A. Plan Overview and Strategic Directions

1. Plan Overview and Introduction

1.1 Introduction to the District Plan

1.1.1 What is a District Plan?

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

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

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

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

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

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

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

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

District plans contain:

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

District plans manage the use of land such that:

a. no person may use land in a manner which contravenes a rule in a district plan, unless it is expressly allowed by a resource consent

b. no person may subdivide land unless it does not contravene a rule in a district plan or it is expressly allowed by a resource consent.

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

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

1.1.2 Content of District Plan

Information on the structure, format and how to use the Plan can be found in the *2GP User Guide April 2019 - incorporating changes made through 2GP decisions*. Information on the drafting protocol used in the Plan is provided in the *2GP Style Guide April 2019 - incorporating changes made through 2GP decision*. Both documents are available on the DCC website: www.https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan on the 2GP 'Read the Plan' page.

1.2 Kāi Tahu and the District Plan

1.2.1 Te Tiriti o Waitangi/The Treaty of Waitangi

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

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

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

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

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

1.2.2 Implementation of Kāi Tahu values through the District Plan

The resource management issues of interest to Kāi Tahu are addressed through this Plan in a number of ways.

Particular areas of interest to Kāi Tahu include:

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

These are primarily managed through:

- management of identified threats, such as buildings, earthworks and vegetation clearance, within wāhi tūpuna (ancestral landscapes);
- requirements for setbacks from water bodies and the coastline;
- provision for papakāika housing; and
- consideration of Manawhenua as an affected person in relation to consent applications for particular activities.

1.2.2.1 Statutory acknowledgements

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

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

1.2.2.2 East Otago Taiapure

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

1.2.2.3 Consultation with Aukaha

Aukaha is a consultancy established by the local rūnaka to help streamline the resource consent process for applications requiring consultation with Kāi Tahu in Otago.

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

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

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

Contact details for Aukaha are in Appendix A8.

1.2.2.4 Outcomes sought by Kāi Tahu

The following table sets out the natural resource and environmental management issues and desired outcomes of significance to Kāi Tahu. It is not an exhaustive list. Some of the issues and outcomes are addressed through other DCC processes and strategies, and some by other organisations, such as the ORC. The District Plan includes

policies that address issues within its statutory context. Methods are outlined throughout the Plan to provide for Kāi Tahu's relationship with natural and physical resources in Dunedin.

Issues	Outcomes desired by Kāi Tahu
a. Kaitiakitaka	
Historically, recognition of kaitiakitaka in resource management processes and decision making has been limited	Kāi Tahu's role as kaitiaki is recognised. Kāi Tahu is engaged in resource management decision making processes in the spirit and intent of the Treaty and RMA. This includes, but is not limited to: • Engagement with Kāi Tahu, at operational and political levels, is regular and effective. • The Kāi Tahu ki Otago Natural Resource Management Plan 2005 and Resource Consent Protocol are implemented appropriately. • Cultural Impact Assessments are used to assess effects of land use change and development on cultural values, where Kāi Tahu considers this is appropriate. • Kāi Tahu is actively involved in a range of decision making fora including as hearings commissioners and on planning committees. • The wider Dunedin community is aware of, and understands Kāi Tahu's kaitiakitaka role. • Kāi Tahu is actively involved when the DCC plans and undertakes research in areas of mutual interest.
b. Built environment	

• The cumulative effects of land use change and development on wāhi tūpuna, wāhi taoka sites, mahika kai and indigenous biodiversity.
• Loss of cultural associations with wāhi tūpuna.
• Deteriorating water quality from stormwater and wastewater discharges.
• Kāi Tahu presence in the urban environment and in urban design is very limited.
	• Development is holistic in approach and:
	  • Protects Kāi Tahu cultural values.
	  • Protects wāhi tūpuna from inappropriate development.
	  • Maintains and enhances water quality.
	• Treatment and disposal of wastewater and stormwater accords with Kāi Tahu values (land based treatment is preferred).
	• Consent conditions are monitored effectively.
	• Water quality is safeguarded through the 3 Waters Strategy.
	• Kāi Tahu culture and presence is visible in the built environment – through public art, information and urban design

c. Climate change	

Issues	Outcomes desired by Kāi Tahu
The Kāi Tahu communities of Puketeraki (Karitāne) and Ōtākou are at risk from natural hazards. Coastal erosion and rising sea levels could impact Kāi Tahu's relationship with land, the use of Māori land, and cultural values and uses of these areas.	• The special nature of Māori land with its multiple owners and ancestral connections is recognised when climate change adaptation measures and hazards controls are proposed. Cultural preferences are taken into account with regard to hazard mitigation and the maintenance of relationships with the land is facilitated. • The DCC recognises the constraints on Māori land when considering climate change measures.
d. Coast	
• Management of the land-sea interface is integrated and holistic. • Inappropriate land use and development affects wāhi taoka sites, wāhi tūpuna, mahika kai and kaimoana, and the relationship that Kāi Tahu has with these landscapes and resources. • Discharges from the urban environment impact on inlet and estuary health, on the coastal environment, and on kaimoana and taoka species. • Land development in upper catchments impacts on inlets, estuaries and the coast, including the effects of sedimentation on kaimoana and taoka species. • Loss of natural habitat affects indigenous marine species • Loss of access to wāhi taoka sites, and to mahika kai and kaimoana resources.	• The spiritual and cultural significance of the marine and coastal area to Kāi Tahu is provided for in the management of the coastal environment. • Adverse effects on Kāi Tahu values in the coastal environment caused by inappropriate coastal land use, subdivision and development are avoided. • Cross-jurisdictional integrated management occurs. • The cultural integrity of coastal landscapes and seascapes (wāhi tūpuna) is protected. • Te Tai o Arai Te Uru (the Otago coast) supports the full range of healthy ecosystems and species. • Access to culturally healthy mahika kai, taoka species, and sites of significance is maintained or enhanced. • The discharge of contaminants, including human waste to coastal waters, is reduced and ultimately ceases. • Kāi Tahu can safely access, gather and eat mahika kai and kaimoana • Estuaries support Kāi Tahu customs.
e. Ecosystems and indigenous biodiversity	
• Loss of indigenous biodiversity and habitat. • Sediment discharged to water affects water quality, and in turn mahika kai. The ability of Kāi Tahu to safely access, gather and eat mahika kai and kaimoana is compromised by poor water quality. • The ability to pass on mahika kai traditions to future generations is compromised.	• Indigenous plant and animal communities and the ecological processes that ensure their survival are recognised and protected to restore and improve indigenous biodiversity. • Habitats and the wider needs of mahika kai and kaimoana taoka species and other species of importance to Kāi Tahu are protected. • Mahika kai and kaimoana resources are healthy and abundant in Otago.
f. Energy	

Issues	Outcomes desired by Kāi Tahu
• The placement of infrastructure for producing and distributing energy can affect the relationship of Kāi Tahu with waterways and wāhi tūpuna. • Extractive uses and power generation affect natural seasonal flow regimes which can cause bank erosion, sedimentation and damage to wāhi taoka sites.	• The relationship between Kāi Tahu natural water bodies and water and the effects of energy generation on this relationship are taken into account in decisions on energy generation. • Efficient energy and water use is encouraged as part of new developments. • Wāhi tūpuna are protected from inappropriate placement of energy generation and distribution infrastructure. • The capacity of existing infrastructure is maximised before developments occur in new catchments.
g. Hazardous substances	
Discharges of hazardous substances affect land and water quality.	• Contaminants being discharged directly to water are reduced. • The management / disposal of hazardous waste is undertaken in accordance with Kāi Tahu values.
h. Infrastructure	
• Poorly planned and located infrastructure impacts on fresh and coastal water quality, wāhi tapu, wāhi tūpuna and indigenous biodiversity. • Inappropriately located telecommunications and energy infrastructure affects wāhi tūpuna, views from marae, and other significant landscapes and landforms.	• Contaminants being discharged directly or indirectly to water are reduced. • The range of landscape features of importance to Kāi Tahu, including wāhi tūpuna and view shafts, are protected from inappropriate development.
i. Land use	
• Papakāika housing planning provisions have been restrictive. • The utilisation of Māori land is constrained by policy that does not take into account the multi-ownership nature of the land. • Sea level rise and coastal erosion could affect the marae communities at Ōtākou and Karitāne.	• The use of Māori land by beneficial owners according to cultural preferences is supported and the maintenance of relationships with the land facilitated. • The relationship of Kāi Tahu with their ancestral land is recognised through the provision for Papakāika housing on general title land within the original native reserves. • The constraints on Māori land held under Te Ture Whenua Māori Act 1993 are recognised.
j. Minerals	

Issues	Outcomes desired by Kāi Tahu
• Historic and continuing loss of wāhi tapu sites and landscapes of significance from quarrying and earthworks. • The quarrying of Pukemakamaka and Turimakamaka (Saddle Hill), and Blackhead. • Loss of historical associations with Puke Makamaka and Turi Makamaka (Saddle Hill). Landscapes such as Saddle Hill no longer reflect the creation stories related to the taniwha traditions.	• Protection of wāhi tūpuna.
k. Natural hazards	
• Natural hazards and natural hazard mitigation activities can impact on values of importance to Kāi Tahu. • Erosion and deposition rates affects Kāi Tahu values in the coast, bays, hāpua (estuaries) and harbours.	• Kāi Tahu values are considered in natural hazard management and planning. • The waters of the Dunedin district are healthy and support Kāi Tahu customs.
l. Soil	
• Subdivision and development can cause sedimentation and erosion. • The importance of soil and its life-supporting capacity is often low priority in decision making.	• Human-induced soil erosion is avoided. • Life supporting capacity of soils is safeguarded.
m. Transportation	
• Limited public transport in rural areas affects rural Kāi Tahu communities and marae. • Stormwater discharges from urban roads can contain contaminants (hydrocarbons, heavy metals and wastewater from cross-connections).	• Access to transport (all modes) is equitable. • The fresh and coastal waters of the Dunedin district are healthy and support Kāi Tahu customs. • Contaminants being discharged directly or indirectly to water are reduced.
n. Wāhi Tāpu and Wāhi Taoka	

Issues	Outcomes desired by Kāi Tahu
• Archaeological sites are increasingly vulnerable to coastal erosion and sea level rise. • Wāhi tapu and wāhi taoka are modified or damaged by the direct and indirect effects of development, such as quarrying and earthworks. • Access to sites of cultural significance is impeded. • The general public lacks understanding of the statutory and non-statutory tools and processes for managing discoveries of taoka, accidental or otherwise. • The management of wāhi tapu and wāhi taoka lacks co-ordination and collaboration.	• Wāhi tapu and wāhi taoka are protected in a culturally appropriate manner. • Adverse effects on wāhi tapu and other sites of cultural heritage value as a result of inappropriate land-use, subdivision and development are avoided. • Wāhi tapu and wāhi taoka are given appropriate value in decision-making processes. • All sites of significance, including those not registered as Heritage New Zealand or New Zealand Archaeological Association sites are protected. • Kāi Tahu can access sites of cultural significance. • The general public has better access to information about statutory and non-statutory tools and processes for managing discoveries of taoka, accidental or otherwise.

1.2.3 Kāi Tahu ki Otago Natural Resource Management Plan

The Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal resource management planning document for Kāi Tahu ki Otago, and recognises and provides for Kāi Tahu values. The kaupapa of the plan is 'Ki Uta ki Tai' (from the mountains to the sea), which reflects the holistic Kāi Tahu philosophy of integrated resource management.

1.3 Activities managed by this Plan (Nested Tables)

Introduction

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

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

The nested tables in Section 1.3 are intended to be a complete list of activities. The activities within the tables are all defined. However, in some cases defined activities identify aspects of those activities that are not managed by this Plan either because they are managed through other statutory instruments or because they were considered to be highly unlikely to create effects that warranted management. These activities include:

- commercial advertising located within a building that is not visible from a public space outside the building;
- earthworks associated with the maintenance of sports fields, landscaping or gardens, existing farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences;
- filming associated with news coverage or any filming activity that does not have any associated development activity and involves no more than five people involved in the activity;
- irrigation races and open drains and stormwater detention basins; however, earthworks associated with these activities are subject to earthworks provisions;
- public display boards with a maximum area of all display faces of 2m² or less, and used exclusively by individuals, community groups or public bodies for advertising local activities, such as: sale of second hand goods by individuals, working from home activities, local community events, community notices, or public notices;
- freedom camping on land that is controlled or managed by Council; and
- signs on screens managed by the Trading in Public Places Bylaw 2020.

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

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

Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).

In the case of city-wide activities, any building or structure that forms part of those activities is provided for via the relevant city-wide activity definition. For example, any building or structure that forms part of network utility structures - small scale or passenger transportation hubs is provided for via those definitions. Therefore, the provisions for buildings and structures activities, located in the management zone sections, do not apply to city-wide activities.

However, provisions for site development activities such as vegetation clearance do apply to city-wide activities, where relevant. For example, where vegetation clearance is required prior to establishing network utility activities, any relevant vegetation clearance rules, set out in the management zone sections, will apply. Provisions for

construction and site investigation and earthworks also apply to city-wide activities. The construction and site investigation required for any city-wide activity, and any earthworks required for a city-wide activity, are subject to the relevant provisions set out in Section 4 Temporary Activities and Section 8A Earthworks.

1.3.1 City-wide activities

Public Amenities Category

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

Temporary Activities Category

Activities	Sub-activities
Construction and site investigation	
Filming	Filming - small scale
	Filming - large scale
Mobile trading	
Military exercises	
Temporary disaster management accommodation	
Temporary events	Temporary events - small scale
	Temporary events - large scale
Temporary signs	Election signs
	Event promotion signs
	Temporary public notices
	Construction signs
	Real estate signs
Helicopter movements	

Network Utility Activities Category

Activity	Sub-activities
Operation, repair, minor upgrading and maintenance of existing network utilities	
Underground or internal network utilities	

Activity	Sub-activities
Standby or temporary energy generators	
Substations	
Network utility structures - small scale	Network utility poles and masts - small scale
	Hydro generators - small scale
	Solar panels - small scale
	Wind generators - small scale
Network utility structures - large scale	Hydro generators - large scale
	Wind generators - large scale
	Solar panels - large scale

Transportation Activities Category

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

Scheduled Trees Activities Category

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

Natural Hazard Mitigation Activities Category

Activity
Natural hazard mitigation earthworks
Natural hazard mitigation structures
Repair and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation structures
Emergency natural hazard mitigation

Earthworks Activities Category

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

1.3.2 Land Use activities

Commercial Activities Category

Activities	Sub-activities
Ancillary licensed premises	
Commercial advertising	Tourism advertising
Conference, meeting and function	
Entertainment and exhibition	
Office	Training and education
	Veterinary services
	Campus-affiliated office
Restaurants	
Restaurant - drive through	
Retail	Bulky goods retail
	Dairies
	Food and beverage retail
	General retail (note that this activity is managed in the Warehouse Precinct Zone as two sub-components - general retail - retail services and general retail - sale or hire of goods)
	Trade related retail
	Yard based retail
Service stations	Self-service fuel stations
Stand-alone car parking	
Visitor accommodation	Campgrounds

Residential Activities Category

Activities	Sub-activities
Supported living facilities	Rest homes
	Retirement villages
	Student hostels

Activities	Sub-activities
Standard residential	Papakāika
	Social housing
Working from home	

Community Activities Category

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

Industrial Activities Category

Activities	Sub-activities
Industry	Industrial ancillary tourism
	Rural industry
	Rural contractor and transport depots (note that this activity is managed at two scales: rural contractor and transport depots - large scale and rural contractor and transport depots - small scale)
	Scheduled industrial activity

Rural Activities Category

Activities	Sub-activities
Domestic animal boarding and breeding	
Intensive farming	
Farming	
Forestry	
Grazing	
Landfills	
Mineral exploration	
Mineral prospecting	

Activities	Sub-activities
Mining	Scheduled mining activity
	Expansion of scheduled mining activity
Rural ancillary retail	
Rural tourism	Rural tourism - small scale
	Rural tourism - large scale
Rural research	Rural research - small scale
	Rural research - large scale

Major Facility Activities Category

Activities	Sub-activities
Airport	
Campus	
Cemeteries	
Crematoriums	
Dunedin Botanic Garden	
Emergency services	
Hospital	
Invermay/Hercus	
Major recreation facility	
New Zealand Marine Studies Centre	
Port	
Prisons or detention centres	
Schools	
Taieri Aerodrome	

1.3.3 Development activities

Development Activities Category

Sub-categories	Activities	Sub-activities
Buildings and structures activities	Additions and alterations	Earthquake strengthening
		Restoration
		Signs attached to buildings and structures
	Demolition	
	New buildings	
	Removal for relocation	
	Repairs and maintenance	
	New structures	Fences
		Retaining walls (for the purposes of rules that apply in heritage precincts only)
		Freestanding signs
Site development activities	Outdoor storage	Service areas
	Parking, loading and access	Parking areas
	Storage and use of hazardous substances	
	Shelterbelts and small woodlots	
	Vegetation clearance	Indigenous vegetation clearance (note that this activity is managed at two scales; indigenous vegetation clearance - large scale and indigenous vegetation clearance - small scale)

1.3.4 Subdivision activities

Subdivision Activities Category

Activities	Sub-activities
Cross lease, company lease and unit title subdivision	
General subdivision	

1.4 Definitions

1.4.1 Definitions

A

Accessway

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

Accidental Discovery Protocol

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

Adaptive Re-use

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

Additions and Alterations

Changes to the external envelope (i.e. size) of a building or structure and signs attached to buildings and structures.

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

- changes to the fabric, or characteristics of a building or structure, including the removal or replacement of building components that do not meet the definition of repairs and maintenance; and
- the attachment or construction of additional components, including building utilities, but not including network utility activities.

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

This definition excludes:

- activities defined as demolition.

The following activities are managed as sub-activities of additions and alterations:

- earthquake strengthening
- restoration
- signs attached to buildings and structures

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

Additions and alterations are an activity in the buildings and structures sub-category, which is the development activities category.

Airport

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

- aircraft operations and aircraft servicing
- fuel storage
- customs and quarantine facilities
- temporary accommodation for air crews, training and airport related personnel
- training activities and facilities associated with the aeronautical industry
- any activities necessary for, or closely related to, the operation or maintenance of the airport and airport land, for example offices and facilities for contractors and companies providing services such as freight and logistics, aviation products and services; and
- business lounges, meeting rooms and hot-desk facilities that can be used by air travellers (and their guests) on a short term hire basis.

Airport is an activity in the major facility activities category.

Allotment

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

   b. any parcel of land or building or part of a building that is shown or identified separately:
      i. on a survey plan; or
      ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952/2017; or

   c. any unit on a unit plan; or
   d. any parcel of land not subject to the Land Transfer Act 1952/2017.

2. An allotment that is:
   a. subject to the Land Transfer Act 1952/2017 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
   b. not subject to that Act and was acquired by its owner under one instrument of conveyance

   shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by subdivision approval under any former enactment relating to the subdivision of land.
3. The balance of any land from which allotment is being or has been subdivided is deemed to be an allotment.

Alluvial Fan

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

Amateur Radio Configurations

Antennas, and any associated support structures that are owned and operated by licensed amateur radio operators.

Ancillary

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

Ancillary Licensed Premises

Activities that sell alcohol.

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

- bottle shops fall under the definition of food and beverage retail
- bars fall under the definition of restaurant
- breweries that sell alcohol on-site fall under the definition of industry
- home-based internet alcohol sales may fall under the definition of working from home or general retail depending on the nature of the activity; and
- restaurants, dairies, visitor accommodation, sport and recreation activities are also common activities that may also be licensed premises.

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

Ancillary licensed premises are an activity in the commercial activities category.

Ancillary Residential Units

A secondary residential unit that is no greater than 80m² in gross floor area and is ancillary to a primary residential activity on the same site.

This definition excludes sleep outs.

Ancillary Signs

Signs relating to any permitted or lawfully established land use activity taking place on the site on which the sign is located that provides information about any of the following:

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

Information on types of goods sold does not include generic product advertising signs that have a display face greater than 1m² in the Recreation Zone or 2m² in all other locations (Note: this size may not be able to be achieved in all circumstances as performance standards for ancillary signs may prescribe a smaller maximum sign area).

This definition excludes signs ancillary to working from home where:

- the associated business or activity does not primarily operate from that site; and
- the working from home activity does not require access to the site for customers.

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

Animal Feedlot

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

Antenna

A device that receives or transmits radiocommunication or telecommunication signals.
For the sake of clarity, this includes:

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

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

Approved Containers

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

Ara Tawhito

Ancient trails.

Archaeological Site

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

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

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

Architectural Features and Details

Decorative and defining elements of a building. Examples are:

- columns
- brackets
- windows and doors
- relief detailing
- verandahs and posts
- entranceway features
- construction materials; and
- motifs and friezes.

Area of Significant Biodiversity Value

Any area listed in Appendix A1.2 Schedule of Areas of Significant Biodiversity Value.

Arterial Road

A road classified as arterial road within the **road classification hierarchy mapped area** shown on the Planning Map.

B

Best Arboricultural Practice

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

Biodiversity

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

Biodiversity Offset

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

Biodiversity Values

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

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

Boarding House

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

This definition excludes any activities defined as supported living facilities.

