dunes
<i>Fuchsia perscandens</i>		LU	Shrub	Montane gullies
<i>Geranium sessiliflorum var. arenarium</i>	Short-flowered cranesbill	AR-D	Dicot herb	Coastal herbfield
<i>Geranium retrorsum</i>	Turnip-rooted geranium	T - NE	Dicot herb	Coastal herbfield

Species	Common name	Threat classification	Type of plant	Habitat
<i>Gingidia grisea</i>		AR-N	Dicot herb	Rock outcrops
<i>Helichrysum selago</i> var. <i>tumidum</i>		AR - NV { <i>NatEnv</i> cl.16}	Shrub	Coastal cliff
<i>Hymenochilus tristis</i>		AR-D	Orchid	Coastal grassland
<i>Ileostylis micranthus</i>		LU	Shrub	Coastal shrubland
<i>Isolepis basilaris</i>	Pygmy clubrush	T - NV	Sedge	Ephemeral wetland
<i>Korthalsella salicornioides</i>	Dwarf mistletoe	AR-N	Shrub	Shrubland/forest
<i>Lachnagrostis tenuis</i>	Wind grass	T - NV	Grass	Estuaries
<i>Lepidium crassum</i>	Thick-leaved scurvy grass	T - NE	Dicot herb	Coastal herbfield
<i>Lepidium juvencum</i>	Scurvy grass	T - NC	Dicot herb	Coastal herbfield
<i>Lepidium oleraceum</i>		T - NV	Dicot herb	Coastal ledges
<i>Lepidium tenuicaule</i>		AR-D	Dicot herb	Coastal herbfield
<i>Lepilaena bilocularis</i>		T - NV	Monocot herb	Brackish lake
<i>Melicytus flexuosus</i>		AR-D	Shrub	Upland shrubland
<i>Mimulus repens</i>		AR-N	Dicot herb	Saltmarsh
<i>Montia angustifolia</i>		AR-N	Dicot herb	Ephemeral wetland
<i>Myosotis pygmaea</i>		AR-D	Dicot herb	Coastal herbfield
<i>Myosotis rakiura</i>	Steward Island forget-me-not	AR-N	Dicot herb	Coastal cliff
<i>Myosotis tenericaulis</i>		AR-N	Dicot herb	Alpine wetland
<i>Myosurus minimus</i> subsp. <i>novae-zelandiae</i>	NZ mouse tail	T - NE	Dicot herb	Ephemeral wetlands
<i>Olearia bullata</i>		LU	Shrub	Montane gullies
<i>Olearia fimbriata</i>		T - NV	Tree	Shrubland
<i>Olearia fragrantissima</i>		AR-D	Tree	Coastal forest/shrubland
<i>Olearia hectorii</i>		T - NE	Tree	Coastal forest
<i>Olearia lineata</i>		AR-D	Tree	Lowland-montane gullies
<i>Ophioglossum coriaceum</i>		LU	Fern ally	Ephemeral wetlands
<i>Parahebe canescens</i>	Tarn speedwell	AR-D	Dicot herb	Ephemeral wetlands
<i>Peraxilla colensoi</i>	Red mistletoe	AR-D	Shrub	Silver beech forest