Building

A structure that includes a roof that is, or could be, fully or partially enclosed with walls. The definition of building includes the parts of a building defined as building utilities and rooftop structures. For the sake of clarity, water or other storage tanks, other than as captured in the definition of building utilities, are a structure not a building.

Building Site Coverage

The part of a site covered by buildings.

Building Utilities

Utility structures attached to buildings that form part of heating, cooling, electricity generation, cooking, hot or cold water, wastewater, telecommunication, or radio-communication reception systems for the building. Examples are:

- heat pumps, air conditioning, and ventilation units
- solar panels mounted to the building including those that supply excess electricity to the network
- roof-mounted water (pressure) tanks

- gas bottles
- antennas, and satellite dishes; and
- pipes.

Building utilities do not include the following structures, which are provided for as network utility activities:

- amateur radio configurations
- roof-mounted wind turbines
- underground and internal utilities; and
- network utility connections.

For the sake of clarity, water and other storage tanks that are only connected to a building by pipes or cables are not building utilities and are managed as structures.

Building utilities are considered to be part of a building, and are therefore managed as part of new buildings and additions and alterations to buildings.

Buildings

The development activity which includes a building that is permanently fixed to the land and over 10m².

This definition only applies to "buildings" as an activity in the development category. It does not cover any other use of the word "building", which should rely on the broader definition for "building" (singular).

For the sake of clarity, this definition consists of newly constructed buildings and buildings relocated to, or within, a site.

Buildings are an activity in the buildings and structures sub-category, which is in the development activities category.

Buildings and Structures Activities

The sub-category of activities that consists of:

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

Buildings and structures activities are a sub-category in the development activities category.

Bulk Fuel Storage Facilities

Facilities used for the bulk storage of natural or manufactured gas and petroleum (including biofuel) that store:

- over 15 tonnes of gas; or
- over 1 million litres of petroleum.

For the sake of clarity, this definition includes:

- the loading and unloading of fuel; and

- any ancillary activities necessary for the functioning of the facility, including but not limited to staff offices and facilities.

Bulk fuel storage facilities are included in the definition of Industry.

Bulk Fuel Storage Facilities Sensitive Activities

For the purposes of provisions applying within the **hazard facility mapped area**, activities where people are at greater risk from hazards associated with bulk fuel storage facilities. These consist of:

- community and leisure
- early childhood education
- entertainment and exhibition
- healthcare
- office
- major facility activities (other than major recreation facility in the Stadium Zone and port activity in industrial zones)
- residential; and
- visitor accommodation.

Bulky Goods Retail

Retail where the predominant items sold or hired are bulky goods. Bulky goods are limited to furniture, whiteware, and large electronic goods.

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

Bulky goods retail is a sub-activity of retail.

C

Campgrounds

The use of land and buildings for the purpose of:

- providing visitor accommodation primarily in the form of tent, caravan, or campervan sites, but may also include visitor accommodation units; or
- providing for accommodation in transportable homes in the form of caravans, house buses/trucks or 'tiny houses' provided these meet the meaning of “motor vehicle” in the Land Transport Act 1998, are road legal (warranted and registered), and are movable.

This definition excludes freedom camping on land that is controlled or managed by Council, which is managed through a DCC by-law.

Campgrounds are a sub-activity of visitor accommodation.

Campus

The use of land and buildings by the University of Otago or the Otago Polytechnic, in the Campus Zone and in the **Campus mapped area**, for the provision of teaching, training, learning, and research. For the sake of clarity, this includes:

- ancillary staff and student facilities and support services, including student and staff support services

(examples are student health, well-being, legal, cultural, religious, job-seeking and budgeting services), student union offices, student and staff clubs and organisations (provided by the University of Otago, the Otago Polytechnic or other parties)

- activities shared with the Dunedin Hospital
- administration activities
- amenities for staff and students that would otherwise meet the definition of public amenities
- temporary activities; and
- sales of any learning materials associated with, or necessary for, any courses offered by the University of Otago or Otago Polytechnic.

Campus is an activity in the major facility activities category.

Campus-affiliated Office

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

Campus-affiliated office is a sub-activity of office.

Carriageway

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

Cemeteries

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

Cemeteries are an activity in the major facility activities category.

Centres

Principal, Suburban, Rural, Neighbourhood, Neighbourhood Convenience and Neighbourhood Destination centres zones

Character-contributing Building

A building identified as a character-contributing building in Appendix A1.1

Cliff

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

Closely Similar

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

Examples are:

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

- the use of lightweight concrete in place of masonry.

Cluster

A group of adjoining sites of a similar size.

Collector Road

A road classified as collector road within the **road classification hierarchy mapped area** shown on the Planning Map.

Commercial Activities

The category of land use activities that consists of:

- ancillary licensed premises
- commercial advertising
- conference, meeting and function
- entertainment and exhibition
- office
- restaurants
- restaurant - drive through
- retail
- service stations
- stand-alone car parking; and
- visitor accommodation.

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

Commercial Advertising

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

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

Tourism advertising is managed as a sub-activity of commercial advertising.

Commercial advertising is an activity in the commercial activities category.

Commercial Centre Street

A road classified as commercial centre street within the **road classification hierarchy mapped area** shown on the Planning Map.

Commercial Sponsorship Signs

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

Common Wall

A wall, including a party wall or two abutting walls, that forms the dividing partition between two adjoining buildings.

Communal Outdoor Gathering Area

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

Community Activities

The category of land use activities that consists of:

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

Community and Leisure

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

Examples are:

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

This definition excludes activities otherwise defined as office, schools, early childhood education, and sport and recreation.

The following activities are managed as sub-activities of community and leisure:

- community and leisure - large scale; and
- community and leisure - small scale.

Community and leisure is an activity in the community activities category.

Community and Leisure - Large Scale

Community and leisure that exceeds the attendance rate of Community and Leisure - small scale.

Community and leisure - large scale is a sub-activity of community and leisure.

Community and Leisure - Small Scale

Community and leisure that does not exceed an attendance rate of 50 people at any one time, except for a maximum of 10 days per calendar year, where the attendance rate does not exceed 100 people at any one time.

Community and leisure - small scale is a sub-activity of community and leisure.

Community Garden

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

Community Notices

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

Conference, Meeting and Function

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

This definition excludes activities otherwise defined as entertainment and exhibition, community and leisure (which includes places of worship and community halls), and sport and recreation.

Conference, meeting and function is an activity in the commercial activities category.

Conservation

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

Examples of component activities of conservation are:

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

Conservation is an activity in the community activities category.

Construction and Site Investigation

The use or storage of plant, tools, gear, materials or relocatable site offices either on-site or off-site as part of one or more of the following: site investigation (including test piles or boreholes, test pits, cone penetrometer and hand auger tests for the purpose of geotechnical, contamination, underground water, or hazard assessments); the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site investigation to site restoration, including the driving of piles

for building foundations. It also includes any earthworks as part of site investigation provided that the ground is reinstated within 48 hours of the completion of the investigation.

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities. It also does not include site investigation provided for under the definitions of mineral exploration, mineral prospecting, and mining.

Construction and site investigation is an activity in the temporary activities category.

Construction Signs

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

This definition excludes real estate signs.

Construction signs are a sub-activity of temporary signs.

Crematoriums

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

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

Crematoriums are an activity in the major facility activities category.

Critical Electricity Distribution Infrastructure

Consists of the following infrastructure as shown on the Planning Map:

Electricity Sub-transmission Infrastructure

- Port Chalmers/North East Valley (PC/NV1) - 33kv
- Port Chalmers/North East Valley (PC/NV2) - 33kv
- Green Island - 33 (1) - 33kv
- Green Island - 33 (2) - 33kv
- Halfway Bush - Waipori (A Line) - 33kv
- Halfway Bush - Berwick (B Line) - 33kv
- Halfway Bush - Berwick (C Line) - 33kv
- Wairongoa Road - Mosgiel Substation LAT1 - 33kv
- Wairongoa Road - Mosgiel Substation LAT2 - 33kv
- Wairongoa Road - Mosgiel Substation LAT3 - 33kv

Significant Electricity Distribution Infrastructure

- East Taieri 3 - 11kv line
- Dunedin Airport - 11kv line
- Port of Otago - 11kv line
- 11kv pylon line crossing Otago Harbour

- 11kv submarine cable crossing Otago Harbour

Zone Substations

- Berwick Zone Substation (Designation 234)
- Outram Zone Substation (Designation 245)
- Mosgiel Zone Substation (Designation 242)

Critical Electricity Distribution Infrastructure Corridor Mapped Area

The area shown as **Critical Electricity Distribution Infrastructure Corridor mapped area** on the Planning Map.

Note that this area is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:

a. 5m from the centreline of a 11kV line;

b. 8.5m from the centreline of a 33kV line;

c. 8.5m from the boundary of the designated zone substations; and

d. 9.5m from the centreline of a 66kV or a 110kV line.

Cross Lease, Company Lease and Unit Title Subdivision

The division of a site by way of a:

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

Cross lease, company lease and unit title subdivision is an activity in the subdivision activities category.

Customary

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

Customer-facing

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

Examples are:

- shops (retail)
- restaurants
- museums; and
- galleries.

Cycleway

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

D

Dairies

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

Dairies are a sub-activity of retail.

Default Zone

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

Demolition

The complete or partial destruction of a building or structure.

Demolition is an activity in the building and structures sub-category, which is in the development activities category.

Descendant of an Original Grantee

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

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

Designated Rail Corridor

Land that is designated for railway purposes.

Development Activities

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

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

Directional signs

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

Dispensing Facility

A single petrol pump or a group of petrol pumps that are grouped on a single 'island'.

Display Face

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

Domestic Animal Boarding and Breeding

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

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

Domestic animal boarding and breeding is an activity in the rural activities category.

Drain

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

Dripline

The area under a tree canopy defined by the outer circumference of the tree's branches, where water drips from the tree branches onto the ground (refer to Figure 7.5.2A).

Driveway

A constructed accessway that provides vehicular access, other than as meets the definition of vehicle tracks. For the sake of clarity, this includes access legs, private ways, and service lanes.

Dunedin Botanic Garden

The use of land and buildings at the Dunedin Botanic Garden for the purpose of establishment, care and maintenance of amenity and conservation plantings and aviary facilities.
For the sake of clarity, this includes any ancillary activities directly associated with the functioning of the activity, such as administration facilities.
Dunedin Botanic Garden is an activity in the major facility activities category.

Duplex

A residential building that contains two residential units (only) where those units:

- share a common wall along a continuous length of at least six metres; or
- are located one above the other.

For the sake of clarity, a duplex may be a purpose-built new building, or may be created through the partitioning or modification of an existing single-unit residential building into two residential units.

E

Early Childhood Education

A place or premises used for the care, education and welfare of children of pre-school age where children can be left in the care of others. Examples are:

- crèche
- Kōhanga Reo
- day care
- kindergarten; and
- play centre.

This definition excludes:

- home-based early childhood education and childcare for five or fewer children which is provided for under the definition of working from home; and
- Plunket and play groups, which are provided for under the definition of a community and leisure activity.

The following activities are managed as sub-activities of early childhood education:

- early childhood education - large scale; and
- early childhood education - small scale.

Early childhood education is an activity in the community activities category.

Early Childhood Education - Large Scale

Early childhood education that has a licence for more than 35 children.

Early childhood education - large scale is a sub-activity of early childhood education.

Early Childhood Education - Small Scale

Early childhood education that has a licence for no more than 35 children.

Early childhood education - small scale is a sub-activity of early childhood education.

Earthquake Strengthening

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

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

Earthworks

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

This definition excludes:

- earthworks associated with cultivation, harvesting and tilling, which are included as part of the definition of farming;
- earthworks associated with quarrying or mining, which are included as part of the definition of mining;
- vegetation clearance that is associated with earthworks, which is included as part of the definition of vegetation clearance;
- earthworks associated with the maintenance of: sports fields, landscaping or gardens, farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences; which are not managed by the Plan;
- earthworks that meet the definition of natural hazard mitigation earthworks; and
- earthworks as part of site investigation, including the driving of piles for building foundations. These activities are included as part of the definition of construction and site investigation.

The following activities are managed as sub-activities of earthworks:

- earthworks - large scale; and
- earthworks - small scale.

Earthworks are an activity in the earthworks activities category.

Earthworks Activities

The category of activities that consists of earthworks (including earthworks - large scale and earthworks - small scale, which are sub-activities of earthworks.

Earthworks - Large Scale

Earthworks that do not meet the earthworks - small scale thresholds performance standard.

Earthworks - large scale are a sub-activity of earthworks.

Earthworks - Small Scale

Earthworks that meet the earthworks - small scale thresholds performance standard.
Earthworks - small scale are a sub-activity of earthworks.

Election Signs

A sign erected for a local body election by a candidate or group of candidates, or for parliamentary elections by any registered political party, independent or non-party affiliated candidate contesting a general election, by-election, or referendum.

Election signs are a sub-activity of temporary signs.

Electrical Distribution Structures

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

Elevated Feature

Architectural elements of a building that project above the roofline independent of the main structure of the building. Examples are: parapets, chimneys and finials.

Emergency Natural Hazard Mitigation

Temporary emergency defences against an imminent risk from a natural hazard that is a threat to safety or property undertaken during a natural hazard event. Examples are:

- sand bagging; and
- beach sand replenishment.

Emergency natural hazard mitigation is an activity in the natural hazard mitigation activities category.

Emergency Services

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

Examples are:

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

Emergency services are an activity in the major facility activities category.

Energy Resource Investigation Devices

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

Entertainment and Exhibition

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

Examples are:

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

This definition excludes:

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

Entertainment and exhibition is an activity in the commercial activities category.

Esplanade Reserve

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

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

Esplanade Strip

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

Event Promotion Signs

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

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

Event promotion signs are a sub-activity of temporary signs.

Extremely Unlikely

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

F

Fabric

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

Façade

The part of a building facing onto any public place.

Family Flats

A secondary residential unit that is ancillary to a primary residential activity on the same site.

This definition excludes sleep outs.

Farm Landfill

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

Farming

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

For the sake of clarity, this includes:

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

This definition excludes activities which otherwise meet the definition of intensive farming, domestic animal boarding and breeding, rural ancillary retail, forestry, helicopter movements or earthworks.

Farming is an activity in the rural activities category.

Fences

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

Fences are a sub-activity of structures.

Filming

The temporary use of land or buildings for the purposes of commercial filming or photography. For the sake of clarity, this includes temporary buildings, structures, or site development activities associated with the filming.

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

The following activities are managed as sub-activities of filming:

- filming - large scale; and
- filming - small scale.

Filming is an activity in the temporary activities category.

Filming - Large Scale

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

Filming - large scale is a sub-activity of filming.

Filming - Small Scale

Filming that does not exceed either of the following thresholds:

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

Filming - small scale is a sub-activity of filming.

Finished Ground Level

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

Fixed (Stationary) Noise Sources

For the purpose of military exercises, means noises from:

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

This definition excludes firing of weapons and use of explosives.

Flash Point

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

Food and Beverage Retail

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

Examples are:

- supermarkets
- butchers; and
- greengrocers.

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

Footprint

The area of ground covered by a building or structure, measured from the external side of walls or external surfaces and excluding any eaves or spouting.

Forestry

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

For the sake of clarity, this includes all of the following:

- preparation of land for planting of trees
- planting of trees
- tending of trees
- harvesting of trees
- the use of portable sawmills
- the sale of firewood produced from the property
- replanting of trees
- earthworks for the construction, maintenance and upgrade of forestry roads, forestry tracks, landings and river crossing, and cut and fill operations
- necessary infrastructure including roads and forestry landings (i.e. skid sites); and
- on-site extraction and processing of aggregate for the sole purpose of constructing and maintaining access within the property.

This definition excludes:

- the milling and processing of trees, other than with the use of portable sawmills (which are provided for under the definition of rural industry); and
- activities that otherwise meet the definition of shelterbelts and small woodlots.

Forestry is an activity in the rural activities category.

Note that Forestry activity is also subject to any rules related to component development activities, including vegetation clearance rules.

Freestanding Flagpoles

Flagpoles not attached to a building.

This definition excludes structures otherwise defined as freestanding signs.

Freestanding Signs

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

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

Freestanding signs are a sub-activity of structures.

Frequent Public Transport Services

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

Functional Need

The need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.

G

Garages and Carports

A building principally used for housing motor vehicles.

General Retail

Any retail activity that is not otherwise defined as:

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

General retail is a sub-activity of retail.

General retail - retail services is the component of general retail that is captured under the definition of retail services.

General retail - sale or hire of goods is the component of general retail that is sale or hire of goods.

General Subdivision

The division of a site including:

- the creation of fee simple allotments with new certificates of title; and

- the lease of land or buildings, for 35 years or longer by way of application to the Registrar-General of land.

General subdivision is an activity in the subdivision activities category.

Grazing

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

This definition only applies to rules for “grazing” as a land use activity in the rural activities category. It does not cover any other use of the word, which should rely on the broader dictionary definition.

Grazing is an activity in the rural activities category.

Gross Floor Area

The total internal floor area used for the stated activity. This includes all normal parts of the activity, for example storage, attached garages and carports, warehousing, office and staff facilities.

Gross Public Floor Area

The area open to the general public excluding the following:

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

Ground Floor Area

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

Ground Level

Ground level is:

- the finished surface of the ground after the most recently completed subdivision (when the record of title was created), where earthworks were assessed as part of that subdivision (see Figure 1.4.1Y); or
- for land previously subject to mining activity, the finished surface of the ground following completion of the mining activity (see Figure 1.4.1Y); or
- if no earthworks have been assessed as part of a completed subdivision, the surface of the ground prior to any other identifiable earthworks on the site (see Figure 1.4.1Z); or
- if previous earthworks are not identifiable on the site, the existing surface of the ground; or
- if, in any case, a retaining wall or retaining structure crosses a site boundary, the existing surface of the ground where it intersects with the retaining wall or retaining structure (see Figure 1.4.1AA).

Figure 1.4.1Y: Ground level following earthworks completion where earthworks were assessed as part of an approved subdivision or mining activity

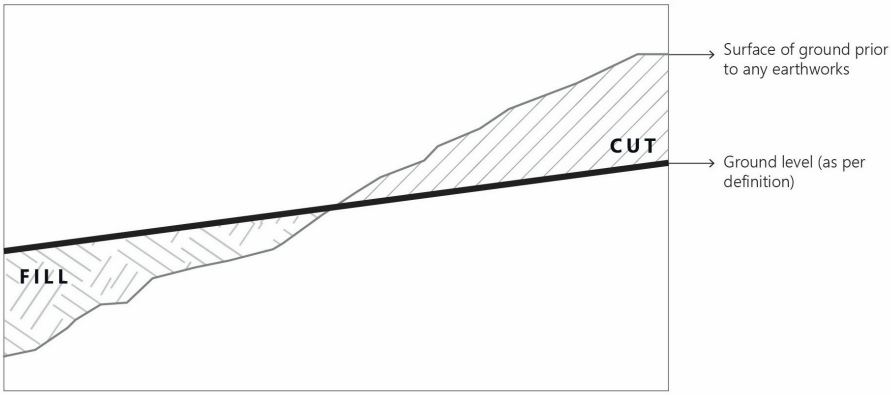


Figure 1.4.1Z: Ground level where identifiable earthworks are not associated with an approved subdivision (e.g. associated with an approved land use consent, or permitted earthworks)

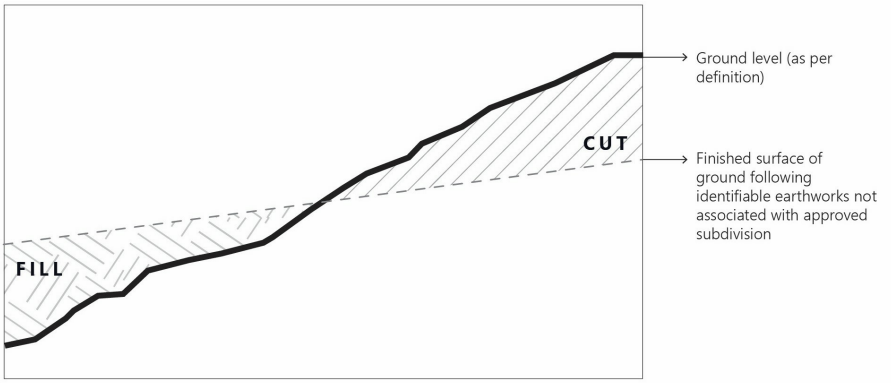
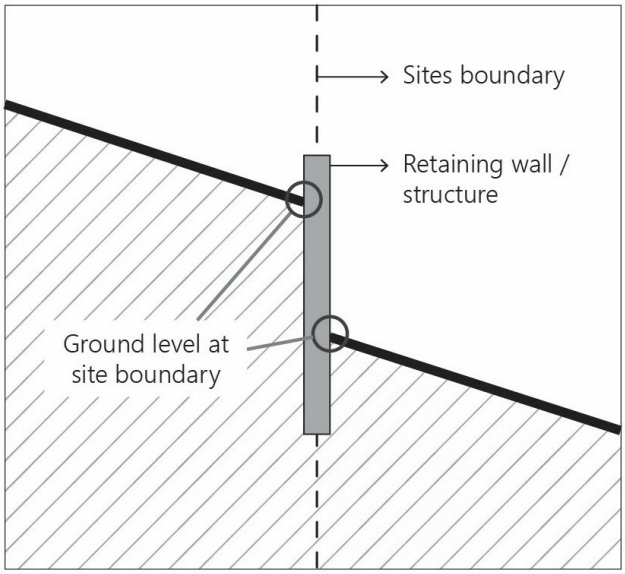
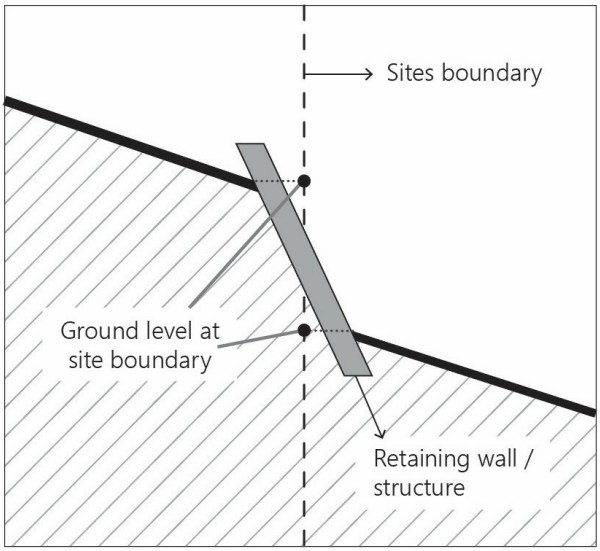


Figure 1.4.1AA: Ground level when a retaining wall/structure crosses a site boundary



Scenario 1: When retaining wall / structure is perpendicular to the boundary



Scenario 2: When retaining wall / structure is sloping / angled at the boundary

H

Habitable Room

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

In the case of dormitory-style accommodation containing multiple beds, such as is used in some backpacker accommodation, every four beds or part thereof will be treated as one habitable room. For the sake of clarity, a standard ‘bunk bed’ is counted as 2 beds.

Hapū

Subtribe or extended whānau.

Hard Surface

A compacted surface that does not contain loose material that can be picked up in vehicle tyres or washed onto the road by rainfall or become muddy when wet. Hard surfaces may be permeable or impermeable. Examples of hard surfaces are:

- asphalt
- concrete
- paving and paving stones, and
- chip seal.

Hazardous Sub-facility

A location within a site where multiple quantities of hazardous substances may be stored.

Head Arrays

An array of antennas attached to a mast. For the sake of clarity, this includes any mounting support structures.

Healthcare

The use of land and buildings for the provision of healthcare services for people, including but not limited to:

- registered and unregistered health practitioners
- traditional healthcare such as Rongoā Māori
- out-patient treatment facilities; or
- in-patient facilities with up to 10 beds.

For the sake of clarity, this includes integrated healthcare hubs where healthcare is the primary activity, and that also contain one or more complementary activities including:

- education services
- government agencies
- a dispensing pharmacy or other retail activity (provided that this occupies no more than 25% of the gross floor area of buildings; and
- medical imaging services and blood or other medical testing or collection services.

This definition excludes:

- activities otherwise defined as hospital, supported living, industry, schools, campus, community and leisure or sport and recreation; and
- commercial activities such as spas and saunas, weight control clinics, or beauticians, which are provided for under the definition of retail.

Healthcare is an activity in the community activities category.

Heavy Vehicle

A motor vehicle with a gross laden weight that exceeds 3,500kg.

Helicopter Movements

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

Helicopter movements are an activity in the temporary activities category.

Heliports

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

Heliports are an activity in the transportation activities category.

Heritage Conservation

Safeguarding the cultural heritage value of a building or place, while retaining authenticity and integrity.

Highly Productive Land

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

High Trip Generators

The group of activities which includes:

- new or additions to parking areas that result in 50 or more new parking spaces; and
- new activities or expansions of existing activities (but excluding the existing activity) that are larger than the thresholds in Appendix 6C.

Hospital

The use of land or buildings to provide a range of in-patient and out-patient medical and surgical services which must include all of the following:

- medical assessment, diagnosis, and treatment services
- supported accommodation for in-patients
- dispensaries; and
- out-patient departments and clinics,

and may include any of the following:

- rehabilitation services
- temporary accommodation for family/support people
- medical or health training, education or research, including public education
- physiotherapy facilities
- medical imaging services, blood or other medical testing or collection services, medical equipment fitting or supply services (including prosthetics); and
- any activities ancillary to, or an integral part of, the functioning of the facility, including: chapel activities,

administration services, laundries, kitchens, temporary staff accommodation, staff facilities, cafeterias, gift shops, storage facilities, workshops, laboratories, mortuaries, and at Dunedin Public Hospital only, a heliport.

This definition excludes activities otherwise defined as rest homes and healthcare.

Hospital is an activity in the major facility activities category.

Hui

Meeting or assembly.

Hydro Generators

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

Hydro Generators - Large Scale

Hydro generators that exceed the scale thresholds for hydro generators - small scale as set out in Rule 5.5.3.

Hydro generators - large scale are a sub-activity of network utility structures - large scale.

Hydro Generators - Small Scale

Hydro generators that meet the scale thresholds for hydro generators - small scale as set out in Rule 5.5.3.

Hydro generators - small scale are a sub-activity of network utility structures - small scale.

Hydrologically Connected

For the purposes of stormwater management in a **new development mapped area**, the parts of an NDMA from which stormwater runoff leaves the NDMA in the same area.

I

Impermeable Surface

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

Examples are:

- paved areas including driveways and sealed/compacted metal parking areas
- sealed and compacted metal roads; and
- layers engineered to be impervious such as compacted clay.

Improved Pasture

An area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production, and species composition and growth has been modified and is being managed for livestock grazing.

Indigenous Vegetation

A plant or lichen community in which species indigenous to that part of New Zealand are dominant, where dominance is measured as either:

- indigenous species comprising at least 30% coverage by area or 30% of the total number of specimens present; or
- indigenous species comprising at least 20% coverage, in plant or lichen communities where indigenous

species make up the tallest stratum or are visually conspicuous.

Indigenous Vegetation Clearance

Vegetation clearance of indigenous vegetation.

Indigenous vegetation clearance is a sub-activity of vegetation clearance.

Indigenous Vegetation Clearance - Large Scale

Indigenous vegetation clearance that does not meet the indigenous vegetation clearance - small scale thresholds performance standard.

Indigenous vegetation clearance - large scale is a sub-activity of vegetation clearance.

Indigenous Vegetation Clearance - Small Scale

Indigenous vegetation clearance that meets the indigenous vegetation clearance - small scale thresholds performance standard.

Indigenous vegetation clearance - small scale is a sub-activity of vegetation clearance.

Industrial Activities

The category of land use activities that consists of industry including industrial ancillary tourism, rural industry and rural contractor and transport depots, which are sub-activities of Industry.

Industrial Ancillary Tourism

The use of land and buildings for the ancillary purpose of interpretation and demonstration of an industry activity on the site.

For the sake of clarity, this includes associated restaurant or retail activity where ancillary to the industrial ancillary tourism activity.

Industrial ancillary tourism is a sub-activity of industry.

Industrial Road

A road classified as industrial road within the **road classification hierarchy mapped area** shown on the Planning Map.

Industry

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

- manufacturing, assembly, processing, storage, repair, maintenance, and packing of goods and materials, including machinery or vehicles
- transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off)
- depots for the storage and dispatch of vehicles, equipment, and/or materials, and the administration and dispatch of workers using these in the field
- bulk fuel storage facilities
- laboratory or factory-based research
- medical imaging services, blood or other medical testing or collection services, medical equipment fitting or

supply services (including prosthetics)

- waste management facilities including refuse transfer and recycling stations
- property and equipment maintenance services
- vehicle repair and testing stations
- wholesale; and
- sales of goods and materials that are manufactured or processed on site, or that are used in the repair or maintenance of vehicles or machinery undertaken on site, where the gross floor area used for sales of these goods and materials occupies no more than 10% of the gross floor area of the premises.

For the sake of clarity, this definition includes:

- any ancillary offices and staff facilities
- the use of rail sidings as part of industry; and
- the generation of energy from the combustion of biomass waste that is the by-product of industry.

This definition excludes:

- bakeries ancillary to food and beverage retail; and laboratories ancillary to any major facility activities or office activity, which are included as part of those definitions, respectively
- activities otherwise defined as working from home
- activities otherwise defined as operation, repair and maintenance of the rail network
- sales of goods and materials from distribution centres or storage facilities, which is provided for under the definition of retail; and
- sales of goods and materials that are manufactured or processed on site, or that are used in the repair or maintenance of vehicles or machinery undertaken on site, where the gross floor area used for sales of these goods and materials occupies more than 10% of the gross floor area of the premises; which are provided for under the definition of retail.

The following activities are managed as sub-activities of industry:

- industrial ancillary tourism
- rural contractor and transport depots
- rural industry; and
- scheduled industrial activity.

Industry is an activity in the industrial activities category.

Intensive Farming

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

Examples are:

- intensive pig and poultry farming
- animal feedlots; and
- mushroom farming.

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

Intensive farming is an activity in the rural activities category.

Invermay/Hercus

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

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

Invermay/Hercus is an activity in the major facility activities category.

Iwi

Tribe

J

K

Kai Moana

Food obtained from the sea

Kāi Tahu

Descendants of Tahu, the tribe

Kāi Tahu Tohu Whenua (Cultural Markers)

Structures marking an area, territory, place or event of cultural significance to Manawhenua, including but not limited to pou whenua and waharoa.

Kāika

Settlement or occupation site

Kāika Nohoaka

A network of seasonal settlements

Kaitiaki

Guardians

Kaitiakitaka

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

Kōiwi Takata

Human skeletal remains

L

LAeq (15 minutes) (LAeq (15 min))

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

LAFMax (LAFMax)

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

Landfills

The use of land and buildings for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land.
For the sake of clarity, this definition includes:

- the generation of energy from these wastes, for example from landfill gas
- rehabilitation activities after landfills are closed; and
- related waste management facilities such as recycling stations.

This definition excludes farm landfills, offal pits, silage pits and silage stacks, which are provided for under the definition of farming.

Landfills are an activity in the rural activities category.

Landscape Building Platform

For the purposes of rules in this Plan, a landscape building platform is an approved building site that is:

- registered on the title by way of a consent notice as part of an approved subdivision resource consent process; or
- referred to in a **landscaping building platform mapped area** performance standard.

Landscaping

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

Ldn (Ldn)

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

Legibility

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

Level Crossing

Any place where a railway line crosses a road, driveway or vehicle track on the same level.

Licence to Hunt

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

Lines

Wires, cables or other conductors used for:

- telecommunication
- the generation, transmission and distribution of electricity; or
- the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system.

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

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

Loading Areas

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

Local Road

All roads that do not have an alternative classification within the **road classification hierarchy mapped area** shown on the Planning Map.

Low Risk

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

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

The level of risk is determined by the potential for risk based on location as well as any mitigation measures to reduce the level of risk.

M

Mahika Kai

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

Major Consequences

For the purposes of the natural hazards provisions, major consequences means having at least 2 of the following outcomes as a result of a natural hazard event:

- significant property or asset damage or loss, including structural damage that is extensive and so severe that it may lead to a property being abandoned or an asset requiring complete replacement
- a likely potential for long term displacement, deaths or serious injuries
- potential for significant effects to be felt over a wider area, including public health issues
- potential for economic impact to be felt at a regional scale; and

- significant civil defence assistance being required, including temporary shelter or evacuation.

Major Facilities

Facilities that are zoned as major facility zones.

Major Facility Activities

The category of land use activities that consists of:

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

Major Recreation Facility

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

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

Major recreation facility is an activity in the major facility activities category.

Mana

Authority, influence or prestige.

Manawhenua

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

Māori Land

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

Marae

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

Marae Atea

Courtyard or meeting place in front of the wharenui.

Marae-related Activities

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

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

Marae-related activities are included in the definition of community and leisure.

Mātaitai

Area of traditional importance to Māori for seafood harvesting.

Mauka

Mountains

Mauri

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

Maximum Development Potential

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

Mean High Water Springs

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

Meteorological or Air Quality Monitoring

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

Military Exercises

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

Military exercises are an activity in the temporary activities category.

Mineral Exploration

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

Mineral exploration is an activity in the rural activities category.

Mineral Prospecting

Any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences. For the sake of clarity, this definition includes geological, geochemical and geophysical surveys, the taking of samples by hand or hand-held equipment and aerial surveys.

Mineral prospecting is an activity in the rural activities category.

Mining

The use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation and associated processing of minerals, sand or aggregates.

This definition excludes:

- mineral exploration
- mineral prospecting; and
- on-site extraction of aggregate for the sole purpose of constructing and maintaining access within a farm or forestry property, which is included as part of a farming or forestry activity.

The following activities are managed as sub-activities of mining:

- scheduled mining activity; and
- expansion of scheduled mining activity.

Mining is an activity in the rural activities category.

Minor Consequences

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

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

Mixed Use

In the context of zoning, refers to zones that provide for more than one predominant category of activities.

Examples are:

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

Mobile Noise Sources

For the purpose of military exercises, means noise from sources such as:

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

This definition excludes firing of weapons and use of explosives.

Mobile Trading

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

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

Mobile trading is an activity in the temporary activities category.

Mob-stocking

Grazing of land by means of confining livestock in high densities in a restricted area resulting in the removal of all or most available vegetation.

Moderate Consequences

For the purposes of the natural hazards provisions, moderate consequences means having at least 2 of the following outcomes as a result of a natural hazard event:

- serious structural damage to property which is costly, but still repairable, where access to insurance is almost always necessary to fix damage
- a potential for significant injury
- physical isolation on-site for more than 2 days at a time
- potential for economic impact that may be felt at a district-wide scale; and
- some reliance on civil defence.

Moderately Likely

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

Modulation

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

Monuments and Memorials

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

This definition excludes structures defined as Kāi Tahu tohu whenua (cultural markers).

Motorway

A road classified as motorway within the **road classification hierarchy mapped area** shown on the Planning Map.

Multi-unit Development

The construction of a single building or multiple buildings that contain three or more residential units on a site within a two year period.

N

National Grid

The assets used or owned by Transpower New Zealand Limited which is the network that conveys electricity throughout New Zealand.

National Grid Sensitive Activities

The group of activities that are considered to be sensitive for the purposes of the National Grid provisions, and that consist of:

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

National Grid Subdivision Corridor Mapped Area

The area shown as **National Grid Subdivision Corridor mapped area** on the Planning Map.

Note that this area is measured either side of the centreline of above ground National Grid transmission lines as follows:

a. 16m from the centreline of a 110kV National Grid transmission line on pi poles;

b. 32m from the centreline of a 110kV National Grid transmission line on towers or mono-poles; and

c. 37m from the centreline of a 220kV National Grid transmission line on towers.

National Grid Support Structure

A support structure that is part of the National Grid.

National Grid Yard

The area located:

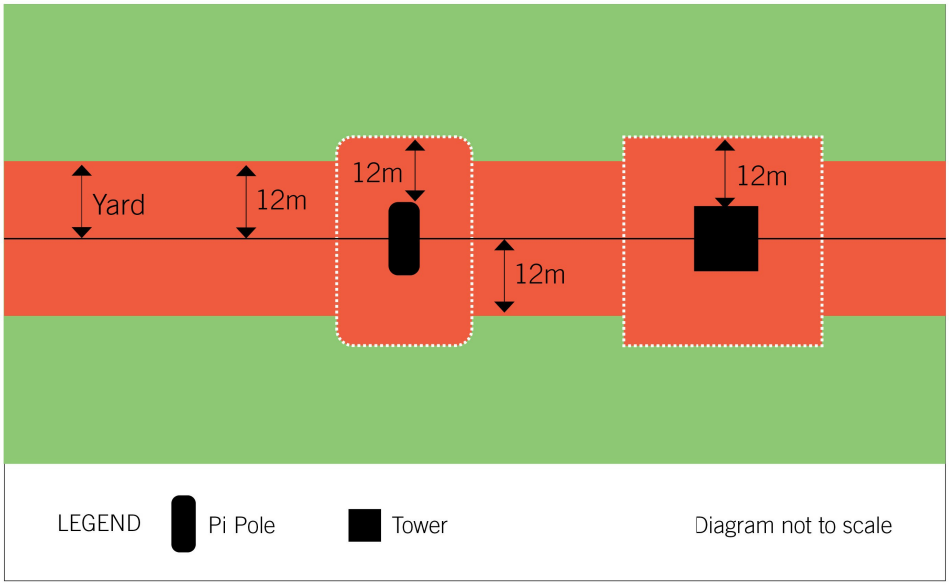
a. 12m from the outside edge of a National Grid support structure foundation;

b. 12m from the boundary of a National Grid substation; and

c. 12m from the centreline of an overhead National Grid transmission line.

The National Grid Yard is the area shown in red in Figure 1.4.1A below.

Figure 1.4.1A: National Grid Yard



Natural Hazard Mitigation Activities

The category of activities that consists of:

- natural hazard mitigation earthworks
- natural hazard mitigation structures
- repair and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation structures; and
- emergency natural hazard mitigation activities.

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

Natural Hazard Mitigation Earthworks

Earthworks for the purpose, or effect, of natural hazard mitigation. Examples are:

- earth stop-banks
- drainage channels

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

Natural hazard mitigation earthworks are an activity in the natural hazard mitigation activities category.

Natural Hazard Mitigation Structures

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

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

Natural hazard mitigation structures are an activity in the natural hazard mitigation activities category.

Natural Hazards Least Sensitive Activities

The category of activities that are considered to be a "natural hazards least sensitive activity" for the purposes of the natural hazards provisions is all other activities not specifically listed in the definition of sensitive activities or potentially sensitive activities.

Natural Hazards Least Sensitive Activity

For the purposes of the natural hazards provisions, a natural hazards least sensitive activity is a land use activity:

- where there is a minimal presence of people and buildings; and
- which will not create a public health issue in a natural hazard event.

Natural Hazards Potentially Sensitive Activities

The category of activities that are considered to be a "natural hazards potentially sensitive activity" for the purposes of the natural hazards provisions. These consist of:

- airport
- campus
- community and leisure (excluding marae-related activities)
- commercial activities (excluding visitor accommodation and commercial advertising)
- intensive farming
- industrial activities
- Invermay/Hercus
- major recreation facility
- mining
- New Zealand Marine Studies Centre
- port
- rural tourism - large scale

- rural research - large scale
- sport and recreation; and
- Taieri Aerodrome.

Natural Hazards Potentially Sensitive Activity

For the purposes of the natural hazards provisions, a natural hazards potentially sensitive activity means an activity:

- where people are regularly present and buildings are routinely required to carry out the activity but people are not usually in a vulnerable state; and
- which are unlikely to create a significant public health issue in a natural hazard event

Natural Hazards Sensitive Activities

The category of activities that are considered to be a "natural hazards sensitive activity" for the purposes of the natural hazards provisions. These consist of:

- cemeteries
- crematoriums
- healthcare
- early childhood education
- hospital
- landfills
- marae-related activities
- prisons or detention centres
- residential activities (excluding working from home that do not involve additional people on-site)
- schools; and
- visitor accommodation.

Natural Hazards Sensitive Activity

For the purposes of the natural hazards provisions, a natural hazards sensitive activity is a land use activity:

- where people are regularly present and often in a vulnerable state because they sleep there, require medical treatment, or require extra assistance to evacuate; and/or
- which may create a significant public health issue if damaged as a result of a natural hazard event.

Navigational Aids

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

Network Utilities

Any systems, services and networks associated with:

- the investigation and generation of electricity, and of other forms of energy such as heat
- the transmission and distribution of electricity, and of other forms of energy such as hot water or steam
- municipal and domestic water, wastewater and stormwater supply, treatment and drainage

- the transmission and distribution of natural or manufactured gas, petroleum or biofuel (excluding where part of bulk fuel storage facilities or service stations)
- telecommunications and radiocommunication
- navigational aids
- meteorological facilities
- air quality monitoring facilities; and
- river flow recording facilities.

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

Network Utility Activities

The category of activities that consists of:

- operation, repair, minor upgrading and maintenance of existing network utilities
- underground or internal network utilities
- standby or temporary energy generators
- substations
- network utility structures - small scale; and
- network utility structures - large scale.

Network Utility Poles and Masts

Any poles, masts, or similar structures, and any associated cross arms used to support other network utility structures, such as: lines, antennas, head arrays or dish antenna.

Examples are:

- structures supporting electricity or telecommunication lines, including electricity transmission towers
- telecommunication masts; and
- wind monitoring masts.

This definition excludes structures otherwise defined as amateur radio configurations.

Network Utility Poles and Masts - Small Scale

Network utility poles and masts that meet the scale thresholds as set out in Rule 5.5.3.

Network utility poles and masts - small scale are a sub-activity of network utility structures - small scale.

Network Utility Structures

Any structure that forms part of a network utility. Examples are:

- structures necessary for the treatment, supply or distribution of water and the drainage and treatment of stormwater or wastewater, such as pipes, pumping stations, water distribution booster pumps, flow regulative valves, water supply bores, switchboards and generators, backflow prevention devices, and the associated casing around any of these structures
- structures for the generation of electricity and of other forms of energy (e.g. heat), such as generators and energy resource investigation devices

- structures necessary for the transmission and distribution of: electricity; natural or manufactured gas, petroleum, biofuel, or geothermal energy; and other forms of energy such as hot water or steam: such as lines, pipes, support structures, transformers, switching stations, kiosks, electrical distribution structures, electric vehicle charging stations, gas pressure regulating stations, and underground fuel storage systems
- structures necessary for telecommunications and radiocommunication, such as lines, support structures, masts, head arrays, antennas, cabinets, telephone booths and amateur radio configurations; and
- structures necessary for meteorological or air quality monitoring, river flow recording, or navigation.