Species	Common name	Threat classification	Type of plant	Habitat
<i>Peraxilla tetrapetala</i>	Scarlet mistletoe	AR-D	Shrub	Silver beech forest
<i>Potentilla anserinoides</i>		LU	Dicot herb	Coastal herbfield
<i>Pseudopanax ferox</i>	Fierce lancewood	AR-D	Tree	Dry forest
<i>Puccinellia walkeri</i>	Walkers saltgrass	AR-N	Grass	Estuaries
<i>Raoulia hectorii</i> var. <i>mollis</i>		AR-N	Dicot herb	Alpine herbfield
<i>Ranunculus maculatus</i> <i>maculatus</i> { NatEnv cl.16 }		AR-N	Dicot herb	Alpine wetland
<i>Ranunculus recens</i> var. <i>recens</i>		T - NV	Dicot herb	Coastal herbfield
<i>Raoulia monroi</i>	Fan-leaved mat daisy	AR-N	Dicot herb	Alpine herbfield
<i>Raoulia parkii</i>		LU	Dicot herb	Alpine herbfield
<i>Ruppia megacarpa</i>	Horses mane weed	AR-D	Monocot herb	Saline lagoon
<i>Rytidosperma merum</i>	Slender bristle grass	T - NV	Grass	Short tussock grassland
<i>Scandia geniculata</i>		LU	Liane	Coastal forest/scrub
<i>Senecio carnosulus</i>		AR-N	Dicot herb	Coastal herbfield
<i>Senecio glaucophyllus</i> ssp. <i>basinudus</i>		AR-N	Dicot herb	Coastal herbfield
<i>Sonchus Kirkii</i> <i>kirkii</i> { NatEnv cl.16 }	Shore puha	AR-D	Dicot herb	Coastal herbfield
<i>Stenostachys laevis</i>	Grassland wheatgrass	AR-N	Grass	Coastal herbfield
<i>Tetrachondra hamiltonii</i>		Data Deficient	Dicot herb	Ephemeral wetlands
<i>Teucrium parvifolium</i>		AR-D	Shrub	Riparian forest
<i>Tupeia antarctica</i>		AR-D	Shrub	Lowland forest
<i>Uncinia purpurata</i>		AR-N	Sedge	Forest and grassland
<i>Uncinia sinclairii</i>		Data Deficient	Sedge	Wetlands
<i>Uncinia strictissima</i>		T - NE	Sedge	Montane gullies
<i>Urtica ferox</i>	Tree nettle	LU	Shrub	Coastal forest
<i>Zannichellia palustris</i>	Horned pondweed	AR-N	Monocot herb	Coastal lake
<i>Zostera muelleri</i> subsp. <i>novazelandica</i>	Sea grass	AR-D	Monocot herb	Estuaries

Appendix 10A.2 Threatened fauna species list {NatEnv 900.155}

Note; entire table attributed to {NatEnv 900.155}

Species	Common Name	Threat Classification	Type of Animal	Habitat
<i>Anthus novaeseelandiae novaeseelandiae</i>	New Zealand pipit	AR - D	Bird	Rough open habitats, from the coastline to alpine shrublands
<i>Bowdleria punctata punctata</i>	South Island fernbird	AR - D	Bird	Dense wetland and saltmarsh vegetation
<i>Charadrius bicinctus bicinctus</i>	Banded dotterel	T - NV	Bird	Estuaries, lake margins short grassland
<i>Chlidonias albostratus</i>	Black-fronted tern	T - NE	Bird	Braided riverbeds, sheltered harbours, estuaries and lagoons, and near-coastal farmland
<i>Egretta sacra sacra</i>	Reef heron	T - NE	Bird	Coastal waterways and shoreline habitat
<i>Eudyptula minor minor</i>	Southern blue penguin	AR - D	Bird	Coastal areas and harbours
<i>Haematopus finschi</i>	South Island pied oystercatcher	AR - D	Bird	Coast and inland habitats including braided rivers
<i>Hydroprogne caspia</i>	Caspian tern	T - NV	Bird	Sheltered bays and harbours
<i>Larus bulleri</i>	Black-billed gull	T - NC	Bird	River beds and adjacent agricultural habitats, coastal marine zone
<i>Larus novaehollandiae scopulinus</i>	Red-billed gull	AR - D	Bird	Coastal areas; rarely inland
<i>Limosa lapponica baueri</i>	Eastern bar-tailed godwit	AR - D	Bird	Intertidal zone at Blueskin Bay
<i>Megadyptes antipodes</i>	Yellow-eyed penguin	T - NE	Bird	Coastal areas
<i>Naultinus gemmeus</i>	Jewelled gecko	AR - D	Reptile	Shrubland/forest and tussockland
<i>Oligosoma aff. polychroma Clade 5</i>	Southern grass skink	AR - D	Reptile	Rank grass and tussock grassland
<i>Oligosoma burganae</i>	Burgan skink	T - NC	Reptile	tussock grassland
<i>Oligosoma chloronoton</i>	Green skink	AR - D	Reptile	Vegetated rock tumbles and screes; open habitats
<i>Oligosoma grande</i>	Grand skink	T - NE	Reptile	Rock outcrops in open habitats
<i>Oligosoma inconspicuum</i>	Cryptic skink	AR - D	Reptile	Damp gullies and seepages in and around vegetation