Network utility structures exclude structures otherwise defined as:

- operation, repair, minor upgrading and maintenance of existing network utilities
- standby or temporary energy generators
- substations
- building utilities; and
- rural industry, industry or landfills (in the case of energy generation structures that use the by-products of these activities as fuel).

Network utility structures also exclude water and other storage tanks that exclusively serve an activity within the same site as the tank, which are managed as structures.

Note irrigation races and open drains and stormwater detention basins are not managed in this Plan as network utility structures. However, earthworks associated with these activities are subject to earthworks provisions.

Network Utility Structures - Large Scale

Network utility structures and network utility poles and masts that exceed the scale thresholds in Rule 5.5.3.

Network utility structures - large scale exclude structures otherwise defined as underground or internal network utilities.

The following activities are managed as sub-activities of network utility structures - large scale:

- hydro generators - large scale
- solar panels - large scale; and
- wind generators - large scale.

Network utility structures - large scale is an activity in the network utility activities category.

Network Utility Structures - Small Scale

Network utility structures - small scale consists of:

- lines; and
- network utility structures that do not exceed the scale thresholds in Rule 5.5.3.

Network utility structures - small scale exclude structures otherwise defined as underground or internal network utilities.

The following activities are managed as sub-activities of network utility structures - small scale:

- hydro generators - small scale
- network utility poles and masts - small scale

- solar panels - small scale; and
- wind generators - small scale.

Network utility structures - small scale is an activity in the network utility activities category.

New Roads or Additions or Alterations to Existing Roads

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

New roads or additions or alterations to existing roads are an activity in the transportation activities category.

New Zealand Marine Studies Centre

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

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

New Zealand Marine Studies Centre is an activity in the major facility activities category.

Noise Affected Property

Any noise sensitive activity within the **port noise control mapped area** and shown on the Port Noise Contour Map as receiving levels of port noise above 55dBA L_{dn}. This definition excludes properties:

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

Noise Sensitive Activities

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

These consist of:

- residential activities
- hospital
- campus
- schools
- early childhood education
- healthcare
- visitor accommodation; and
- the following community and leisure activities: libraries, marae-related activities, activities that involve the provision of care for babies and pre-school children and places of worship.

No Net Loss

No net reduction in indigenous biodiversity values, as measured by type, amount and condition.

Non Character-contributing Building

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

Notional Boundary

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

O

Offal Pit

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

Office

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

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

The following activities are managed as sub-activities of office:

- campus-affiliated office
- NA
- training and education; and
- veterinary services.

This definition excludes activities defined as healthcare.

Office is an activity in the commercial activities category.

Official Signs

All signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.

Operation, Repair and Maintenance of the Rail Network

The use of the railway for the operation of trains and the maintenance and minor upgrade of rail undertaken within land designated for railway purposes.

For the sake of clarity, this includes:

- re-sleepering, re-railing, re-ballasting
- grouting or repairs to the tunnel linings or rock faces
- laying of new communications cables, power cables, installing signalling equipment or associated upgrades
- routine maintenance of the track and rail structure, including in tunnels such as rail grinding, tamping, aligning the track and ballast cleaning
- replacement of existing equipment such as signal boxes
- installation of safety related signage and signals; and
- installation of bells and lights and/or half arm barriers at level crossings; and
- the use or storage of materials, equipment, or relocatable site offices either on-site or off-site.

Operation, Repair and Maintenance of the Roading Network

The use of the road for transport-related activity by all travel modes and the maintenance and minor upgrade of roads. For the sake of clarity, this includes:

- road widening or realignment within an existing formed road corridor or legal road reserve
- installation and replacement of road signs, street lighting, landscaping, parking meters and other ancillary structures or features
- on-road bus stops where up to four bus stops are co-located
- temporary traffic management; and
- the use or storage of materials, equipment, or relocatable site offices either on-site or off-site.

This definition excludes activities otherwise defined as:

- public amenities
- commercial advertising
- mobile trading
- passenger transportation hubs; and
- network utilities.

Operation, repair and maintenance of the roading network is an activity in the transportation activities category.

Operation, Repair, Minor Upgrading and Maintenance of Existing Network Utilities

Activities associated with the operation, repair, maintenance and minor upgrading of any existing network utility structures, systems or services. For the sake of clarity, this includes trimming and pruning of vegetation necessary to protected electricity lines (required to meet the Electricity (Hazards from Trees) Regulations 2003) and the use or storage of materials, equipment, or relocatable site offices either on-site or off-site.

For the purposes of this definition, minor upgrading consists of the following activities:

1. Addition of new poles and masts:
    a. a single new pole, where this is required to provide a customer connection to an existing above ground network
    b. new mid-span poles and masts, where these are required in existing networks to meet the safety clearance requirements of the New Zealand Electrical Code of Practice for Electrical Distances (NZECP34); and
    c. new poles or masts required to support existing lines, including existing lines to which new wires or other conductors have been added.
2. Replacement of existing poles and masts:
    a. replacement poles and masts up to the greatest of:
        i. 2.5m higher than the existing pole or mast;
        ii. 30% higher than the existing pole or mast;
        iii. as required to meet the safety clearance requirements of NZECP 34:2001.
    b. replacement poles or masts up to 50% wider than the existing pole or mast.
    c. except that, in the case of poles and masts that are transmission line support structures as defined in

the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), existing transmission line support structures (i.e. poles or towers) may be replaced with new support structures provided:

i. the maximum height is no more than 15% higher than the existing support structure;

ii. height restrictions for airport purposes, or any public view shafts, specified in a rule are complied with;

iii. the replacement support structure is not within 12m of any occupied building (measured horizontally at ground level), or where the existing support structure is already within 12m of an occupied building, no closer to that building than the existing support structure;

iv. each side of the replacement tower's footprint is no longer than the total of: the length of that side of the existing tower's footprint; plus 25% of the existing tower's width;

v. a tower at ground level does not fall outside the tower's 'envelope for permitted activities' (as defined in NESETA);

vi. a pole is not be replaced with a tower; and

vii. a pole is not be more than 5m from the existing pole's base position (measured horizontally).

3. Alterations to existing poles and masts and attached structures:
   a. alterations that are required because of the mechanical loading requirements of the re-conductoring or the reconfiguration of equipment, such as stay wires, or anchor blocks, on overhead electricity and telecommunication lines;
   b. addition of earth wires, earthpeaks and lightning rods;
   c. addition of electrical or telecommunication fittings (excluding antennas)
   d. increase in diameter of existing head arrays by up to 30% in industrial zones, and in CMU zones other than the CBD Zone and Centres;
   e. increase in pole or mast height to meet the safety clearance requirements of NZECP34;
   f. addition of insulators; and
   g. addition of mast fittings, e.g. light fittings, lightning protection devices and antenna mountings.

4. Addition of or alterations to cross-arms:
   a. replacement of existing cross arms, including with cross arms of alternative design;
   b. additional cross arms up to 3m in length; and
   c. except that, in the case of cross-arms that are part of transmission line support structures as defined in NESETA, cross-arms of any length may be installed where they form part of replacement support structures that comply with the standards set out at 2(c) above.

5. Increasing the voltage of electricity lines:
   a. increase in the power carrying or operating capacity, efficiency or security of existing electricity lines.

6. Alterations to existing above-ground pipes:
   a. increase in the diameter of the pipe of up to 300mm.

7. Realignment, reconfiguration or relocation of existing above-ground pipes and network utility poles and masts that occurs within 5m of the existing location or alignment.

8. Addition of new lines:
   a. addition of new National Grid overhead conductors and overhead circuits, as defined in NESETA, provided:
      i. new conductors are configured so that there are no more than two conductors in the same

phase (duplex configuration);

ii. the diameter of a new conductor, or part of a new conductor, does not exceed 50mm;

iii. the diameter of a replacement conductor, or a replacement part of a conductor, does not exceed the greater of: 50mm; or the diameter of the existing conductor or part; and

iv. in the case of new circuits, the transmission line support structures of the transmission line have been designed and built to carry the additional circuit, and the conductors that make up the circuit comply with the conditions set out at points i. and ii. above; and

b. addition of any other new lines to existing network utility poles and masts or existing buildings or structures.

Operation, repair, minor upgrading and maintenance of existing network utilities is an activity in the network utility activities category.

Operational Need

The need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.

Original Grantee

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

Original Native Reserve

A property or site that was granted as a reserve for Māori occupation or use, and is shown as an original native reserve on the Planning Map.

Outdoor Living Space

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

Outdoor Storage

Any goods, materials, or waste stored outdoors.

Service areas are managed as a sub-activity of outdoor storage.

Outdoor storage is an activity in the site development activities sub-category, which is in the development activities category.

P

Pā

Village or fortified village.

Pā Tawhito

Ancient pā sites.

Papakāika

Residential activity within the boundaries of an **original native reserves mapped area** where:

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

Papakāika is a sub-activity of standard residential.

Parking Areas

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

Parking areas are a sub-activity of parking, loading and access.

Parking, Loading and Access

New or additions and alterations to vehicle tracks, driveways, parking areas, manoeuvring areas, and loading areas. Note that vehicle tracks and driveways include vehicle crossings and vehicle accesses.

Parking areas are managed as a sub-activity of parking, loading and access.

Parking, loading and access is an activity in the site development activities sub-category, which is in the development activities category.

Parking Spaces

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

Passenger Transportation Hubs

Facilities providing for passenger access to public transport services, including:

- train stations
- bus stations/exchanges
- tram stations; and
- ferry terminals.

This definition excludes:

- on-road bus stops where fewer than five bus stops are co-located, (which are included under the definition of operation, repair and maintenance of the roading network); and
- train, bus, ferry or tram terminals or depots that do not include passenger services, which are included under

the definition of industry.

Passenger transportation hubs are an activity in the transportation activities category.

Pedestrian Street Frontages

These consist of the areas shown as:

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

Permanently Fixed Freestanding Signs

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

Place Name Signs

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

This definition excludes road signs and ancillary signs.

Port

The use of land and buildings for the operation of a port. This includes, but is not limited to:

- mooring, berthing, departure, manoeuvring, refuelling, storage, maintenance and repair of vessels
- embarking and disembarking of passengers
- loading, unloading and storage of cargo; and
- any ancillary activities associated with the operation of the facility, including offices, storage and staff facilities.

Port is an activity in the major facility activities category.

Port Noise

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

- noise from ships not at berth
- noise from construction and site investigation of permanent port facilities (see definition of construction noise); and
- noise from an emergency situation.

Portable Freestanding Signs

A freestanding sign that can be readily moved. Examples are sandwich boards and flag signs.

Pou Whenua

Carved land post.

Premise

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

Principal Living Area

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

Prisons or Detention Centres

Prisons or detention centres are an activity in the major facility activities category.

Property

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

Protected Part

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

Public Amenities

Any structure or facility established for the convenience, enjoyment, or amenity of the public. For the sake of clarity, this includes signs containing information directly relevant to the purpose of the public amenity but does not include any structure or facility ancillary to a commercial activity, such as seating or outdoor screens for the exclusive use of patrons.

Examples are:

- public seating
- public picnic tables
- information or interpretation kiosks or panels (e.g. track/area or historical information and notice boards)
- public barbeques
- public shelters
- bus stop shelters and seating, including signs that display information related to public transport products, services, and service changes
- monuments and memorials
- Kāi Tahu tohu whenua (cultural markers)
- rubbish and recycling bins
- bicycle stands
- public display boards
- public play equipment
- drinking fountains
- public artworks
- public lights
- freestanding flagpoles
- permanent public notices
- place name signs; and
- public toilets.

This definition excludes activities otherwise defined as commercial advertising, sport and recreation, or temporary activities (including temporary structures and buildings associated with temporary activities) and campus.

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

- public artworks - large scale
- public artworks - small scale
- public display boards; and
- public toilets.

Public amenities are an activity in the public amenities category.

Public Artworks

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

Examples are:

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

This definition excludes:

- monuments and memorials and Kāi Tahu tohu whenua (cultural markers), which are provided for under the definition of public amenities
- activities otherwise defined as ancillary signs, commercial advertising signs or temporary signs; and
- artworks on private property that may be visible from a public place but are for the enjoyment of residents, occupants, or visitors to that property, and are unlikely to attract significant public attention.

Public Artworks - Large Scale

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

Public artworks - large scale are a sub-activity of public amenities.

Public Artworks - Small Scale

Public artworks that do not exceed the following thresholds:

- for murals or artwork painted on a building or structure, a maximum area of 10m² and a maximum height of 4m above ground level; and
- for all other artworks, the maximum total volume of a 3 dimensional artwork must be capable of being contained with an envelope with a footprint of 5m² and a height of 3m above ground level.

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

Public artworks - small scale is a sub-activity of public amenities.

Public Display Boards

A bollard or display board, visible from a public place, which provides a location for the temporary display of:

- event promotion signs
- community notices; and
- public notices.

This definition excludes public display boards with a maximum area of all display faces of 2m² or less, and used exclusively by individuals, community groups or public bodies for advertising local activities, such as sale of second hand goods by individuals, and working from home activities, local community events, community notices, or public notices. These are not managed by the District Plan.

Public display boards are a sub-activity of public amenities.

Public Infrastructure

Public infrastructure consists of:

- the public reticulated systems of pipes and associated accessory structures, and in the case of stormwater infrastructure includes flood management schemes, land drainage schemes and open channels owned and managed by DCC or Otago Regional Council, that enable the management and distribution of stormwater, wastewater or water supply. This excludes any private stormwater, wastewater or water supply systems or structures; and
- public roading networks (including DCC and NZTA managed roads).

Public Notices

A notice related to protecting health or safety, including to do with potential hazards, issued by a central or local government body or agency or landowner or any other notice issued by a central or local government body or agency in accordance with any official statute, rule or regulation.

Public Place

Publicly accessible roads, reserves and footpaths/tracks.

Public Play Equipment

Play or exercise equipment in a public place, or generally available for public use (such as at a school).

Examples are:

- swings
- slides
- modular play systems
- safety surfacing
- skate equipment/structures; and
- exercise equipment or structures.

Public Toilets

A stand-alone building with toilet facilities, including those with changing room facilities, established for the convenience and amenity of the public.

Public toilets are a sub-activity of public amenities.

Q

Queuing Spaces

An area provided for vehicles to queue for access to: vehicle accesses or internal access points such as ramps or other pinch points; pumps in the case of service stations; or kiosks or windows in the case of drive-through restaurants.

R

Rakatirataka

Chieftainship or authority, decision making rights.

Real Estate Signs

A sign advertising a property or building for sale or lease.

Real estate signs are a sub-activity of temporary signs.

Recreation Track

A formed track or trail on public or private land, over which the public has right of access for pedestrian or cycling use.

This definition excludes tracks that are provided for under the definition of road.

Regulatory Signs

Signs that give information about required or prohibited actions (for example parking signs).

Relocatable

For the purposes of the natural hazards provisions, relocatable means a building that is designed and constructed to be able to be either:

- portable (designed to fit in one piece on a truck) or has wheels and can be towed; or
- safely deconstructed into parts (if required), lifted, and transported off site, by crane and truck. This includes buildings that can be transported either in one piece, or a limited number of pieces.

Removal for Relocation

Moving a building from its current location to a new location either on the same or a different site.

Removal for relocation is an activity in the buildings and structures sub-category, which is in the development activities category.

Repairs and Maintenance

Work required to make good decayed or damaged fabric of a building or structure, or to prevent deterioration of the fabric, including replacement of building components such as cladding, doors, windows, gates, roofs and interior fittings, decoration, trim, surfaces, materials and structures.

For a scheduled heritage site, this includes all normal work required to maintain the garden or landscape features or structures.

For the purpose of the rules that apply to protected parts of scheduled heritage buildings, scheduled heritage structures, or any part of a character-contributing building or non-protected part of a scheduled heritage building within a heritage precinct that is visible from an adjoining public place, this definition only applies where the materials used and the design of any replacement building components are the same or closely similar to those being repaired or replaced, or those that were in place originally; except that

- concrete, metal or stone chip roofing tiles on character-contributing buildings may be replaced with any material; and
- wooden windows (except stained glass and multi-light windows) may be retrofitted with double glazed units into the existing timber joinery.

For the sake of clarity, being 'the same or closely similar' includes painting or rendering only where the building or structure was previously painted or rendered.

Repairs and maintenance is an activity in the buildings and structures sub-category, which is in the development activities category.

Repair and Maintenance of Natural Hazard Mitigation Earthworks Features or Natural Hazard Mitigation Structures

Activities required to be undertaken to ensure the structure or earthworks feature is structurally sound and can operate as originally intended, but which does not result in a permanent change to the scale, nature, function or location of the structure or earthworks feature.

Repair and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation structures is an activity in the natural hazard mitigation activities category.

Repo Raupo

Wetland or swamp.

Reserve

Land owned by Council or government for public open space, or classified as a reserve under the Reserves Act 1977.

Residential Activities

The category of land use activities that consists of:

- supported living facilities (including rest homes, retirement villages, and student hostels)
- standard residential (including papakāika); and
- working from home.

Residential Building

A building that is, or will be, used entirely or in part, for residential activity and contains one or more residential units or, for the purposes of hazards or National Grid related rules, any sleeping accommodation.

Residential Unit

For the purposes of determining density, a residential unit is any building, or part of a building, or any structure or vehicle such as a tiny home on wheels or a caravan, that is capable of being used as a self-contained residence with sleeping, cooking, bathing, and toilet facilities and, in the case of a structure or vehicle, is being occupied for more than 3 months in any calendar year on a site.

Rest Homes

Supported living facilities licensed as a rest home or hospice that provide full time care of the elderly or infirm, including any hospital-level care.

This definition excludes activities defined as retirement villages.

Rest homes are a sub-activity of supported living facilities.

Restaurant - Drive Through

The use of land and buildings for the sale of on-demand meals prepared on the premises and offered to the motoring public primarily in a manner where the customer can remain in their vehicle.

Restaurant - drive through is an activity in the commercial activities category.

Restoration

To accurately return the fabric of a building or structure to a known earlier form by reassembling and reinstating components using new or original materials. For the sake of clarity, restoration includes the removal of later components or additions, except where they are specifically protected in Appendix A1.1.

For any protected part of a scheduled heritage building or scheduled heritage structure, or any part of a character-contributing building or non-protected part of a scheduled heritage building within a heritage precinct that is visible from an adjoining public place, this definition only applies where the materials used and the design of any replacement building components are the same or closely similar to those that were in place originally.

For the sake of clarity, being ‘the same or closely similar’ includes painting or rendering only where the building or structure was previously painted or rendered.

Restoration is a sub-activity of additions and alterations.

Restaurants

The use of land and buildings for the purposes of selling prepared food and/or beverages for consumption on the premises or as cooked food for immediate 'take-away' consumption.

Examples are:

- restaurants
- cafes
- bars/taverns
- tearooms; and
- takeaways.

This definition excludes activities defined as restaurant - drive through.

Note: activities that sell alcohol are also managed as ancillary licensed premises.

Restaurants are an activity in the commercial activities category.

Resultant Site

All of the land intended to be held in a separate certificate of title after completion of a subdivision process. For the sake of clarity, this includes both new certificates of title and existing certificates of titles after land is either

amalgamated into, transferred out, or both.

Retail

The use of land and buildings for:

- the sale or hire of goods; or
- retail services, which are the provision of services including personal, household, financial, property or other services, where a front counter customer service is provided.

Examples of retail services are: banks, health and beauty salons, visitor information centres, travel agents and TAB venues.

The following activities are managed as sub-activities of retail:

- bulky goods retail
- dairies
- food and beverage retail
- general retail
- trade related retail; and
- yard based retail.

Retail is an activity in the commercial activities category.

Retail Services

The use of land and buildings where the primary activity is not the sale of goods but instead is the provision of services (including personal, household, financial, property or other services), where a front counter customer service is provided. Activities that are primarily retail services but include ancillary sales of goods (for example hair salons that sell hair products) are considered to be retail services as long as the percentage of the gross floor area of the activity that is used for sale of goods is no more than 30%.

Examples of retail services are banks, health and beauty salons, visitor information centres, travel agents and TAB venues.

For the sake of clarity, this definition excludes the following activities, which are considered to be sale or hire of goods:

- pharmacies
- telecommunication/mobile phone shops; and
- retail services where 30% or more of the gross floor area is used for the sale of goods.

Retail services are managed as a separate component of general retail (‘general retail – retail services’) in the Warehouse Precinct Zone only.

Retaining Walls

A structure designed and constructed to hold soil in place and support an earthworks cut and/or fill. Where a retaining wall structure extends above ground level (e.g. is not used to support soil), the part of the wall that extends above ground level is considered to be a fence.

Retaining walls are managed both as part of earthworks (Rule 8A.5.4) for the purposes of managing effects on the stability of land and buildings, and as structures in heritage precincts only, for the purposes of managing effects on

heritage streetscape character.

Retirement Villages

Supported living facilities that provides supported living in individual residential units and may also provide rest home care.