<u>Species</u>	<u>Common Name</u>	<u>Threat Classification</u>	<u>Type of Animal</u>	<u>Habitat</u>
<u><i>Oligosoma otagense</i></u>	Otago skink	T - NE	Reptile	Rock outcrops in open habitats
<u><i>Petroica australis australis</i></u>	South Island robin	AR - D	Bird	Mature forest, scrub, and exotic forest plantations
<u><i>Phocarctos hookeri</i></u>	Hooker's sea lion	T - NC	Mammal	Coast
<u><i>Puffinus griseus</i></u>	Sooty shearwater	AR - D	Bird	Coastal cliffs and headlands
<u><i>Sterna striata striata</i></u>	White-fronted tern	AR - D	Bird	Coastal waters and harbours
<u><i>Woodworthia</i></u> "Otago/Southland large"	Korero gecko	AR - D	Reptile	Rock substrate in open areas

Appendix 10A.3 Important native tree list {was "10A.2 Important native tree list" - NatEnv 900.155}

Botanical Name	Common Name
<i>Dacrycarpus dacrydioides</i>	Kahikatea
<i>Dacrydium cupressinum</i>	Rimu
<i>Elaeocarpus hookerianus</i>	Pokaka
<i>Halocarpus bidwillii</i>	Bog pine
<i>Halocarpus biformis</i>	Pink pine
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark
<i>Libocedrus bidwillii</i>	Cedar
<i>Lophomyrtus obcordata</i>	Rohutu
<i>Melicope simplex</i>	Potaniwha
<i>Myoporum laetum</i>	Ngaio
<i>Nothofagus menziesii</i>	Silver beech
<i>Phyllocladus alpinus</i>	Celery pine
<i>Plagianthus regius</i>	Lowland ribbonwood
<i>Podocarpus hallii</i>	Hall's totara
<i>Podocarpus totara</i>	Totara
<i>Prumnopitys ferruginea</i>	Miro
<i>Prumnopitys taxifolia</i>	Matai
<i>Sophora microphylla</i>	Kowhai
<i>Streblus heterophyllus</i>	Milk tree
<i>Weinmannia racemosa</i>	Kamahi

Appendix 10B. Pest Plant Species

The table below sets out the pest plant species identified in the District Plan:

Species	Common name
<i>Acacia dealbata</i>	Silver wattle
<i>Acanthus mollis</i>	Bear's breeches
<i>Acer pseudoplatanus</i>	Sycamore
<i>Ageratina adenophora</i>	Mexican devil
<i>Ageratina riparia</i>	Mistflower
<i>Akebia quinata</i>	Chocolate vine or Akebia
<i>Alocasia brisbanensis</i>	Elephant ear
<i>Alternanthera philoxeroides</i>	Alligator weed
<i>Arundo donax</i>	Giant reed
<i>Berberis darwinii</i>	Darwin's barberry
<i>Berberis glaucocarpa</i>	Barberry
<i>Bomarea caldasii</i>	Bomarea, climbing alstroemeria
<i>Bryonia cretica ssp dioica</i>	White bryony
<i>Buddleja davidii</i>	Buddleia
<i>Calicotome spinosa</i>	Spiny broom
<i>Calluna vulgaris</i>	Heather
<i>Calotis lappulacea</i>	Bur daisy
<i>Cardiospermum grandiflorum</i>	Balloon vine
<i>Carduus nutans</i>	Nodding thistle
<i>Cestrum elegans and Cestrum fasciculatum</i>	Red cestrum
<i>Cestrum parqui</i>	Green cestrum
<i>Chrysanthemoides monilifera ssp. Monilifera</i>	Boneseed
<i>Clematis vitalba</i>	Old man's beard
<i>Cortaderia jubata</i>	Purple pampas
<i>Cortaderia selloana and Cortaderia jubata</i>	Pampas grass
<i>Cotoneaster franchettii</i>	Cotoneaster, Franchet's cotoneaster
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Cotoneaster simonsii</i>	Khasia berry
<i>Crataegus monogyna</i>	Hawthorn

Species	Common name
<i>Crocasmia x crocosmiiflora</i>	Montbretia
<i>Cytisus scoparius</i>	Broom
<i>Dendrobenthamia capitata</i>	Strawberry dogwood
<i>Drosera capensis</i>	Cape sundew
<i>Dryopteris affinis</i>	Scaly male fern
<i>Dryopteris filix-mas</i>	Male fern
<i>Eccremocarpus scaber</i>	Chilean glory creeper
<i>Equisetum arvense</i>	Field horsetail
<i>Eragrostis Eragrostis {NatEnv cl.16} curvula</i>	African love grass
<i>Erigeron karvinskianus</i>	The Mexican daisy
<i>Escallonia rubra</i>	Red escallonia
<i>Eschscholzia californica</i>	Californian poppy
<i>Euonymus europaeus</i>	Spindle tree
<i>Euonymus japonicus</i>	Japanese spindleberry
<i>Fallopia japonica</i>	Japanese knotweed
<i>Fraxinus excelsior</i>	Ash
<i>Fuchsia boliviana</i>	Bolivian fuchsia
<i>Gunnera tinctoria</i>	Chilean rhubarb and Brazilian rhubarb
<i>Hedera helix</i>	Ivy
<i>Hedychium flavescens</i>	Yellow ginger
<i>Hedychium gardnerianum</i>	Kahili ginger
<i>Heracleum mantegazzianum</i>	Giant hogweed
<i>Hieracium species</i>	Hawkweed
<i>Houttuynia cordata</i>	Houttuynia, Chameleon plant
<i>Ilex aquifolium</i>	Holly
<i>Impatiens glandulifera</i>	Himalayan balsam
<i>Ipomoea indica</i>	Blue morning glory
<i>Jasminum polyanthum</i>	Jasmine
<i>Juncus gerardii</i>	Saltmarsh rush, blackgrass, black needle rush
<i>Lagarosiphon major</i>	African oxygen weed
<i>Lamium galeobdolon 'Variegatum': {NatEnv 588.5}</i> <i>Galeobdolon luteum</i>	Aluminium plant, {NatEnv 588.5} Artillery plant

Species	Common name
<i>Leycesteria Formosa formosa</i> {NatEnv cl.16}	Himalayan honeysuckle
<i>Ligustrum sinense</i>	Chinese privet
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lupinus arboreus</i>	Tree lupin
<i>Lupinus polyphyllus</i>	Russell lupin
<i>Lycium ferocissimum</i>	Boxthorn
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Macfadyena unguis-cati</i>	Cat's claw creeper
<i>Myricaria germanica</i>	False tamarisk
<i>Myriophyllum aquaticum</i>	Parrots feather
<i>Nassella tenuissima</i>	Finestem needlegrass
<i>Nassella trichotoma</i>	Nassella tussock
<i>Nephrolepis cordifolia</i>	Tuber ladder fern
<i>Osmunda regalis</i>	Royal fern
<i>Paraserianthes lophantha</i>	Brush wattle
<i>Passiflora caerulea</i>	Blue passion flower
<i>Passiflora mixta</i>	Banana passionfruit, northern banana passionfruit
<i>Passiflora mollissima</i>	Banana passionfruit
<i>Passiflora pinnatistipula</i>	Yellow passionfruit
<i>Passiflora tripartita</i>	Banana passionfruit, northern banana passionfruit
<i>Pennisetum clandestinum</i>	Kikuyu
<i>Pennisetum macrourum</i>	African feather grass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus contorta</i>	Contorta pine
<i>Plectranthus ciliatus</i>	Plectranthus
<i>Prunus laurocerasus</i>	Cherry laurel
<i>Pseudosasa japonica</i>	Arrow bamboo
<i>Pueraria montana subspecies lobata</i>	Kudzu vine
<i>Reynoutria japonica</i>	Asiatic knotweed
<i>Rosa rubiginosa</i>	Sweet briar
<i>Rubus fruticosus</i> agg.	Blackberry