Retirement villages are a sub-activity of supported living facilities.

Reverse Sensitivity

When lawful activities that create effects (such as noise, odour, traffic movements, electromagnetic interference or risk) are affected by uses that may be sensitive to these effects establishing or intensifying nearby and thereby curtail or constrain the activities. Lawful activities in the context of this definition refers to: existing lawfully established activities, permitted activities, designations and consented activities that are likely to establish. The most common example is new residential activities establishing next to farming or industrial operations, or airports, which can lead to the new residents complaining about noise, odour or other nuisance effects from those established activities.

Right of Way

An easement for vehicular access as defined in the Property Law Act 2007.

Risk

For the purpose of the natural hazards provisions, risk means the likelihood of a natural hazard event occurring, in combination with the potential adverse consequences of that event.

Road

Any public road or street (formed or unformed) as defined by the provisions in section 315 of the Local Government Act 1974. For the sake of clarity, this includes any vehicle lane, cycleway, footpath, shared path, track, and any parking or loading areas that are located within the road reserve.

Road Boundary

Where a site adjoins the road.

Road Reserve

An area of land held by the Dunedin City Council or the Crown for roading or access purposes.

Road Signs

Regulatory, warning or directional signs designed and installed by the Dunedin City Council, the NZ Transport Agency (NZTA) or other public roading body, or relevant roading contractor on a carriageway, cycle path or footpath. For the sake of clarity, these include signs related to public transportation services.

Road signs are included in the definition of operation, repair and maintenance of the roading network.

Roadside Produce Stall

A structure used for rural ancillary retail that is up to 10m² in footprint and located inside the required setback from the road boundary (boundary setback performance standard).

Rooftop Structures

Structures attached to roofs that do not form a part of the internal usable space of the building. Examples are:

- decorative architectural or elevated features including spires and finials; living roofs; chimneys; flues; lighting; skylights; building utilities; and flag poles (including those mounted to the sides of buildings); and
- for large commercial and industrial buildings and major facilities: they may also include cooling towers; smoke and exhaust stacks; machinery rooms; guy wires; chain link and other visually permeable fences, and lightning rods.

This definition excludes structures otherwise defined as network utility structures.

Rooftop structures are considered to be part of a building, and are therefore managed as part of new buildings and additions and alterations to buildings.

Rūnaka

Local representative group; community system of representation of the Manawhenua.

Rural Activities

The category of land use activities that consists of:

- domestic animal boarding and breeding
- intensive farming
- farming
- forestry
- grazing
- landfills
- mineral exploration
- mineral prospecting
- mining
- rural ancillary retail
- rural tourism; and
- rural research.

Rural Ancillary Retail

The use of land and buildings for the direct sale to the public of:

- produce from the property on which it was grown; or
- other goods produced on the same property as part of a working from home activity.

Rural ancillary retail is an activity in the rural activities category.

Rural Contractor and Transport Depots

The use of land and buildings as a depot for rural contractor and transport services. Examples of rural contractor and transport services are:

- fencing
- crop harvesting
- rural drainage; and

- stock transport services.

For the sake of clarity, this includes the storage, maintenance, repair and refuelling of the vehicles, machinery and other materials associated with these activities as well as the administration and dispatch of workers.

This definition excludes any retailing of farm equipment or other heavy machinery, which is defined as yard based retail.

Rural contractor and transport depots are managed at two different scales - small scale and large scale.

Rural contractor and transport depots are a sub-activity of industry.

Rural Contractor and Transport Depots - Large Scale

Rural contractor and transport depots that exceed the people operating on site of Rural contractor and transport depots - small scale.

Rural Contractor and Transport Depots - Small Scale

Rural contractor and transport depots that do not exceed more than two persons operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site) per day, other than persons living on the site as their principal place of residence; except up to 5 people can operate from the site per day for no more than 20 days in one calendar year.

Rural Industry

A type of industry that processes the raw materials of farming, intensive farming, forestry or mining activities.

Examples are:

- sawmills
- timber treatment plants
- firewood operations, which process timber grown on a separate property
- stock sale yards
- offal rendering plants
- primary processing and packaging of farm produce; and
- the processing of minerals and quarry products where not part of a mining activity on the same site.

This definition includes:

- any ancillary retail carried out on the site, and
- generation of energy from the combustion of biomass waste that is the by-product of rural industry.

This definition excludes:

- activities otherwise defined as rural contractor and transport depots; and
- activities that otherwise meet the definition of farming.

Rural industry is a sub-activity of industry.

Rural Research

The use of land and buildings for research linked to rural activities occurring on the site (such as farming) or linked to the natural environment on or surrounding the site. For the sake of clarity, this definition includes any educational,

training or teaching activities ancillary to the research activity.

Examples are research linked to:

- agricultural production
- rural land management
- forestry
- marine activities; and
- geological features.

The following activities are managed as sub-activities of rural research:

- rural research - large scale; and
- rural research - small scale.

Rural research is an activity in the rural activities category.

Rural Research - Large Scale

Rural research that employs more than 20 full time equivalent staff on-site.

Rural research - large scale is a sub-activity of rural research.

Rural Research - Small Scale

Rural research that employs 20 or fewer full time equivalent staff on-site.

Rural research - small scale is a sub-activity of rural research.

Rural Tourism

The ancillary use of land or buildings for the interpretation and demonstration of a rural or conservation activity and/or viewing and interpretation of the natural environment (including coastal environment), scheduled heritage item or archaeological site, where the tourism activity is ancillary to a rural or conservation activity on the site.

For the sake of clarity, rural tourism includes associated restaurant, retail, and conference, meeting and function activities, where ancillary to the rural tourism activity.

This definition excludes activities otherwise defined as entertainment and exhibition, or conference, meeting and function.

The following activities are managed as sub-activities of rural tourism:

- rural tourism - large scale; and
- rural tourism - small scale.

Rural tourism is an activity in the rural activities category.

Rural Tourism - Large Scale

Rural tourism that exceeds the attendance rate thresholds for rural tourism - small scale.

Rural tourism - large scale is a sub-activity of rural tourism.

Rural Tourism - Small Scale

Rural tourism that does not exceed the following attendance rate thresholds:

- An attendance rate of 25 or fewer people per day, except for a maximum of 10 days per calendar year an attendance rate of 26 to 50 people per day.

Rural tourism - small scale is a sub-activity of rural tourism.

S

Scheduled Heritage Building

A heritage building listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Heritage Buildings

A heritage building listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Heritage Item

A scheduled heritage building, scheduled heritage structure, or scheduled heritage site.

Scheduled Heritage Site

A heritage site listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Heritage Sites

A heritage site listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Heritage Structure

A heritage structure listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Heritage Structures

A heritage structure listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites.

Scheduled Industrial Activity

An industrial activity listed in Appendix A1.6 - Scheduled Industrial Activities.

A scheduled industrial activity is a sub-activity of industrial activities.

Scheduled Mining Activity

A mining activity listed in Appendix A1.5 - Scheduled Mining Activities.

A scheduled mining activity is a sub-activity of mining.

Scheduled Tree

A tree or group of trees listed in Appendix A1.3 - Schedule of Trees.

Scheduled Trees Activities

The category of activities that consists of:

- removal of a scheduled tree that is: dead, in terminal decline or with extreme failure, or subject to a court order for removal

- modification of a scheduled tree; and
- removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree.

Scheduled Wetland

Any wetland on the ASBV Appendix A1.2 - Schedule of Areas of Significant Biodiversity Value.

Schools

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

- provision of primary, intermediate or secondary education
- closely associated support activities such as cultural, sport, health and retail activities, including after school care and holiday programmes
- community services provided from schools
- community use of school facilities, including for sporting and cultural purposes; and
- any ancillary activities necessary for the functioning of the school including administration services, kitchens, staff accommodation and staff facilities.

This definition excludes activities otherwise defined as campus, training and education, early childhood education, and community and leisure.

Schools are an activity in the major facility activities category.

Secondary Containment System

The system in place to contain any spills, leaks or the failure of the primary container that stores the hazardous substance.

Self-service Fuel Stations

The use of land or buildings for the self-service sale of motor vehicle fuels or other vehicle power sources. This excludes all of the ancillary activities (sales of tyres, convenience food etc) that are provided for in the definition of service stations.

Self-service fuel stations are a sub-activity of service stations.

Service Areas

An outdoor area provided to store rubbish and recycling.

Service areas are a sub-activity of outdoor storage.

Service Stations

The use of land and buildings where the primary activity is the sale of motor vehicle fuels or other vehicle power sources, but which may also include any of the following ancillary activities:

- sale of tyres, batteries, kerosene and other accessories normally associated with motor vehicles
- sale of packaged convenience food and beverage (including cafe-style takeaways)
- the mechanical repair and servicing of motor vehicles, including boats
- hire of trailers; and

- car wash facilities.

This definition excludes any restaurants that may also be provided on-site.

Self-service fuel stations are managed as a sub-activity of service stations.

Service stations are an activity in the commercial activities category.

Shared Path

A special road, route, or path intended for use by cyclists and pedestrians (including wheeled pedestrians) from which vehicles are excluded.

Shelterbelts and Small Woodlots

The planting of tree species as a shelter belt or small woodlot for the purpose of shelter, screening, stability or erosion control, or as a carbon sink, where this planting is not greater than 1 hectare in size or for timber use on the same property as which it is grown.

This definition excludes activities defined as forestry or conservation.

Shelterbelts and small woodlots are an activity in the site development activities sub-category, which is in the development activities category.

Short Term House Rentals

The short term rental of a residential unit to visitors, where the residential unit is primarily occupied by the owner(s) for living accommodation and let for no more than a total of 28 nights per calendar year.

The short term rental of a residential unit that does not meet this definition is provided for as visitor accommodation.

Signs

Lettering or symbols used to identify a place of business, advertise a product or service, or communicate a direction or command.

Note: signs are managed as follows:

The following signs are managed as development activities:

- freestanding signs are managed as a sub-activity of structures; and
- signs attached to buildings and structures are managed as a sub-activity of additions and alterations.

The following signs are managed as city-wide activities:

- Road signs are managed as part of the definition of the operation, repair and maintenance of the roading network (transportation activities category)
- Temporary signs are managed as an activity in the temporary activities category; and
- Public display boards are managed as a sub-activity of public amenities.

The advertising of goods or services that does not meet the definition of ancillary signs or temporary signs is managed as a separate land use activity - commercial advertising.

Signs Attached to Buildings and Structures

Signs attached to buildings and structures or incorporated within the design of any building or structure, including by painting.

Signs attached to buildings and structures are a sub-activity of additions and alterations.

Site

An area of land which is either:

- one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the DCC
- contained in a single allotment on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent from the DCC
- two or more contiguous allotments held in two or more certificates of titles, and where the titles are subject to a condition imposed under section 77 of the Building Act 2004 or section 643 of the Local Government Act 1974, or held together in such a way that they cannot be dealt with separately without the prior consent of the DCC
- partly made of land which complies with clauses a, b, or c above, and partly made up of an interest in airspace above or subsoil below a road, where both areas of land are adjacent and held together in such a way that they cannot be dealt with separately without the prior approval of DCC
- for land subdivided under the cross lease system, a building or buildings for residential or business purposes, together with any other building(s) and/or land that is exclusively restricted to the users of that/those building(s), together with the lawful share of any building(s) and/or land of which the user of the exclusive building or buildings enjoys a degree of non-exclusive use
- for land subdivided under the Unit Titles Act 2010, an area of land containing a principal unit or proposed unit on a unit plan, together with its accessory units, together also with the lawful share of any unit(s) and/or common property of which the user of the principal unit or proposed unit enjoys a degree of non-exclusive use
- for land in a strata title, the underlying certificate of title of the entire land containing the strata titles immediately prior to subdivision; or
- for land not subject to the Land Transfer Act 1952, is the whole parcel of land acquired under one instrument of conveyance.

In addition to the above:

- a site includes the airspace above the land
- if any site is crossed by a zone boundary under this Plan, with the exception of a boundary between two rural zones, the site is deemed to be divided into two or more sites by that zone boundary
- where a site is situated partly within Dunedin City and partly within an adjoining territorial authority, then the part situated within Dunedin City is deemed to be one site; and
- the area of a 'site' is all of the area associated with any exclusive ownership portion(s) plus the lawful share of any non-exclusive ownership portion(s).

Site Development Activities

The sub-category of activities that consists of:

- outdoor storage
- parking, loading and access
- storage and use of hazardous substances
- shelterbelts and small woodlots; and
- vegetation clearance.

Site development activities are a sub-category in the development activities category.

Sleep Out

A building that contains one or more habitable rooms but is not a self-contained residential unit.

Social Housing

Residential activity where premises are let by or on behalf of the DCC, Kāinga Ora-Homes and Communities, or a registered community housing provider, where in accordance with the Public and Community Housing Management Act 1992.

Social housing is a sub-activity of standard residential.

Solar Panels

Renewable energy generators that generate energy from solar resources.

Solar Panels - Large Scale

Solar panels that exceed the scale thresholds for solar panels - small scale as set out in Rule 5.5.3.

Solar panels exclude structures otherwise defined as building utilities.

Solar panels - large scale are a sub-activity of network utility structures - large scale.

Solar Panels - Small Scale

Solar panels that meet the scale thresholds for solar panels - small scale as set out in Rule 5.5.3.

Solar panels exclude structures otherwise defined as building utilities.

Solar panels - small scale are a sub-activity of network utility structures - small scale.

Sport and Recreation

The use of land and buildings for organised indoor and outdoor sport and recreation activity, ancillary events, sports education, and club meetings, presentations, and functions. For the sake of clarity, this definition includes ancillary office activity and ticket sales activities.

Examples are facilities managed by clubs, Dunedin City Council, schools or private entities including:

- sports fields
- basketball/tennis/netball/squash courts
- swimming pools
- athletics tracks
- bowling greens
- gyms
- golf courses
- shooting ranges, and
- outdoor recreational facilities.

This definition excludes activities otherwise defined as community and leisure or temporary events.

Sport and recreation that involves motor vehicles is managed as a sub-category of sport and recreation.

Sport and recreation is an activity in the community activities category.

Sport and Recreation that Involves Motor Vehicles

Sport and recreation activity that involves the use of motorbikes, cars, trucks, boats, trains, remote controlled vehicles, go-carts, miniature vehicles, or other similar motorised vehicles.

Sport and recreation that involves motor vehicles is a sub-activity of sport and recreation.

Stadium Noise Events

Events within the Stadium Zone that exceed the relevant zone noise limits in rules 9.3.6.1.a - 9.3.6.1.f at any point at, or beyond, the **stadium noise mapped area** boundary.

This definition excludes:

- sound checks associated with a stadium noise event; and
- noise generated by activities listed in rules 9.3.6.3.e to 9.3.6.3.k.

Stand-alone

Self-contained and able to operate independently.

Stand-alone Car Parking

The use of land or buildings for the short or long term lease or hire of car parks that are not provided as parking ancillary to another activity on-site. Examples are:

- free public car parking
- sites used entirely for car parking as the primary activity on the site; and
- letting of more than 2 excess car parks on a site that are not required by the activity on the site.

Stand-alone car parking is an activity in the commercial activities category.

Note: Stand-alone parking that involves a new development activity is also managed as follows:

- the construction of surface level parking is managed as a parking, loading and access activity.
- the erection of a parking building is managed as a new building.

Standard Residential

The use of land, buildings or other structures or vehicles for people's living accommodation at a domestic scale.

For the sake of clarity, this definition includes:

- short-term house rentals
- living accommodation subject to a tenancy agreement under the Residential Tenancy Act 1986
- boarding houses
- the temporary accommodation of non fee-paying household guests inside residential buildings or in portable structures or vehicles
- the temporary accommodation of guests on Māori land where a koha (donation or in-kind contribution) is made

- supported living accommodation (with 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes:

- for the purposes of the density performance standard only, the accommodation of non fee-paying household guests, and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not managed by this Plan;
- supported living facilities; and
- visitor accommodation.

Papakāika and social housing are managed as sub-activities of standard residential.

Standard residential is an activity in the residential activities category.

Standby or Temporary Energy Generators

Energy generators for temporary, emergency or backup use. Examples are diesel, petrol or gas generators.

Standby or temporary energy generators are an activity in the network utility activities category.

Storage and Use of Hazardous Substances

The storage and use of any substance, or waste generated by the use of hazardous substances, with one or more of the following intrinsic properties that meets the Hazardous Substances (Minimum Degrees of Hazard) Regulations:

- explosiveness
- flammability
- a capability to oxidise
- corrosiveness
- toxicity (including chronic toxicity)
- ecotoxicity, with or without bio-accumulation; or
- any substance, which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance or waste with any one or more of the properties above.

Storage and use of hazardous substances is an activity in the site development activities sub-category, which is in the development activities category.

Storey

Part of a building measured from:

- the upper surface of any floor to the upper surface of the floor above; and
- the topmost floor surface to the upper surface of the ceiling joists above or the upper surface of the roof cladding, whichever is the lower.

This definition excludes basements with floor surfaces below ground level.

Stormwater

Rainfall run-off from land and any impermeable or semi-permeable surface on land. Examples of impermeable or semi-impermeable surfaces are:

- roads
- car parks
- pavements
- porous paving; and
- roofs.

Stormwater Open Watercourse

A natural or artificial open channel where stormwater collects and flows and is part of the stormwater network. It may be privately or publicly owned.

Strategic Road

A road classified as strategic road within the **road classification hierarchy mapped area** shown on the Planning Map.

Structure

Any equipment, device, or fabrication.

Structures

The development activity that includes a structure, other than as provided for under the definition of "buildings", and is:

- fixed permanently to the land; or
- if movable, greater than 10m² or 2m in height and stored or placed undisturbed on a site for more than 12 months.

This definition only applies in relation to structures as an activity in the development activities category. It does not cover any other use of the word "structures", such as in relation to "utility structures", which should rely on the broader definition for structure (singular).

Shipping containers or other movable structures that do not meet this definition are included as part of outdoor storage activity.

The following activities are managed as sub-activities of structures:

- fences
- freestanding signs; and
- retaining walls (for the purposes of rules that apply in heritage precincts only).

Structures is an activity in the buildings and structures sub-category, which is in the development activities category.

Student Hostels

Supported living facilities for school or tertiary students. Examples are halls of residence, university colleges, school boarding houses and hostels.

For the sake of clarity, this definition includes use of those facilities outside of the time of occupancy by students for the accommodation of visitors to the educational facility or events hosted by the educational facility on or off-site

(e.g. sporting events).

Student hostels are a sub-activity of supported living facilities.

Subdivision

The division of a site by any of the following:

- the creation of fee simple allotments with new certificate of title
- the lease of land or buildings, or both, for 35 years or longer; or
- the creation of a unit title, company lease or cross lease, by way of application to the Registrar General of Land.

(Defined in Section 218 of the Resource Management Act 1991).

Subdivision Activities

The category of activities that consists of:

- general subdivision; and
- cross lease, company lease and unit title subdivision.

Substations

A facility for the control and/or transformation of electricity at a high or significant capacity. For the sake of clarity, this includes any associated communication masts and antennas. Examples are:

- zone substations
- sub-transmission switching stations
- National Grid exit points; and
- switching stations.

This definition excludes activities otherwise defined as electrical distribution structures.

Substations are an activity in the network utility activities category.

Suitably Qualified Arborist

A person accredited with an Advanced National Certificate in Horticulture (Arboriculture) (Level 4) or overseas accreditation, and a minimum of four years experience, post qualification, working as an arborist.

Supported Living Accommodation

Residential accommodation and care in a supervised environment. Supervision may be required for social, intellectual, or physical disabilities or needs. Supervision may include additional accommodation for a live-in carer, and laundry, meal, and/or cleaning services.

Supported Living Facilities

The use of land or buildings for the purposes of providing supported living accommodation for more than ten residents that includes full-time management, care and supervision, and may include laundry, meal, and cleaning services. For the sake of clarity, this definition includes any ancillary activities directly associated with the functioning of the facility, including medical treatment, recreational facilities, and other facilities necessary to service the needs of the residents or their visitors.

This definition excludes activities otherwise defined as standard residential.

The following activities are sub-activities of supported living facilities:

- rest homes
- retirement villages; and
- student hostels.

Supported living facilities are an activity in the residential activities category.

Surplus Dwelling Subdivision

The subdivision of land containing an existing surplus dwelling from a rural property where the subdivision will not result in any additional residential development potential.

Swale

Low tracts of land, often in the form of a depression or channel (as a result of an old river flow path), where water flows or ponds intermittently.

T

Taieri Aerodrome

The use of land and buildings at the Taieri Aerodrome for any of the following:

- aircraft operations and aircraft servicing
- fuel storage
- training activities and facilities associated with the aeronautical industry
- non-commercial sports sky-diving
- helicopter rescue services; and
- ancillary activities directly associated with, and necessary for, the functioning of an aerodrome, including offices.

Taieri Aerodrome is an activity in the major facility activities category.

Takata whenua

The iwi or hapū, that holds Manawhenua in a particular area.

Takiwā

Area of customary interest and authority.

Tangi

Bereavement ceremony.

Taoka

Treasure; applied to anything considered to be of value to Māori.

Taumanu

Fishing sites.

Tauraka waka

Canoe mooring site.

Telecommunication Masts

Any mast, pole, tower or similar structure designed to carry antennas or other devices that facilitate telecommunication.