Species	Common name
<i>Sagittaria montevidensis</i>	Arrowhead
<i>Sambucus nigra</i>	Elder, elderflower, elderberry
<i>Salix cinerea</i>	Grey willow
<i>Salix fragilis</i>	Crack willow
<i>Selaginella kraussiana</i>	African club moss
<i>Senecio angulatus</i>	Cape ivy
<i>Senecio jacobaea</i>	Ragwort
<i>Senecio mikanioides</i>	German ivy
<i>Solanum dulcamara</i>	Bittersweet
<i>Solanum marginatum</i>	White-edged nightshade
<i>Spartina spp.</i>	Cordgrass
<i>Teline monspessulana</i>	Montpellier broom
<i>Tradescantia fluminensis</i>	Wandering jew
<i>Tropaeolum majus</i>	Nasturtium
<i>Tussilago farfara</i>	Coltsfoot
<i>Ulex europaeus</i>	Gorse
<i>Urtica dioica</i>	Perennial Nettle
<i>Utricularia gibba</i>	Bladderwort
<i>Vinca major</i>	Periwinkle
<i>Watsonia bulbifera</i>	Watsonia
<i>Zantedeschia aethiopica</i>	Arum lily
<i>Zantedeschia aethiopica</i> 'green goddess'	Green goddess
<i>Zizania latifolia</i>	Manchurian rice grass

Appendix 10C. Water Body Values

Water body	Conservation values	Public recreation and access values
Abernathys Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura.	
Andersons Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura, redfin bully and giant kokopu.	
Battery Creek {NatEnv 588.4}	<u>Common and redfin bullies, inanga, banded kokopu, eels and koura. {NatEnv 588.4}</u>	
Bull Creek	High biodiversity values - eel species, migratory galaxias	
Carey's Creek	High native fish values - whitebait spawning, passage for lamprey, longfin, shortfin, bully species and black flounder.	Recreation value, Mahika kai values.
Christies Creek	Black flounder, bullies and eel species.	Important for trout
Craigs Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deborah Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deep Creek	Ecological values - Galaxias depressiceps (nationally vulnerable).	Recreation values
Deep Stream	Ecological values - Eldon's galaxias (nationally endangered) in upper tributaries.	Recreation values - brown trout
Dons Creek	Likely - lamprey, eel species, bullies, migratory galaxias.	
Fern Stream	Likely presence of banded kokopu, common bully, inanga, koura	
Flagstaff Creek	Kokopu, eel species	Trout
Flat Stream	Possible Galaxias eldons (nationally endangered)	
Foote Stream		
Frasers Stream	Banded kokopu	Trout
Kaikorai Stream	Mitigating flooding and erosion. Lower reaches have tidal influence and high conservation value	
Lagoon Creek	Common bully, inanga, perch, koura, longfin eel.	
Latham Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Banded kokopu.	