Examples are:

- cell phone towers
- television masts; and
- radio masts.

The definition excludes support structures and lines.

Temporary Activities

The category of land use activities that consists of:

- construction and site investigation
- filming
- military exercises
- mobile trading
- temporary disaster management accommodation
- helicopter movements
- temporary events; and
- temporary signs.

This definition excludes activities otherwise defined as campus.

Temporary Disaster Management Accommodation

The erection and use of tents or buildings in response to a disaster event, such as an earthquake, for the purpose of temporary accommodation, shelter or facilities for:

- people required to work as part of the immediate disaster relief efforts or post disaster development team
- people displaced by the disaster event; and
- disaster event management.

Temporary disaster management accommodation is an activity in the temporary activities category.

Temporary Events

An event of limited duration occurring on a site where it is not part of the day-to-day purpose and function of the site.

For the sake of clarity, this definition includes temporary buildings and structures associated with the temporary event, including any ancillary mobile trading.

Examples are:

- galas, carnivals, market days, fairs
- concerts, entertainment events
- trade fairs or displays
- pyrotechnics
- fundraisers
- promotional, community, recreation, or ceremonial events
- walking, cycling, or running races
- A & P shows, rodeos; and
- emergency response organisation training.

This definition excludes activities otherwise defined as military exercises, sport and recreation, conference, meeting and function, and entertainment and exhibition.

The following activities are managed as sub-activities of temporary events:

- temporary events - large scale; and
- temporary events - small scale.

Temporary events are an activity in the temporary activities category.

Temporary Events - Large Scale

Temporary events with a daily maximum attendance of more than 1500 people.

Temporary events - large scale are a sub-activity of temporary events.

Temporary Events - Small Scale

Temporary events with a maximum daily attendance of no more than 1500 people.

Temporary events - small scale are a sub-activity of temporary events.

Temporary Public Notices

A public notice that is displayed for no more than 3 months.

Examples are:

- public health and safety notices; and
- resource consent notices.

Temporary public notices are a sub-activity of temporary signs.

Temporary Signs

A sign that is displayed for a period of time and is then removed.

For the sake of clarity, this includes mobile signs displayed on a vehicle or trailer parked with the primary purpose of displaying the sign rather than for transport.

The following activities are managed as sub-activities of temporary signs:

- construction signs

- election signs
- event promotion signs
- real estate signs; and
- temporary public notices.

Temporary signs are an activity in the temporary activities category.

Tohu

Symbol.

Tourism Advertising

A sign that advertises a tourism facility, activity or event.

Tourism advertising is a sub-activity of commercial advertising.

Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies)
- plants, trees and shrubs, and landscaping and garden supplies and ornaments
- marine equipment
- motorised vehicles; and
- farm equipment or supplies.

This definition excludes trade related retail where 70% or more of the areas devoted to the sales or display of good is an open or semi-covered yard, as distinct from a secure and weatherproof building, which is defined as yard based retail.

Trade related retail is a sub-activity of retail.

Training and Education

The use of land or buildings for the purpose of teaching and/or learning a vocation, skill, or subject of interest. This definition includes tertiary education carried out by the University of Otago or Otago Polytechnic outside of the Campus Zone and ancillary sales of any learning material associated with or necessary for the teaching or training offered.

Examples are:

- language schools
- 'after school' tuition
- hairdressing schools
- other vocational training centres; and
- study centres.

This definition excludes activities defined as schools, early childhood education and campus.

Training and education is a sub-activity of office.

Transportation Activities

The category of activities that consists of:

- operation, repair and maintenance of the roading network
- operation, repair and maintenance of the rail network
- new roads or additions or alterations to existing roads
- passenger transportation hubs; and
- heliports.

Travel Modes

Travel modes include but are not limited to the following:

- walking
- cycling
- private motor vehicles (e.g. cars, motorcycles)
- rail
- public transport services (e.g. buses)
- helicopters
- freight moving (e.g. trucks); and
- horse-riding.

Trenchless Methods

Methods such as tunnelling, microtunnelling, horizontal directional drilling also known as directional boring, pipe ramming, pipe jacking, moling, horizontal auger boring and other methods for the installation of pipelines and cables below the ground with minimal excavation including for the repair of the existing cables/network, pilot-holes or similar works.

Tūāhu

Places of importance to Māori identity.

U

Umu

Earth ovens.

Underground or Internal Network Utilities

Network utility structures that are located:

a. underground; or

b. entirely within a building except that the following structures may be external:
   i. pipes transitioning to an internal utility; and
   ii. minor external protrusions, such as vents and chimneys, associated with an internal utility.

For the sake of clarity, this definition includes the use or storage of associated materials, equipment, or relocatable site offices, either on-site or off-site.

Underground or internal network utilities are an activity in the network utility activities category.

Unfunded Public Infrastructure Upgrades

Upgrades of public infrastructure involving capital spending that is not included either in the DCC's Long Term Plan or the NZTA's Regional Land Transport Strategy.

Unlikely

For the purpose of the natural hazards provisions, unlikely means an event that has a chance of between one in 200 and one in 500 of occurring in any given year. This is sometimes expressed as an average return period of between 200 and 500 years, or as an Annual Exceedance Probability of between 0.005 (or 0.5%) and 0.002 (0.2%).

Urban High Density Corridor

A road classified as urban high density corridor within the **road classification hierarchy mapped area** shown on the Planning map.

Urupā

Human burial site.

V

Vegetation Clearance

Any activity that destroys, removes or damages vegetation including by any of the following:

- cutting, crushing or burning
- drainage, irrigation or other activities that result in changes to hydrology or soils or landforms
- cultivation, over-planting, application of seed of exotic pasture or mob-stocking; or
- application of chemicals.

This definition excludes: the grazing of improved pasture other than by mob-stocking; the maintenance of amenity or landscape plantings, gardens and lawns; the maintenance and harvesting of shelterbelts and small woodlots; and the maintenance and harvesting of plantation trees as part of forestry.

Indigenous vegetation clearance is managed as a sub-activity of vegetation clearance.

Vegetation clearance is an activity in the site development activities sub-category, which is in the development activities category.

Vehicle Access

The portion of a driveway or vehicle track between the formed road and the property boundary.

Vehicle Accesses

The portion of a driveway or vehicle track between the formed road and the property boundary.

Vehicle Crossing

The portion of a vehicle access where the vehicle access meets the formed road.

Vehicle Movement

A single journey to or from a particular site by a person or persons in a motor vehicle.

Vehicle Track

A constructed accessway that provides access for vehicles to rural activities within the rural and rural residential zones, and which:

- is not used for frequent vehicle movements, or vehicle movements associated with residential activity.

Very Likely

For the purpose of the natural hazards provisions, very likely means an event that has a chance of at least one in 50 of occurring in any given year. This is sometimes expressed as an average return period of up to 50 years or as an Annual Exceedance Probability of 0.02 (or 2%) or more.

Very Unlikely

For the purpose of the natural hazards provisions, very unlikely means an event that has a chance of between one in 500 and one in 2500 of occurring in any given year. This can be expressed as an average return period of between 500 and 2500 years, or as an Annual Exceedance Probability of between 0.002 (or 0.2%) and 0.0004 (0.04%).

Veterinary Services

The use of land and buildings for the treatment and prevention of diseases and injuries in animals by registered veterinary practitioners and persons in their employment.

Veterinary services are a sub-activity of office.

Visible

For the purposes of the heritage provisions and Rule 15.6.1 Building Length, 'visible' in the context of 'visible from an adjoining public place', or 'visible from a public place within the heritage site', means visible in the medium to long term (20 to 50 years). Not visible, therefore, should be interpreted as meaning obscured by permanent buildings, as opposed to being obscured by vegetation, or any other buildings or structures, where there is not reasonable confidence that they will remain in place for the medium to long term.

Visitor Accommodation

The use of land, buildings or other structures or vehicles for temporary accommodation on any fee paying basis, including tariff, rent, hire, in-kind contribution, donation, or subscription.

For the sake of clarity, this definition includes the provision of facilities for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms).

Examples are:

- motels
- hotels
- homestays or bed and breakfasts
- serviced apartments; and
- backpackers and hostels.

This definition excludes:

- accommodation activities that meet the definitions of working from home or standard residential;
- the temporary accommodation of guests on Māori land where a koha (donation or in-kind contribution) is made (where not a commercial visitor accommodation activity); and
- freedom camping on land that is controlled or managed by Council, which is not managed by this Plan and is managed through a DCC by-law.

Campgrounds are managed as a sub-activity of visitor accommodation.

Visitor accommodation is an activity in the commercial activities category.

Visitor Accommodation Unit

An individual room or a single or multi-bedroom, self-contained unit with kitchen/lounge facilities, which is offered for rent as part of a visitor accommodation activity.

Visual Permeability

The ability to 'see-through'. Fences constructed using materials such as trellis, lattice, wrought iron, or spaced palings (palings maximum width 150mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through meet this requirement.

W

Waharoa

Carved entranceway.

Wāhi kohātu

Rock outcrops.

Wāhi mahi kohātu

Traditional quarry sites.

Wāhi pakaka

Battle sites.

Wāhi paripari

Cliff areas.

Wāhi taoka

Resources, places and sites treasured by Manawhenua.

Wāhi tapu

Places sacred to the takata whenua.

Wāhi tohu

Features used as location markers within the landscape.

Wāhi tūpuna

Landscapes and sites that embody the ancestral, spiritual and religious traditions of all the generations prior to European settlement.

For the purposes of the Plan, wāhi tūpuna have been mapped as a **wāhi tūpuna mapped area**.

Wai māori

Freshwater areas important to Māori.

Wai repo

Wetland or swamp.

Wānaka

Customary learning method.

Warning signs

Signs that provide information about hazards or other health and safety matters.

Wastewater

Liquid waste, including liquids containing solids, originating from domestic, industrial and commercial activities. Examples are:

- toilet wastes
- trade wastes; and
- grey water.

Wastewater Serviced Area

Any area within the residential, commercial and mixed use, industrial or major facility zones, except:

- Dunedin International Airport Zone
- Invermay and Hercus Zone
- Lee Stream Primary School
- Outram Primary School
- Pūrākaunui Primary School
- Taieri Aerodrome
- Waitati School; or
- where a **no DCC reticulated wastewater mapped area** applies.

Water Body

Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, which is not located within the coastal marine area.

Wetland

Permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. Vegetation is typically dominated by plants such as sedges (Cyperaceae), rushes (Juncaeae), restionads (Restionaceae), raupo (Typha orientalis), flax (Phormium tenax), Sphagnum moss species or other wetland herbs, which emerge from permanent standing water or occupy permanently saturated soil: including riparian and littoral vegetation.

For the purpose of this definition, wetland does not include the following:

- constructed reservoirs
- farm drains and irrigation canals
- land drainage canals
- constructed farm dams and detention dams
- constructed wetlands used for wastewater or stormwater treatment; and
- oxidation ponds.

Whakapapa

Genealogy or family tree.

Whānau

Family.

Whāngai

A person adopted in accordance with tikaka Māori.

Wharekai

The dining hall of a marae complex.

Wharenui

The main building of a marae complex, used for hui and where guests are accommodated.

Wholesale

The use of land and buildings for the distribution and sale of goods to businesses and institutional customers (rather than to the general public).

Examples are businesses that supply goods to:

- shops, which on-sell them to the public; and
- institutional customers, such as schools, hospitals, and visitor accommodation.

Wholesale is included in the definition of industry.

Wind Generators

Renewable energy generators which generate energy using wind resources.

Wind Generators - Large Scale

Wind generators that exceed the scale thresholds for wind generators - small scale as set out in Rule 5.5.3.

Wind generators - large scale are a sub-activity of network utility structures - large scale.

Wind Generators - Small Scale

Wind generators that meet the scale thresholds for wind generators - small scale as set out in Rule 5.5.3.

Wind generators - small scale are a sub-activity of network utility structures - small scale.

Working from Home

The use of land and buildings as a place of work, as part of an occupation, craft, profession, or service, ancillary to their use as a principal place of residence. For the sake of clarity, this means that the activity:

- can only be carried out by a person or persons living on the site as their principal place of residence; and
- cannot employ any other person on-site, including by way of operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site).

Working from home may include retail services but not direct retail sales except for goods produced on-site.

For the sake of clarity, this definition includes:

- hosted visitor accommodation, in the form of homestays, bed and breakfast, or similar, for no more than five guests, provided the accommodation is contained within the same residential unit that is being used as the principal place of residence;
- early childhood education for five or fewer children; and
- animal breeding involving one breeding pair of dogs and/or cats.

Working from home is an activity in the residential activities category.

X

Y

Yard Based Retail

Trade related retail, where 70% or more of the area devoted to sales or display of goods is an open or semi-covered external yard, as distinct from a secure and weatherproof building.

Examples are:

- caravan or motorised vehicle sales yards
- farm equipment or other heavy machinery sales yards
- landscaping materials/plant sales yards; and
- timber, firewood or coal sales yards.

Yard based retail is a sub-activity of retail.

Z

1.4.2 Abbreviations

A

ASBV

Area of Significant Biodiversity Value (see Appendix A1.2).

ANIC

Airport noise inner control mapped area

B

C

CBD

Central Business District Zone

CEC

CBD Edge Commercial zones

CEC - North

CBD Edge Commercial North Zone

CEC - South

CBD Edge Commercial South Zone

CMU

Commercial and Mixed Use zones

CPTED

Crime prevention through environmental design

D

dB

Decibel

dBA

A-frequency-weighted decibels

DCC

Dunedin City Council

DIA

Dunedin International Airport Zone

DnT, w + Ctr

Weighted Standardised Level Difference with Spectrum Adaption Term Ctr

E

F

G

GPMA

Groundwater protection mapped area

GR1

General Residential 1 Zone

GR2

General Residential 2 Zone

H

Haz1

Hazard 1 Overlay Zones

Haz1A

Hazard 1A (flood) Overlay Zone

Haz2

Hazard 2 Overlay Zones

Haz3

Hazard 3 Overlay Zones

HCS

High class soils mapped area

HE

Harbourside Edge Zone

HETZ

Harbourside Edge Transition Overlay Zone

HNCC

High Natural Coastal Character Overlay Zone

HP

Heritage precincts

HSNO

Hazardous Substances and New Organisms Act 1996

I

ICR

Inner City Residential Zone

Ind

Industrial Zone

IndPort

Industrial Port Zone

IndTZ

Industrial Transition Overlay Zone

J

K

L

L10

10% centile level (fast response) noise pressure level

LAEq (15 minutes)

Time average A-frequency-weighted noise pressure level in a 15 minute time interval

LAmax

Maximum A-frequency-weighted noise pressure level

Ldn

Day/night average noise level

LDR

Low Density Residential Zone

LGA

Local Government Act 2002

LLR

Large Lot Residential Zone

LLR1

Large Lot Residential 1 Zone

LLR2

Large Lot Residential 2 Zone

M

MHWS

Mean high water springs

N

NCC

Natural Coastal Character Overlay Zone

NDMA

New development mapped area

NEC

Neighbourhood Centre Zone

NECC

Neighbourhood Convenience Centre Zone

NEDC

Neighbourhood Destination Centre Zone

NESCF

Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017

NESETA

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

NESTF

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016

NZS

New Zealand Standard

O

ONCC

Outstanding Natural Coastal Character Overlay Zone

ONF

Outstanding Natural Feature Overlay Zone

ONL

Outstanding Natural Landscape Overlay Zone

P

PC

Principal Centre Zone

PPF

Primary pedestrian street frontage mapped area

PPH

Princes, Parry and Harrow Street Zone

PPV

Peak particle velocity

Q

R

RC

Rural Centre Zone

Rec

Recreation Zone

RMA

Resource Management Act 1991

RR

Rural Residential zones

RTZ

Residential Transition Overlay Zone

RU

Rural zones

S

SC

Suburban Centre Zone

SDLF

South Dunedin Large Format Zone

SHS

Scheduled heritage site

SNL

Significant Natural Landscape Overlay Zone

SPF

Secondary pedestrian street frontage mapped area

SSYP

Smith Street and York Place Zone

STEM

Standard tree evaluation method

STP

Standard temperature pressure (gases are measured at 15º Celsius at 1atm)

T

TR

Trade Related Zone

TS

Township and Settlement Zone

U

UBMA

Urban biodiversity mapped area

V

W

WP

Warehouse Precinct Zone

X

Y

Z

2. Strategic Directions

2.1 Introduction

The strategic directions section focuses on key issues for the city and establishes the overall management approach for the Plan, including zoning and other methods used in the Plan. These strategic directions reflect the strategic directions of the Spatial Plan for Dunedin adopted in September 2012, key goals for Dunedin identified by the community in the development of the Plan, and the purpose and principles of the Resource Management Act 1991.

There are six overall strategic directions. Each strategic direction includes objectives and policies which outline key methods. The strategic directions include the spatial distribution policies necessary to achieve strategic city-wide objectives.

The objectives and policies in the strategic directions section are generally incorporated into the objectives, policies and methods of the rest of the Plan, but they may also be relevant to the assessment of resource consent applications, notices of requirement for designations, and in directing future changes to the Plan.

The strategic directions, and the objectives and policies within them, are not ordered in any particular way.

2.2 Dunedin is Environmentally Sustainable and Resilient

Objective 2.2.1 Risk from Natural Hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low.

Policy 2.2.1.1

Manage land use, development and subdivision based on:

a. the sensitivity of activities, by identifying them as: a natural hazards sensitive activity, a natural hazards potentially sensitive activity, or a natural hazards least sensitive activity; and

b. the risk from natural hazards to people, communities and property, considering both the likelihood and consequences of natural hazards, as shown in Table 11.1.2A in Section 11.

Policy 2.2.1.2

In calculating the likelihood and consequences of natural hazards consider:

a. risks from a single natural hazard event or from repetitive natural hazard events;

b. risks from a combination of different natural hazards, including any potential interplay between natural hazards;

c. risks that may arise in the next 100 years; and

d. risks that may increase in frequency or consequence as a result of climate change.

Policy 2.2.1.3

Identify areas with risk from terrestrial flooding, and include these as follows:

a. in the Hazard 1A (flood) Overlay Zone, include areas that are part of a flood protection scheme which have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere;

b. in the Hazard 1 (flood) Overlay Zone, include areas that have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere, but where prohibited activity status is not seen as appropriate;

c. in the Hazard 2 (flood) Overlay Zone, include areas in a flood plain where there may be a moderate risk to

people and property, and of transference or exacerbation of risk elsewhere;

d. in the Hazard 3 (flood) Overlay Zone, include areas that are vulnerable to short term surface flooding but where there may be a low risk to people and property;

e. in the Hazard 3 (alluvial fan) Overlay Zone, include areas that could be subject to flooding, including sediment-laden flows, but where there may be a low risk to people and property and of transference or exacerbation of risk elsewhere; and

f. in the **swale mapped area**, include areas that are low tracts of land where water flows or ponds intermittently or that are necessary to ensure the efficient and effective operation of a flood protection or drainage scheme.

Policy 2.2.1.4

Identify areas at risk from coastal hazards, and include these as follows:

a. in the **dune system mapped area**, include undeveloped dune systems that may be vulnerable to, or buffer adjacent areas from, coastal processes including erosion, inundation from the sea and sea level rise.

b. in the Hazard 3 (coastal) Overlay Zone, include areas where there may be ponding of water, including where it is from poor drainage caused by connectivity of groundwater with the sea and inundation from the sea. In these areas there is a low risk to property and to the safe and efficient operation of on-site wastewater disposal. This includes areas where the risk from these hazards will worsen over time due to the effects of climate change, taking into account a 1.05m sea level rise.

Policy 2.2.1.5

Identify areas that may contain land at risk from land instability and include these in the hazard (land instability) overlay zone as follows:

a. in the Hazard 1 (land instability) Overlay Zone, areas identified as active landslides with a high sensitivity to either environmental or human induced modifications; that have experienced activity within the last 50 years; and where there is a high risk to people or property; and

b. in the Hazard 2 (land instability) Overlay Zone:
   i. areas identified as definitely or likely to be a landslide, which have a moderate to high sensitivity to environmental or human-induced modifications; and
   ii. areas identified as mine shafts.

Policy 2.2.1.6

Manage the risk posed by natural hazards, so that it is no more than low, including through rules that:

a. change the activity status of activities based on the sensitivity of the activity and the level of risk associated with an identified hazard overlay zone;

b. use performance standards on permitted and restricted discretionary activities, wherever appropriate;

c. provide for natural hazard mitigation activities where appropriate; and

d. manage subdivision in a way that considers future land use and development.

Policy 2.2.1.8

Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low.

Policy 2.2.1.9

Support and encourage earthquake strengthening of heritage buildings that are earthquake-prone through more lenient rules on:

a. earthquake strengthening affecting the scheduled parts of heritage buildings; and

b. replacement of elevated features where there is a risk to safety.

Policy 2.2.1.10

In areas identified as having a moderate to high likelihood of liquefaction-susceptible materials present, only allow plan changes to change zoning from rural to rural residential or residential where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.

Policy 2.2.1.11

Enable lifeline utilities and emergency services activities where these will have positive effects on the ability of communities to be resilient to natural hazards.

Objective 2.2.2 Environmental Performance and Energy Resilience

Dunedin reduces its environmental costs and reliance on nonrenewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having:

a. increased local renewable energy generation;

b. reduced reliance on private motor cars for transportation;

c. increased capacity for local food production; and

d. housing that is energy efficient.