Water body	Conservation values	Public recreation and access values
Lee Creek	High values for giant kokopu in upper reaches, also perch, common bully, freshwater mussel.	
Lee Stream	Eldon's galaxias (upper tributaries), longfin eel	Brown trout
Lindsays Creek	Mitigating flooding and erosion, Banded and giant kokopu, shortfin and longfin eel, koura.	Important trout spawning from Chingford park downstream. Maybe salmon. Potential transport and recreation corridor
Lug Creek	Potentially Galaxias anomalus (nationally endangered)	Brown trout in lower reaches
Macandrew Bay Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu.	
Mihiwaka Stream		
Nenthorn Stream	Galaxias depressiceps (nationally vulnerable), freshwater mussel, longfin eel, koura.	Trout
Opoho Creek	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and koura.	
Orbells Creek	Potential habitat for Galaxias depressiceps (nationally vulnerable).	
Orokonui Creek	Banded kokopu, giant kokopu, inanga, longfin eel, shortfin eel, giant bully, redfin bully, bluegill bully, lamprey	Brown trout
Ōtākou Stream	Important as a refuge for native fish in significant lifecycle stages	
Otokia Creek	Regionally significant Giant kokopu population, banded kokopu. longfin eel	
Owhiro Stream	Longfin and shortfin eel habitat, perhaps inanga.	Mahika kai values. Potential transportation and recreation corridor.
Portobello Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and redfin bully	
Post Office Creek (Waikouaiti)	Mitigating flooding and erosion. Migratory galaxias, longfin and shortfin eel	
Post Office Creek (Waipori)	Eldon's galaxias (nationally endangered), koaro, koura	
Pūrākaunui Creek	High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Sawyers Bay Stream	Important as a refuge for native fish in significant lifecycle stages.	

Water body	Conservation values	Public recreation and access values
Silverstream	Mitigating flooding and erosion. Migratory value for species in upper reaches	Transportation corridor. High trout values, with high demand for fishing opportunities near urban areas.
Smiths Creek	Important as a refuge for native fish in significant lifecycle stages	
Smugglers Creek	Eldon's galaxias (nationally endangered), longfin eel, koura	Brown trout
<u>Stewarts Creek</u> { NatEnv 588.4 }	<u>Common and redfin bullies, inanga, banded kokopu, eels and koura.</u> { NatEnv 588.4 }	
Stony Creek	Eldon's galaxias (nationally endangered)	
Styles Creek	Important as a refuge for native fish in significant lifecycle stages	
Sutton Stream	Ecological values	Important for trout
Taieri River (upper)	Mitigating flooding and erosion (Hyde to Sutton). Ecological values	Mahika kai values. Important for trout
Taieri River (lower)	High biodiversity - inanga, lamprey, longfin, shortfin, black flounder, smelt, blue gill bully, torrent fish. Tidal zone important for whitebait (especially near Henley) and flounder.	Mahika kai values. Important for trout
Three O'clock Stream	Galaxias depressiceps (nationally vulnerable).	Trout angling
Toll Bar Creek	Potential for Galaxias depressiceps (nationally vulnerable)	
Traquair Burn	Longfin eel, common bully. Galaxias eldoni (nationally endangered) at top end.	Brown trout
Verter Burn	Koaro, koura. Potential for Galaxias eldoni (nationally endangered) at top end.	Brown trout, rainbow trout
Waikouaiti River	Mitigating flooding and erosion. Ecological values - high native fishery values. Galaxias depressiceps (nationally vulnerable).	Mahika kai values. High recreational values, including whitebaiting, game bird hunting, fishing (especially downstream of Orbell's Crossing). Potential transportation corridor from SH1 bridge to Karitane
Waipori River	Mitigating flooding and erosion. All migratory galaxias, Galaxias pullus and eldons (nationally endangered) in the headwaters. Koura.	Mahika kai values. Some hunting and angling



Water body	Conservation values	Public recreation and access values
Waitati River	Mitigating flooding and erosion. High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Water of Leith	Mitigating flooding and erosion. Important as a refuge for native fish in significant lifecycle stages. Lamprey and longfin eel, koura in tributary streams.	
Whare Creek	Galaxias eldoni (nationally endangered).	Brown trout