Policy 2.2.2.1

Identify areas important for food production and protect them from activities or subdivision (such as conversion to residential use) that may diminish food production capacity through:

a. use of zoning and rules that limit subdivision and activities other than farming, based on the nature and scale of productive rural activities in different parts of the rural environment;

b. consideration of rural productive values, including the location of highly productive land, in identifying appropriate areas for urban expansion; and

c. identification of areas where high class soils are present (**high class soils mapped area**) and use rules that require these soils to be retained on site.

Policy 2.2.2.2

Enable opportunities for urban food production through rules that:

a. enable community gardens~~;~~

b. ~~require adequate areas of outdoor living space in residential areas; and~~

c. ~~require outdoor living spaces to get adequate access to sunlight~~. ***{RMA s.104 (1A)(a)(iii)}***

Policy 2.2.2.3

Enable renewable energy generation, including its connection to the National Grid, in recognition of its benefits including those set out in the National Policy Statement for Renewable Electricity Generation 2011, through policies and rules that:

a. provide for the development of appropriate scales of generation;

b. acknowledge the practical constraints of renewable energy generation, including those arising from the need to locate where resources are available;

c. acknowledge the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure; and

d. acknowledge the benefits of having a distributed network for greater energy resilience.

Policy 2.2.2.4

Support transport mode choices and reduced car dependency through policies and rules that:

a. restrict the location of activities that attract high numbers of users, and to which access by a range of travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking;

b. encourage new community facilities to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable;

c. allow the highest development densities in the most accessible locations, being in the central city and suburban centre zones;

d. use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones;

e. provide for dairies and healthcare in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2; and

f. require subdivision to be designed (subdivision layout and standard of roading) to support good connectivity and legibility for all modes, including good accessibility by active modes to:
    i. existing or planned centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities; and
    ii. neighbouring existing or potential future urban land.

Policy 2.2.2.5

Encourage improvements to the environmental performance of new housing by:

a. use of policies and assessment rules for subdivision, including in **new development mapped areas**, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing;

b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;

c. ~~rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space;~~ and ***{RMA s.104 (1A)(a)(iii)}***

d. rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas.

Policy 2.2.2.6

Enable and encourage low impact design stormwater management through policies and assessment rules that require stormwater management.

Objective 2.2.3 Indigenous Biodiversity

Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience.

Policy 2.2.3.1

Protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, including by:

a. identifying these areas for protection in a schedule as Areas of Significant Biodiversity Value (ASBVs) where they meet the criteria in Policy 2.2.3.2;

b. promoting the additional legal protection of these areas through QEII covenants, and/or other legal covenants; and

c. assessment rules which require the consideration of significance as part of the assessment of effects on biodiversity values.

Policy 2.2.3.2

Identify as areas of significant indigenous vegetation and/or as significant habitats of indigenous fauna areas which meet one or more of the following criteria:

a. Protected areas: existing protected areas set aside by statute or covenant or listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value;

b. Rarity: areas that support:
   i. habitat for indigenous species that are threatened, at risk, or uncommon, nationally or within an ecological district;
   ii. indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally or within a relevant land environment, ecological district or freshwater environment including wetlands; or
   iii. indigenous vegetation and habitats within originally rare ecosystems;

c. Representativeness: areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district, which may include degraded examples of their type or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas;

d. Distinctiveness: areas that support or provide habitat for:
   i. indigenous species at their distributional limit within Dunedin or nationally;
   ii. indigenous species that are endemic to the Otago region; or
   iii. indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combinations of factors;

e. Ecological Context: areas important for their ecological context, including areas that:
   i. have important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;
   ii. perform an important buffering function that helps to protect the values of an adjacent area or feature; or
   iii. are important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting;

f. Diversity: areas that support a high diversity of indigenous ecosystem types, indigenous taxa or have changes in species composition reflecting the existence of diverse natural features or gradients; or

g. Size: areas that are of a size to make them significant.

Policy 2.2.3.3

Maintain or enhance indigenous biodiversity in the rural environment through:

a. rules that:
   i. require indigenous vegetation clearance to be set back from the coast, wetlands and water bodies, and that restrict indigenous vegetation clearance in the coastal environment and in wetlands;
   ii. protect significant indigenous vegetation and/or significant habitats of indigenous fauna in Areas of Significant Biodiversity Value (ASBVs);
   iii. protect threatened species and mature examples of important native trees, and otherwise limit the clearance of indigenous vegetation;
   iv. manage the location and scale of development adjacent to the coast and water bodies; and
   v. require esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and

identified water bodies; and

b. policies and assessment rules that:
   i. require the assessment of effects on biodiversity values for discretionary and non-complying land use, development and city-wide activities;
   ii. require the assessment of positive effects on biodiversity values for restricted discretionary, discretionary or non-complying land use, development and city-wide activities; and
   iii. create a pathway for residential activities to be established on sites in the rural zones that contravene the minimum site area for residential activity (density standard) where the activity is associated with a significant contribution to the protection of an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement.

Policy 2.2.3.4

Encourage conservation activity in all zones through:
a. rules that enable conservation activity; and
b. assessment rules that encourage the consideration of the positive effects of conservation (protection, restoration or enhancement of indigenous biodiversity) as part of consent applications.

Policy 2.2.3.5

Maintain or enhance biodiversity values in the urban environment through:
a. identification of an **urban biodiversity mapped area** and rules that restrict vegetation clearance in these areas;
b. rules that restrict vegetation clearance along water bodies;
c. requiring esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and
d. rules that require buildings, structures and earthworks to be set back from the coast and water bodies.

Policy 2.2.3.6

Only consider a biodiversity offset, as a positive effect to be balanced against the adverse effects of an activity, where the offset:
a. is proposed to address residual adverse effects after taking steps to first:
   i. avoid adverse effects; then
   ii. minimise adverse effects as far as practicable; by
      1. mitigating effects and then remedying effects that cannot be mitigated; and
      2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable;
b. is close to the donor site, unless a more distant site will result in a significantly better ecological outcome;
c. will result in no net loss and preferably a net gain in biodiversity value; where:
   i. the biodiversity values gained will be the same or similar to those being lost;
   ii. any gains in biodiversity values are demonstrably additional to those that may have occurred if the proposed activity had not gone ahead; and
   iii. the positive effects of the offset last at least as long as the adverse effects of the proposed activity, and preferably in perpetuity;
d. will not be used to offset irreplaceable and vulnerable biodiversity and is not contrary to Policy 11 of the New Zealand Coastal Policy Statement; and
e. does not include forfeiting rights to permitted or consented land use or development activities.

Policy 2.2.3.7

Only consider environmental compensation, as a positive effect to be balanced against the adverse effects of an activity, where:

a. the compensation is proposed to address residual adverse effects after taking steps to first:
    i. avoid adverse effects; then
    ii. minimise adverse effects as far as practicable; by
        1. mitigating effects and then remedying effects that cannot be mitigated; and
        2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable; then
    iii. offset adverse effects in accordance with Policy 2.2.3.6;
b. the environmental compensation is as close as possible to meeting the criteria for a biodiversity offset as set out in Policy 2.2.3.6.

Objective 2.2.4 Compact and Accessible City

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.1

Prioritise the efficient use of existing urban land over urban expansion by:

a. identifying existing areas of urban land in a range of locations that could be used more efficiently to provide for medium density housing in accordance with Policy 2.6.2.3; and
b. ensuring that land is used efficiently and zoned at a standard or medium density (General Residential 1, General Residential 2, Inner City Residential, Low Density, or Township and Settlement), except if: hazards; slope; the need for on-site stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors make a standard density of residential development inappropriate; in which case, a large lot zoning or a **structure plan mapped area** should be used as appropriate.

Policy 2.2.4.2

Encourage new residential housing development in the central city and larger centres, through rules that:

a. provide for residential development in the central city and centres; and
b. enable adaptive re-use of heritage buildings for apartments, including by exempting scheduled heritage buildings from minimum mobility parking requirements.

Policy 2.2.4.3

Ensure expansion of urban areas occurs in the most appropriate locations and only when required by:

a. use of transition overlay zones to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on:
    i. public infrastructure provision; and
    ii. for commercial and mixed use zoned land, a shortage of capacity.
b. encouraging applications for any subdivision that fundamentally changes rural land to residential land to be processed as a plan change; and
c. requiring any alternative development areas suggested via a plan change process to demonstrate that the proposed zoning is the most appropriate in terms of the objectives and policies contained within these strategic directions.

Policy 2.2.4.4

Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones, through:

a. rules that prevent rural residential or urban-scale residential living in rural zones;

b. rules that prevent urban-scale residential living in a rural residential zone; and

c. rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area.

Objective 2.2.6 Public Health and Safety

The risk to people's health and safety from contaminated sites, hazardous substances, and high levels of noise or emissions is minimised.

Policy 2.2.6.1

Protect people from noise, light or offensive emissions that may create adverse effects on health or well-being through rules that:

a. encourage heavier industrial activities into industrial zones, which have lenient noise limits and do not allow residential or other noise sensitive activities in these zones;

b. require adequate separation distances between noise sensitive activities and activities that may generate excessive noise in the rural zones;

c. require acoustic insulation of buildings containing noise sensitive activities in mixed use environments and near to railway lines, state highways and airports;

d. allow for lighter industrial activities in mixed use zones, provided any parts of the activity that may generate excessive noise or odour are in a part of the building without doors and windows opening onto a **pedestrian street frontage mapped area**;

e. restrict the level of noise and light spill from activities and development to safe levels depending on the nature of the receiving environment (zone); and

f. restrict activities that generate high levels of noise from locating in residential zones.

Policy 2.2.6.2

Manage the risk posed by the storage and use of hazardous substances to an acceptable level through rules that:

a. require the storage and use of hazardous substances to be set back from the coastal marine area and water bodies, except hazardous substances ancillary to a port activity;

b. control the quantity of different hazardous substances that may be stored and used in some zones, based on the sensitivity of activities to residual risk of the storage and use of hazardous substances that are not managed through other regulatory controls; and

c. restrict bulk fuel storage facilities sensitive activities from locating or expanding within a **hazard facility mapped area**.

Policy 2.2.6.3

Give effect to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 by including a policy to support the implementation of regulations provided by that national environmental standard.

2.3 Dunedin is Economically and Socially Prosperous

Objective 2.3.1 Land and Facilities Important for Economic Productivity and Social

Well-being

Land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities, and productive rural land:

a. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and

b. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively.

Policy 2.3.1.1

Identify important gateways (including Dunedin International Airport, Dunedin Port and Port of Otago at Port Chalmers) and zone these as major facilities or industrial port and use rules to:

a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.2

Maintain or enhance the productivity of farming and other activities that support the rural economy through:

a. rules that enable productive rural activities;

b. rules that provide for rural industry and other activities that support the rural economy;

c. zoning and rules that limit subdivision, residential activity and other land use activities based on:
    i. the nature and scale of productive rural activities in different parts of the rural environment;
    ii. the location of highly productive land;
    iii. potential conflict with rural water resource requirements; and
    iv. in the case of residential activity:
        1. recognition of the existing pattern of subdivision in different parts of the rural environment; and
        2. provisions for papakāika;

d. rules that require boundary setbacks and separation distances for residential buildings and cemeteries in order to minimise the potential for reverse sensitivity;

e. rules that restrict subdivision that may lead to land fragmentation and create pressure for residential-oriented development;

f. rules that prevent the loss of high class soils; and

g. rules that restrict commercial and community activities in the rural zones to those activities that need a rural location or support rural activities.

Policy 2.3.1.3

In order to avoid cumulative effects on rural productivity and rural character values set and strictly enforce a minimum site size standard for subdivision in the rural zones. Determine the minimum site size standard considering:

a. the median size land holding associated with and necessary to support farming activity in each rural zone;

b. the existing pattern of settlement and land use in each rural zone; and

c. the character and amenity values that exist in each rural zone.

Policy 2.3.1.4

Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas,

in particular retail (other than yard-based retail) and residential activities.

Policy 2.3.1.5

Identify key transportation routes, and protect the safety and efficiency of these routes from inappropriate subdivision or development through:

a. rules that control the location and design of access points; and

b. rules that require minimum on-site loading requirements.

c. rules that require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;

d. rules that require acoustic insulation for noise sensitive activities in identified areas;

e. rules that require minimum separation distance of vehicle crossings from level crossings;

f. rules that require a minimum setback for buildings and structures from the designated rail corridor; and

g. rules that manage access to temporary events via uncontrolled level crossings.

Policy 2.3.1.6

Identify facilities that contribute significantly to the economic productivity and social wellbeing of the city, including the University of Otago and Otago Polytechnic campuses, hospitals, schools and Invermay, zone these as major facilities and use rules to:

a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.7

Enable network utilities through:

a. identifying National Grid and Critical Electricity Distribution Infrastructure on the Planning Map and protecting the safe and efficient establishment, operation, maintenance and upgrading of this infrastructure from inappropriate development;

b. provisions that provide for network utilities to be established, operated, maintained and upgraded efficiently and effectively, while managing any adverse effects on the environment in accordance with other provisions in this Plan;

c. provisions that require the consideration of the functional needs and operational needs of network utilities, in assessing the degree to which an option is practicable;

d. provisions that require the consideration of the benefits of network utilities, including but not limited to benefits to economic, social and cultural well-being, and public health and safety, in assessing the effects of a proposed activity; and

e. provisions that manage earthworks near all network utilities and activities near to Radio New Zealand infrastructure.

Policy 2.3.1.8

Recognise the economic and social importance of access to mineral resources through:

a. using scheduled activities rules for quarries and sand mines that are reliant on these rules from the Dunedin City District Plan (2006) or, as appropriate, for quarries that might otherwise need to establish or rely on existing use rights, with appropriate controls including, but not limited to, maximum annual extraction limits based on existing operations; and

b. rules that provide for mineral prospecting, mineral exploration and new or expanded mining activities in rural zones while managing adverse effects on the environment; and

c. policies and assessment rules that encourage the consideration of the functional and operational needs of mining activities, including the need for mining to locate where resources are available, and that encourage consideration of the transport benefit of locating mining close to where the product of mining is required.

Policy 2.3.1.9

Provide for landfills in the rural zones by considering as part of resource consent applications for new or expanded landfills:

a. the need for landfills to locate where the environmental performance of the landfill is supported, and

b. the transport benefit of locating landfills close to the sources of waste destined for the landfill.

Policy 2.3.1.10

Identify areas of high class soils and promote the protection of these through a **high class soils mapped area**. Identify areas which have all of the following criteria:

a. slope at most rolling (15° or less);

b. at most, moderate erosion susceptibility;

c. water available;

d. mean annual temperature greater than 8°C;

e. not subject to severe winds;

f. not very gravelly horizon at surface;

g. not peaty or fragmental;

h. drainage adequate or readily improved;

i. pans, if present, capable of amelioration;

j. 25mm or more readily available water to 60cm depth;

k. 100mm or more total available water to 1m depth; and

l. pH greater than 4.8 and less than 7.5.

Policy 2.3.1.11

Enable the safe and efficient operation of bulk fuel storage facilities through rules that restrict activities that are sensitive to the risk from these facilities (bulk fuel storage facilities sensitive activities) from locating or expanding within a **hazard facility mapped area**.

Objective 2.3.2 Centres Hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District Zone (CBD), which provides a focus for economic and employment growth, driven by:

a. attraction of businesses to these areas based on the high level of amenity and density of activity in the area;

b. opportunities for social interaction, exchange of ideas and business cooperation;

c. public investment in public amenities and other infrastructure in the CBD; and

d. opportunities for agglomeration benefits from the co-location of activities.

Policy 2.3.2.1

Identify and protect the existing hierarchy of centres in Dunedin, which includes:

a. the CBD, which comprises the commercial core of the city centred around George Street, the Octagon, Princes Street to the Exchange and connecting down to the Railway Station;

b. principal centres, many of which were the former town centres of the various historic boroughs that make up Dunedin (South Dunedin, Mosgiel, Green Island, Port Chalmers). These centres provide a full range of

commercial services to these communities and are important to their individual identity and for community-building;

c. suburban centres, which provide a full range of commercial services to suburban catchments;

d. rural centres, which like principal centres serve as community centres but generally provide for a smaller range of activities based on smaller population catchments; and

e. neighbourhood centres, which are generally small clusters of shops that provide for a range of day-to-day needs for local areas as well as, in neighbourhood destination centres, to visitors, and in neighbourhood convenience centres, to passing motorists.

Policy 2.3.2.2

Maintain or enhance the density and productivity of economic activity in the CBD and centres through rules that restrict ~~retail and~~ office activities outside these areas unless: ***{RMA s.104 (1A)(c)}***

a. they are unlikely to contribute to, or may detract from, the vibrancy of centres; or

b. as provided for under Policy 18.2.1.3 or 15.2.1.5.

Policy 2.3.2.3

Manage the mixed use areas around the edge of the CBD through zones and rules that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct Zone, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that:

a. for the Warehouse Precinct Zone, support the retention of scheduled heritage buildings and heritage precinct values; and

b. for the Harbourside Edge Zone, allow for a transition toward a mixed use environment, with enhanced public connection to and along the coast, focused on residential, visitor accommodation, restaurant, and entertainment and exhibition and limited office activities alongside any existing port-related and industrial activities.

Policy 2.3.2.4

Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road, Hillside Road and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible with the amenity expectations of the CBD and centres, or require larger sites than are available in the CBD and centres, including:

a. for the Trade Related Zone providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and

b. for the CBD Edge Commercial Zones and South Dunedin Large Format Zone, provide for large format and bulky goods retail along with yard-based retail and industrial activities.

Policy 2.3.2.5

a. Ensure any proposals to create new areas of commercial mixed use zoning do not detract from Objective 2.3.2 through an oversupply of commercial land or changes in agglomeration or co-location benefits in the CBD or existing centres.

b. For proposals that create new suburban or neighbourhood centres, achieving (a) generally means:

   i. the centre will primarily provide for commercial activities and community activities focused on serving the day-to-day needs of residents in the intended catchment, such as dairies, food and beverage retail, pharmacies, restaurants, healthcare and beauty salons; <u>and</u>

   ii. the centre, including where focused around a single food and beverage anchor activity, will provide for a diversity of independently run activities of the above types~~; and~~

iii. ~~the centre not providing for retail types with an intended city-wide customer catchment such as large department stores and 'big box' general, bulky goods or trade related retail~~. ***{RMA s.104 (1A)(c)}***

Objective 2.3.3 Facilities and Spaces that Support Social and Cultural Well-being

Dunedin has a range of accessible healthcare, recreational, sporting, social and cultural facilities and spaces, which provide for high levels of physical, social, and cultural well-being across the community.

Policy 2.3.3.1

Support community and leisure activity, sport and recreation, healthcare, and essential community facilities in Dunedin through:

a. rules that provide for community and leisure activity across all zones, subject to relevant performance standards;

b. rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2;

c. rules that require subdivision and development to maintain or enhance public access to the coast and waterways and policies and assessment rules for subdivision that encourage connection and expansion of the recreational track networks where appropriate;

d. applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values;

e. rules that provide for cemeteries and crematoriums in appropriate zones, subject to relevant performance standards;

f. rules that enable temporary activities, subject to relevant performance standards;

g. policies and assessment rules for subdivision in a **new development mapped area** that require consideration of the need for formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities; and

h. rules that provide for healthcare in appropriate zones, where this will not conflict with Objective 2.3.2.

Policy 2.3.3.2

Identify important recreational and community facilities that are of a scale or type that is significantly different to activities provided for in the surrounding management zones, including the Forsyth Barr Stadium, Edgar Centre, Moana Pool, Dunedin Botanic Garden, Otago Museum and Taieri Aerodrome, and zone these as major facilities and use rules to:

a. enable them to continue to operate efficiently and effectively, while managing any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character

Objective 2.4.1 Form and Structure of the Environment

The elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

a. important green and other open spaces, including green breaks between coastal settlements;

b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;

c. built heritage, including nationally recognised built heritage;

d. important visual landscapes and vistas;

e. the amenity and aesthetic coherence of different environments; and

f. the compact and accessible form of Dunedin.

Policy 2.4.1.1

Identify and protect important green and open spaces, such as the Town Belt, through including them in the Recreation Zone, with rules that protect and enhance the values associated with these areas.

Policy 2.4.1.2

Identify in a schedule (see Appendix A1.3) trees that make a significant contribution to the visual and historical landscape and amenity of neighbourhoods and other places, and use rules to restrict removal or modification of these trees. Identify significant trees based on the following criteria:

a. health and condition of the tree, including:
   i. vigour and vitality; and
   ii. age; and

b. contribution to the amenity of an area, including:
   i. occurrence of the species and historic and scientific values;
   ii. function (usefulness), for example biodiversity supporting or fruit bearing;
   iii. stature;
   iv. visibility;
   v. proximity of other trees;
   vi. role in the setting;
   vii. climatic influence; and

c. any potential adverse effects, including:
   i. risk to safety; and
   ii. risk of potential damage to existing infrastructure, buildings or structures.

Policy 2.4.1.3

Identify in a schedule of character-contributing buildings (see Appendix A1.1), buildings that contribute to the heritage streetscape character of heritage precincts as a result of their design being broadly consistent with the predominant values and characteristics of the heritage precinct, and use rules to manage additions, alterations and demolition of these buildings. Design aspects that may be relevant in determining whether a building is 'character-contributing' include:

a. building age;

b. architectural style;

c. materials;

d. height;

e. bulk and location; and

f. quality.

Policy 2.4.1.4

Identify and protect key aspects of the visual relationship between the city and its natural environment or heritage buildings and landmarks through rules that:

a. restrict the height of buildings along the harbourside to maintain views from the central city and Dunedin's inner

hill suburbs across the upper harbour toward the Otago Peninsula; and

b. manage the height of buildings in the CBD to maintain a primarily low-rise heritage cityscape.

Policy 2.4.1.5

Maintain or enhance the attractiveness of streetscapes, public open spaces and residential amenity by using rules that manage building bulk and location, site development and overall development density.

Policy 2.4.1.6

Across the whole city, avoid visual clutter from signage through rules that:

a. restrict the size, number and design of signs ancillary to activities;

b. restrict the size, number, location and design of temporary signs; and

c. do not allow new commercial advertising (hoarding) sites.

Policy 2.4.1.7

Maintain a compact city with a high degree of legibility based on clear centres, edges and connections through objectives and policies that:

a. manage the design and location of urban expansion.

Policy 2.4.1.8

Require subdivision to be designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless:

a. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or

b. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone.

Objective 2.4.2 Heritage

Dunedin's heritage is central to its identity and is protected and celebrated as a core value of the city, through the heritage conservation and retention of important heritage items, and the maintenance and active use of built heritage.

Policy 2.4.2.1

a. Identify in a schedule (Appendix A1.1) buildings and structures that have significant heritage values and use rules to:
   i. manage additions and alterations to, or removal for relocation of these buildings, in a way that maintains important heritage values;
   ii. restrict demolition of these buildings except in limited circumstances;
   iii. support adaptive re-use, heritage conservation and restoration; and
   iv. prioritise protection of heritage values over compliance with other performance standards where there is a conflict.

b. Identify heritage buildings and structures based on the following criteria:
   i. historic and social significance;
   ii. spiritual/cultural significance, including significance to Māori;
   iii. design significance; and
   iv. technological/scientific significance.

Policy 2.4.2.2

Identify in a schedule (Appendix A1.1) important heritage sites that have significant heritage values and use rules to manage development on these sites in a way that maintains important heritage values. Identify these sites based on the following factors:

a. importance as part of the relationship between two or more heritage buildings and adding value to the overall heritage value of the group; or

b. importance in providing a foreground to, and views of, key heritage buildings or groups of buildings; or

c. significant heritage values in their own right in terms of the criteria outlined in Policy 2.4.2.1.

Policy 2.4.2.3

Encourage adaptive re-use of heritage buildings through rules that:

a. enable a wider range of activities to be undertaken in scheduled heritage buildings in the Warehouse Precinct and the Smith Street and York Place zones;

b. exempt scheduled heritage buildings from minimum mobility parking standards;

c. enable earthquake strengthening; and

d. enable work required to comply with sections 112 and 115 of the Building Act 2004.

Objective 2.4.3 Vibrant CBD and Centres

Dunedin's Central Business District is a strong, vibrant, attractive and enjoyable space that is renowned nationally and internationally for providing the highest level of pedestrian experience that attracts visitors, residents and businesses to Dunedin. It is supported by a hierarchy of attractive urban and rural centres.

Policy 2.4.3.1

Identify key pedestrian routes and include these in a mapped **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**. In these areas use rules to control development and land use at street level to ensure a public-private interface that supports a high level of pedestrian amenity and accessibility in centres.

Policy 2.4.3.2

Protect the heritage streetscape character and high amenity of the CBD by identifying important heritage precincts and zoning these as heritage precincts and using rules to:

a. manage the design and materials used in additions and alterations to character-contributing buildings and scheduled heritage buildings, and major additions and alterations to non character-contributing buildings within heritage precincts; and

b. manage the design of new buildings to ensure they are sympathetic to the heritage streetscape character and contribute to the amenity of the CBD.

Policy 2.4.3.3

Manage the number and design of signs to avoid visual clutter, protect pedestrian safety, and maintain the attractiveness and architectural features of buildings.

Policy 2.4.3.4

Maintain or enhance the vibrancy and density of activity in the CBD and centres through rules that restrict the distribution of ~~retail and~~ office activity. ***{RMA s.104 (1A)(c)}***

Policy 2.4.3.5

Ensure that all areas proposed to be rezoned as CBD or a centre zone achieve high amenity values both within the zone and on zone boundaries, and provide a safe, attractive and enjoyable space for people through an appropriate

rule framework. For new centres, this is preferably outlined in a structure plan, that identifies rules that:

a. manage the form and location of buildings and car parking to ensure convenient and safe passage for pedestrians and people arriving by public transport and active modes, with particular attention to the principles of Crime Prevention Through Environmental Design (CPTED);

b. ensure appropriate areas for outdoor seating and passive recreation;

c. ensure good amenity within open spaces;

d. manage amenity values on the boundaries with zones where there is an expectation of higher amenity, such as residential and schools zones; and

e. manage development to ensure a high amenity, active, pedestrian street frontage, for example through appropriate application of **pedestrian street frontage mapped areas**.

Objective 2.4.4 Natural Landscapes and Natural Features

Dunedin's outstanding and significant natural landscapes and natural features are protected.

Policy 2.4.4.1

Identify and assess natural features and natural landscapes based on the following values:

a. natural science factors;

b. aesthetic values and memorability;

c. expressiveness and legibility;

d. transient values;

e. whether values are shared and recognised;

f. value to takata whenua; and

g. historical associations.

Policy 2.4.4.2

Classify and map natural features and natural landscapes as:

a. Outstanding Natural Feature (ONF) and Outstanding Natural Landscape (ONL) overlay zones where features and landscapes have exceptional values; and

b. Significant Natural Landscape (SNL) Overlay Zone where landscapes have values of high significance.

Policy 2.4.4.3

Protect the values in identified Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones by listing these values in Appendix A3 and using rules that:

a. prohibit certain activities in ONFs;

b. require resource consent for activities in ONFs, ONLs and SNLs, where they may be incompatible with the values of the area; and

c. restrict the scale of development in ONFs, ONLs and SNLs and ensure the design of development is appropriate.

Objective 2.4.5 Natural Character of the Coastal Environment

The natural character of the coastal environment is preserved or enhanced.

Policy 2.4.5.1

Identify and assess areas that contribute to the natural character of the coastal environment based on the following criteria:

a. natural elements, processes and patterns;

b. biophysical, ecological, geological and geomorphological aspects;

c. natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks;

d. the natural movement of water and sediment;

e. the natural darkness of the night sky;

f. places or areas that are wild or scenic;

g. a range of natural character from pristine to modified; and

h. experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 2.4.5.2

Classify and map coastal areas as:

a. Outstanding Natural Coastal Character (ONCC) Overlay Zone where the natural character of these areas is exceptional;

b. High Natural Coastal Character (HNCC) Overlay Zone where the natural character of these areas is of high significance; and

c. Natural Coastal Character (NCC) Overlay Zone where natural character is of less than high significance but restoration or enhancement of natural character will be promoted.

Policy 2.4.5.3

Protect and enhance the natural character values in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones through listing natural character values in Appendix A5 and using rules that:

a. prohibit certain activities in ONCCs and HNCCs;

b. require resource consent for activities in ONCCs, HNCCs and NCCs, where they may be incompatible with the values of the area;

c. restrict the scale of development in ONCCs, HNCCs and NCCs and ensure the design of development is appropriate; and

d. promote restoration of natural character.

Objective 2.4.6 Character of Rural Environment

The character and visual amenity of Dunedin's rural environment is maintained or enhanced.

Policy 2.4.6.1

Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following:

a. landform and naturalness;

b. open space characteristics;

c. nature, scale and design of buildings;

d. density of development;

e. nature, scale and types of productive uses; and

f. presence of indigenous vegetation and habitats for indigenous fauna.

Policy 2.4.6.2

Maintain the identified values within different rural environments through mapping rural zones and using:

a. rules that limit the density of residential activities;

b. rules that manage the bulk and location of buildings;

c. policies and assessment rules that require or encourage the consideration of effects on rural character and visual amenity associated with land use and development activities; and

d. rules that manage the pattern, scale and design of subdivision.

2.5 Dunedin is a City that Gives Effect to the Principles of the Treaty of Waitangi, Protects Kāi Tahu Values, Culture and Traditions, and Enables Kāi Tahu to Express Kaitiakitaka

Objective 2.5.1 Kaitiakitaka

Kāi Tahu can exercise kaitiakitaka over resources within their takiwā.

Policy 2.5.1.1

Give sufficient weight in decision making to Kāi Tahu values and associations through identifying these values, and issues of significance to Manawhenua in the Plan.

Policy 2.5.1.2

Provide for effective and meaningful engagement with Manawhenua at appropriate stages of the resource management process through:

a. encouraging early consultation by applicants;

b. requiring that the effects on values of significance to Manawhenua are considered for culturally sensitive activities and activities that may adversely affect wāhi tūpuna and mahika kai;

c. recognising and providing for matauraka Māori and tikaka during the consent and hearing process; and

d. advising rūnaka of applications for activities affecting sites and values of significance to them.

Objective 2.5.2 Occupation of Original Native Reserve Land

Kāi Tahu can occupy, develop and use land in areas originally set aside for that purpose, in accordance with their culture and traditions and economic, social and cultural aspirations.

Policy 2.5.2.1

Enable occupation of original native reserve land, through rules that provide for papakāika in these locations.

Policy 2.5.2.2

Enable marae-related activities at existing marae, and any new marae established with the agreement of Manawhenua.

Objective 2.5.3 Wāhi Tūpuna

Wāhi tūpuna (including wāhi tapu and wāhi taoka) and their relationship with Kāi Tahu is acknowledged and protected.

Policy 2.5.3.1

Identify wāhi tūpuna and protect them from identified threats through rules that manage:

a. buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of hills and mauka;

b. earthworks in areas where there is high likelihood of archaeological remains; and

c. natural hazard mitigation activities and subdivision.

Objective 2.5.4 Mahika Kai

Mahika kai is protected from the adverse effects of land use and development so that it is maintained or enhanced in order to support customary use.

Policy 2.5.4.1

Identify wāhi tūpuna that have mahika kai areas and manage activities that have the potential to adversely affect those values, or adversely affect access to them, including:

a. buildings, structures, earthworks, natural hazard mitigation activities, and development activities adjacent to waterways and the coastal environment; and

b. vegetation clearance.

2.6 Dunedin has Quality Housing Choices and Adequate Urban Land Supply

Objective 2.6.1 Housing Choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

Policy 2.6.1.1

Provide for housing development necessary to meet the future housing needs of Dunedin, through zones and rules that provide for an appropriate mix of development opportunities, including: infill development, redevelopment, and greenfield development; and that support Objective 2.2.4. Identify housing needs based on population projections and analysis of housing types required.

Policy 2.6.1.2

Encourage more residential housing suitable for our ageing population and growing number of one and two person households, through:

a. zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place');

b. rules that enable family flats and ancillary residential units, other than in General Residential 2 and Inner City Residential zones; and

c. rules that enable two residential units in the form of a duplex in the General Residential 1 and Township and Settlement zones except within a **no DCC reticulated wastewater mapped area**.

Policy 2.6.1.4

Provide for lifestyle blocks or hobby farming through the application of rural residential zoning as follows:

a. the proposed zoning meets the criteria outlined in Policy 2.6.1.5; and

b. considering, based on the predicted market availability of rural residential zoned land for the next 5 years, whether the amount of land proposed to be rezoned rural residential appropriately balances providing some land for lifestyle or hobby farming with the overall strategic spatial planning objectives outlined in objectives 2.2.4, 2.7.1 and 2.7.2; and

c. in the first instance, only applying rural residential zoning to land in separate tenure as follows:
    i. where the site or sites are part of a cluster of sites at an average site size of greater than 2ha and less than 4ha, Rural Residential 1 zoning is appropriate; and
    ii. where the cluster comprises sites each under 15ha with an average site size of between 4ha and 10ha, Rural Residential 2 zoning is generally appropriate, but Rural Residential 1 zoning may be appropriate if it can achieve a similar outcome in terms of the criteria in Policy 2.6.1.5; and

d. only after those options in Policy 2.6.1.4.c.i and Policy 2.6.1.4.c.ii are assessed as inappropriate, unfeasible or unavailable, considering the rezoning of other rural sites of low productive capacity to rural residential zoning.

Policy 2.6.1.5

Use the following criteria to assess the appropriateness of rural residential zoning when considering any proposal for rezoning under Policy 2.6.1.4:

a. the land is unlikely to be suitable for future residential zoning in line with Policy 2.6.2.1;

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades including road sealing, unless an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place; and

c. considering the rules and potential level of development provided for, the proposed rural residential zoning is the most appropriate to achieve the objectives of the Plan, in particular:
    i. Objective 2.4.6;
    ii. Objective 2.3.1. Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;
    iii. Objective 2.4.4. Achieving this includes:
        1. avoiding the application of new rural residential zoning in the ONF Overlay Zone; and
        2. in the ONL Overlay Zone, avoiding the application of Rural Residential 1 zoning; and avoiding the application of Rural Residential 2 zoning, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved; and
        3. avoiding the application of new rural residential zoning in the SNL Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved;
    iv. Objective 2.4.5. Achieving this includes:
        1. avoiding the application of new rural residential zoning in the ONCC and HNCC overlay zones; and
        2. avoiding the application of new rural residential zoning in the NCC Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.5 will be achieved;
    v. Objective 2.2.3. Achieving this includes avoiding the application of new rural residential zoning in ASBV and UBMA, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.2.3 will be achieved;
    vi. Objective 10.2.2;
    vii. Objective 10.2.4;
    viii. Objective 14.2.1;
    ix. Objective 2.4.1; and
    x. Objective 11.2.1.

Policy 2.6.1.6

Encourage the provision of new social housing through rules that provide a more enabling activity status for social housing that exceeds the density standard than for other types of standard residential activity in the General Residential 1 and Township and Settlement zones, except in a **no DCC reticulated wastewater mapped area**.

Objective 2.6.2 Adequate Urban Land Supply

Dunedin provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) in the most appropriate locations to at least meet demand over the medium term (up to 10 years), while sustainably managing urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.2.1

Identify areas for new residential zoning based on the following criteria:

a. rezoning is necessary to ensure provision of at least sufficient housing capacity to meet expected demand over the short and medium term; and

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement is considered feasible; and

c. the area is suitable for residential development by having all or a majority of the following characteristics:
   i. a topography that is not too steep;
   ii. being close to the main urban area or townships that have a shortage of capacity;
   iii. currently serviced, or likely to be easily serviced, by frequent public transport services;
   iv. close to centres; and
   v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres;

d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
   i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);
   ii. land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land:
      1. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and
      2. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively (Objective 2.3.1).

      Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;

   iii. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new residential zoning in ASBV and UBMA;
   iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL and SNL overlay zones;
   v. the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones;
   vi. subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai

(Objective 10.2.4);

vii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
   1. important green and other open spaces, including green breaks between coastal settlements;
   2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
   3. built heritage, including nationally recognised built heritage;
   4. important visual landscapes and vistas;
   5. the amenity and aesthetic coherence of different environments; and
   6. the compact and accessible form of Dunedin (Objective 2.4.1);

viii. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1);

ix. public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Objective 2.7.1);

x. the multi-modal land transport network, including connections between land air and sea transport networks, operates safely and efficiently (Objective 2.7.2); and

xi. Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4).

Policy 2.6.2.2

Manage subdivision and land use activities in transition overlay zones to ensure that these activities do not restrict the future use of the land for urban development.

Policy 2.6.2.3

Identify areas for new medium density zoning based on the following criteria:

a. alignment with Policy 2.6.2.1; and

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a **wastewater constraint mapped area** is applied; and

c. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
   i. there is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being (Objective 2.6.1);
   ii. Dunedin reduces its environmental costs and reliance on non-renewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following:
      1. being currently serviced, or likely to be easily serviced, by frequent public transport services; and
      2. being close (good walking access) to existing centres, community facilities such as schools, public green spaces recreational facilities, health services, and libraries or other community centres; and
   iii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:

1. important green and other open spaces, including green breaks between coastal settlements;
2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
3. built heritage, including nationally recognised built heritage;
4. important visual landscapes and vistas;
5. the amenity and aesthetic coherence of different environments;
6. the compact and accessible form of Dunedin (Objective 2.4.1); and

iv. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1); and

d. the area is suitable for medium density housing by having all or a majority of the following characteristics:
   i. lower quality housing stock more likely to be able to be redeveloped;
   ii. locations with a topography that is not too steep;
   iii. locations that will receive reasonable levels of sunlight; and
   iv. market desirability, particularly for one and two person households.

Policy 2.6.2.4

Ensure sufficient, plan-enabled business land development capacity is provided by regularly monitoring capacity and demand for the various types of commercial and industrial land necessary to meet the medium-term demand projections for commercial and industrial activities, and initiating or supporting a plan change (rezoning proposal) to add new commercial and mixed use zoning where necessary.

Policy 2.6.2.5

Encourage any proposal for the creation or expansion of a centre to be considered through a plan change process unless it represents a minor extension to a centre in accordance with Policy 15.2.1.5

Policy 2.6.2.6

Apply new commercial and mixed use zoning only where the change to the plan is appropriate to achieve the objectives of the plan, particularly because it achieves:

a. Objective 2.3.2 and is consistent with Policy 2.3.2.5;
b. Objective 2.4.3 and is consistent with Policy 2.4.3.5;
c. Objective 2.3.1 and does not conflict with ensuring there is sufficient industrial land to meet projected demand of the intended catchment and provide choice, and by not increasing the potential for reverse sensitivity effects;
d. Objective 2.7.1;
e. Objective 2.7.2 by maintaining the safety and efficiency of the transport network for all road users and ensuring accessibility by a range of modes, including walking, cycling and public transport; and
f. Objective 2.2.4 by supporting the maintenance of a compact and accessible city.

Policy 2.6.2.7

Encourage the use of structure plans for large urban growth areas where mixed-use zoning, or provisions for commercial or community activities, are necessary to achieve the strategic objectives of this Plan.

Policy 2.6.2.8

Ensure that any plan change that proposes a new residential zoning area (in accordance with Policy 2.6.2.1) or a new rural residential zoning area (in accordance with policies 2.6.1.4 to 2.6.1.5) best achieves the objectives of this Plan by application of any necessary overlay zones or mapped areas (including **structure plan mapped areas**

and/or **new development mapped areas**) and related provisions as part of the plan change, including where necessary to:

a. manage risks or effects (for example relating to natural hazards or network utilities);

b. manage constraints within or beyond the area (for example relating to reverse sensitivity); or

c. protect values (for example relating to coastal character, landscape, or biodiversity).

2.7 Dunedin has Affordable and Efficient Public Infrastructure

Objective 2.7.1 Efficient Public Infrastructure

Public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public.

Policy 2.7.1.1

Manage the location of new housing to ensure efficient use and provision of public infrastructure through:

a. rules that restrict development density in line with current or planned public infrastructure capacity;

b. consideration of public infrastructure capacity as part of zoning and rules that enable intensification of housing;

c. consideration of public infrastructure capacity as part of the identification of transition overlay zones, assessment of changes to zoning, or assessment of any greenfield subdivision proposals;

d. assessment rules that require consideration of whether any discretionary or non-complying activities would consume public infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and

e. rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.

Policy 2.7.1.2

Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:

a. rules for **structure plan mapped areas** that specify requirements for public infrastructure networks, where necessary;

b. policies and assessment rules that require stormwater management in the **new development mapped area**;

c. policies and assessment rules that require wastewater detention for specified sites in the **new development mapped area** to allow urban expansion while ensuring any impacts on the wastewater public infrastructure network are no more than minor;

d. consideration of, as part of a proposal to rezone new urban land, the long-term costs to the DCC of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new public infrastructure;

e. policies and assessment rules for **new development mapped areas** that encourage efficient use of land as a way to maximise the cost effectiveness of public infrastructure delivery; and

f. assessment rules that require consideration of additional public infrastructure capacity to provide for future urban development on adjoining or nearby sites.

Policy 2.7.1.3

Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.

Objective 2.7.2 Efficient Transportation

The multi-modal land transport network, including connections between land , air and sea transport networks operates safely and efficiently.

Policy 2.7.2.1

Support the safe and efficient operation of the multi-modal land transport network through rules that:

a. provide for transportation activities;

b. manage the location, scale and design of high trip generators;

c. manage the location, number and design of vehicle accesses;

d. require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network;

e. require on-site mobility car parking where necessary to enable adequate accessibility;

f. manage the design of parking, loading and access areas; and

g. require minimum separation distance of vehicle crossings from level crossings.

h. require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;

i. require clear sightlines where roads, driveways and vehicle tracks cross an operational rail network via a level crossing;

j. require a minimum setback for buildings and structures from the designated rail corridor; and

k. manage access to temporary events via uncontrolled level crossings.

Policy 2.7.2.2

Encourage cycling by:

a. considering the need for and design of on-site cycle parking as part of consent applications where accessibility is a relevant consideration; and

b. considering the safety of cyclists entering and exiting sites where effects on the safe and efficient operation of the transport network is a relevant consideration.